

SHOPPES AT BELLEMEAD

FOR LEASE

SHREVEPORT, LOUISIANA

YOUREE DRIVE NORTH OF E. 70TH STREET

TIM HENSON

BEN HINES

HILARY BRANSFORD



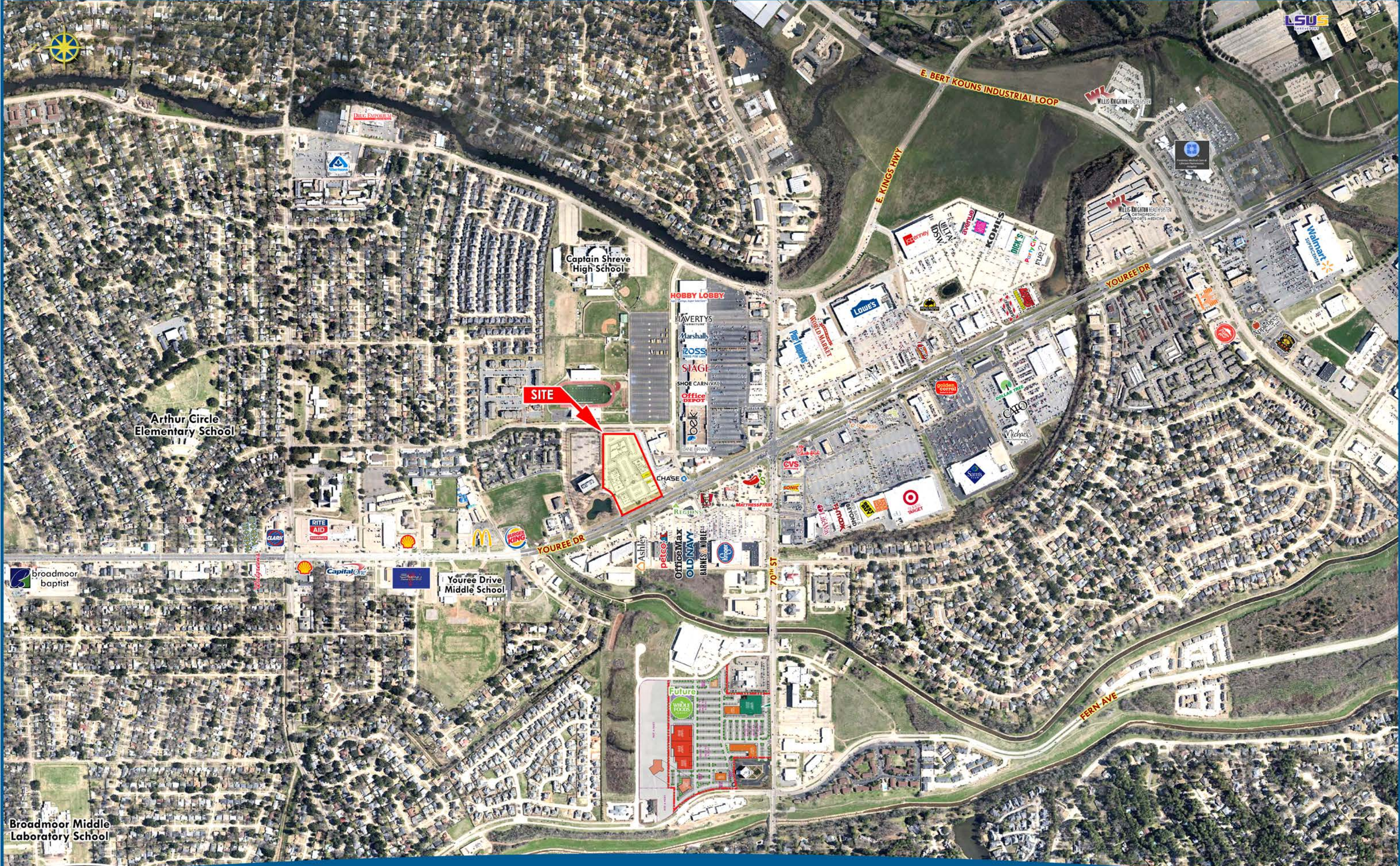
214-378-1212



318-222-2244



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

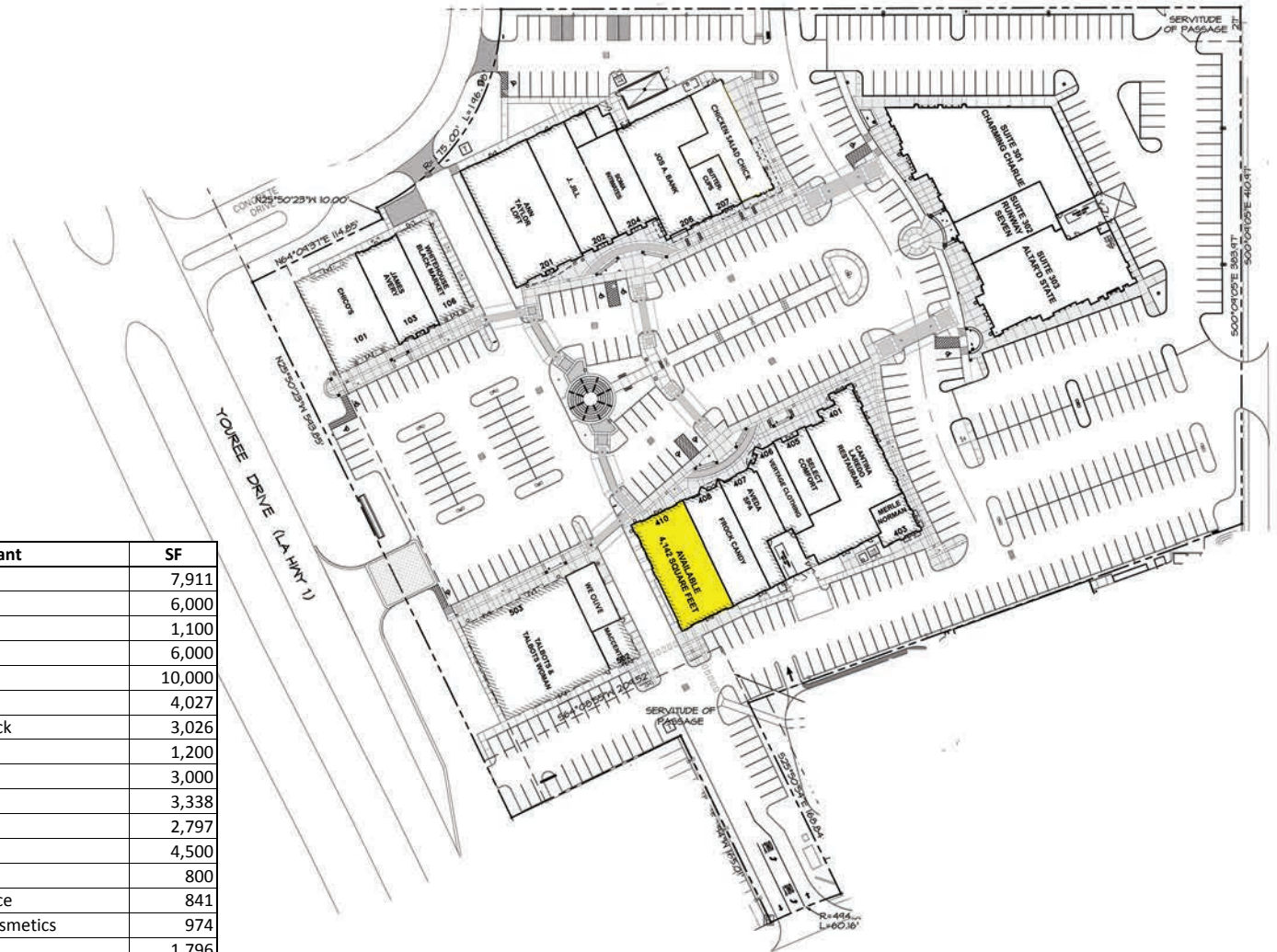


VENTURE 214.378.1212
COMMERCIAL 8235 Douglas Ave, Suite 720
Dallas, TX 75225

YOUREE DR & 70TH ST

SHREVEPORT, LA

SHOPPES AT BELLEMEAD



Tenant	SF
Altar'd State	7,911
Ann Taylor Loft	6,000
Buttercups	1,100
Cantina Laredo	6,000
Charming Charlie	10,000
Chico's	4,027
Chicken Salad Chick	3,026
We Olive	1,200
Frock Candy	3,000
J. Jill	3,338
James Avery	2,797
Jos A Bank	4,500
Maccentric	800
Maintenance Office	841
Merle Norman Cosmetics	974
Runway Seven	1,796
Select Comfort	1,779
SOMA Intimates	2,700
Spa Concept/Aveda	2,228
Talbots	7,474
Vacant	4,142
Vertage Clothing	1,584
White House Black Market	2,111

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	7,058	61,273	144,844
2017 EST AVG HH INCOME	\$84,950	\$77,413	\$64,996
2017 EST MEDIAN AGE	42.9	37.6	35.4

TRAFFIC COUNTS

YOUREE & 70TH	57,162 VPD
YOUREE & SOUTHFIELD	39,169 VPD

HIGHLIGHTS

- 4,142 SF available.
- Competitive lease rates.
- Direct access from parking lot to shops.
- Conveniently located on Youree Drive just north of E. 70th Street with easy access from both I-49 and I-20.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.
- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Venture Commercial			
Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XX			
Agent’s Supervisor’s Name Tim Henson Ben Hines	License No. 623244 667680	Email thenson@venturedfw.com bhines@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials
Date