



8235 Douglas Ave
 Suite 720
 Dallas, Texas 75225
 214.378.1212
venturedfw.com

BELTLINE RD & I-30 SHOPPING CENTER

FOR LEASE

SWC BELTLINE RD & I-30
 GARLAND, TX



TONYA HAGOOD THAGOOD@VENTUREDFW.COM | MICHAEL WILSON MWILSON@VENTUREDFW.COM

LOCATION

SWC BELTLINE RD & I-30
GARLAND, TX

AVAILABLE SPACES

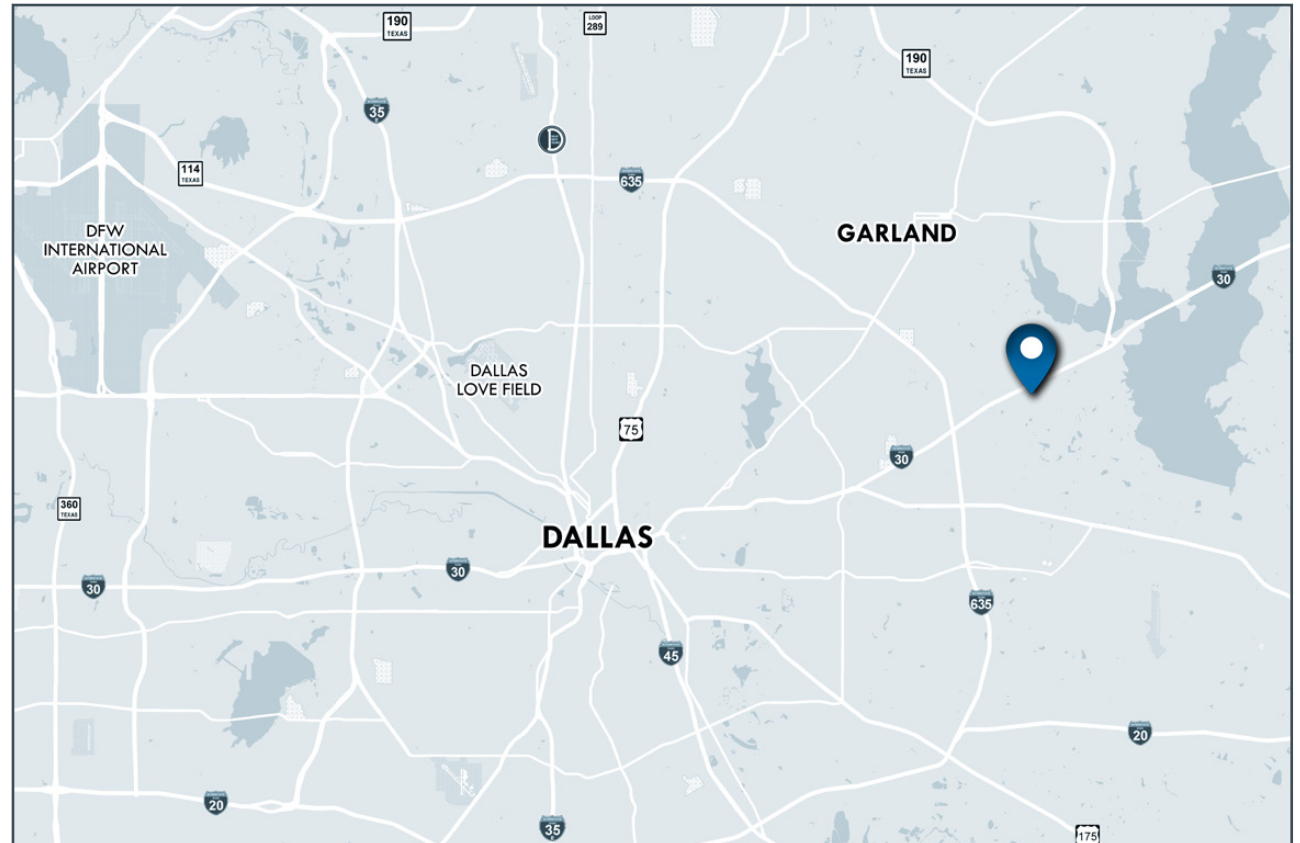
- | | |
|------------------------------|------------------------------|
| SUITE 203
1,200 SF | SUITE 211
948 SF |
| SUITE 223
2,607 SF | SUITE 303
1,360 SF |
| SUITE 305
1,200 SF | SUITE 315
2,720 SF |
| SUITE 319
1,600 SF | SUITE 409
3,390 SF |
| SUITE 600
2,000 SF | |

TRAFFIC COUNTS

IH-30 153,895 VPD 2016	BELTLINE RD 38,607 VPD 2016
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PROPERTY HIGHLIGHTS

- ★ ±45,000 SF PAD AVAILABLE
- ★ HIGH TRAFFIC INTERSECTION
- ★ KROGER ANCHOR
- ★ GOOD ACCESS



2018 DEMOGRAPHIC SUMMARY

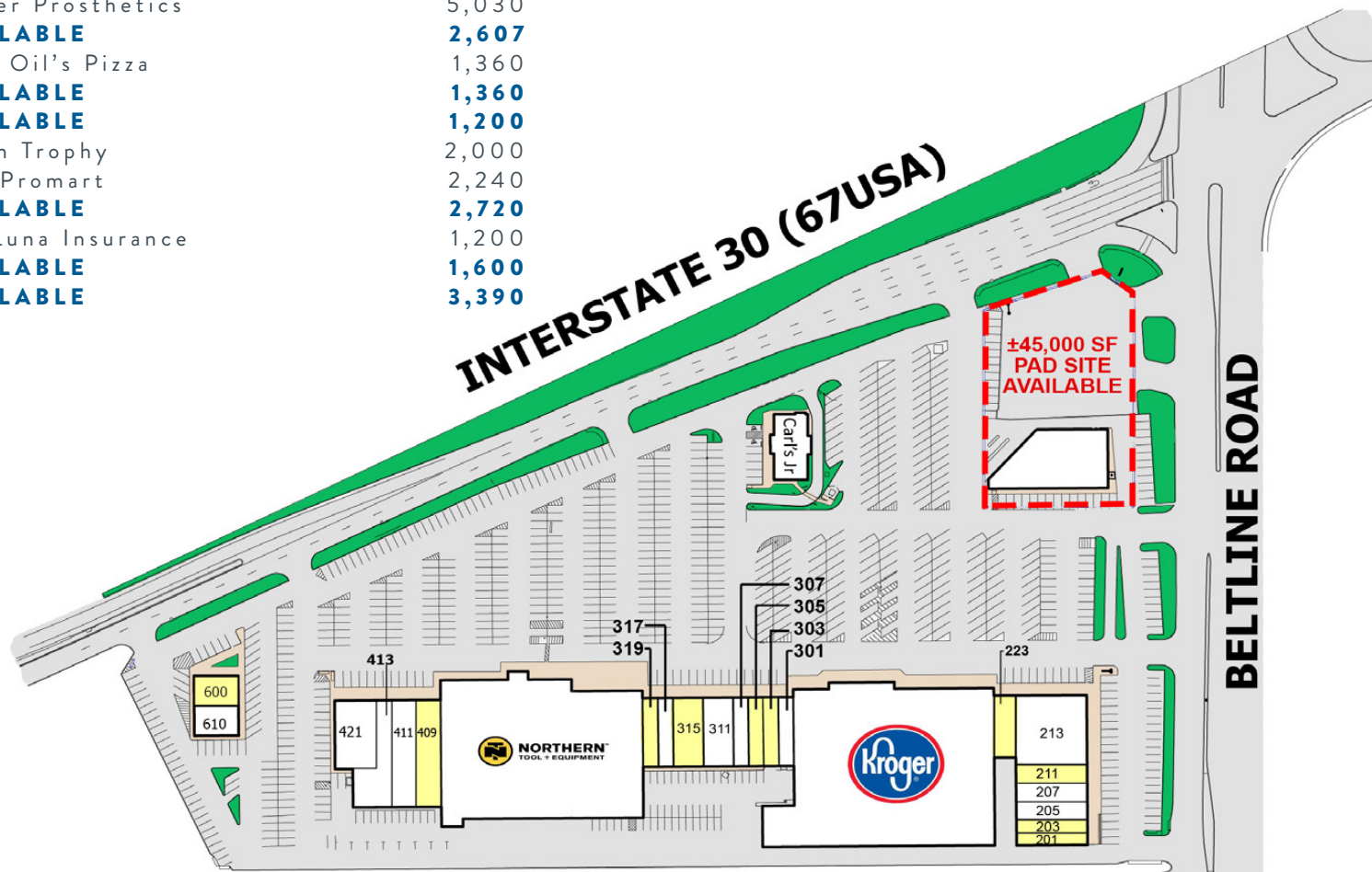
	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,601	99,145	258,001
EST. AVG. HH INCOME	\$70,174	\$76,871	\$70,002

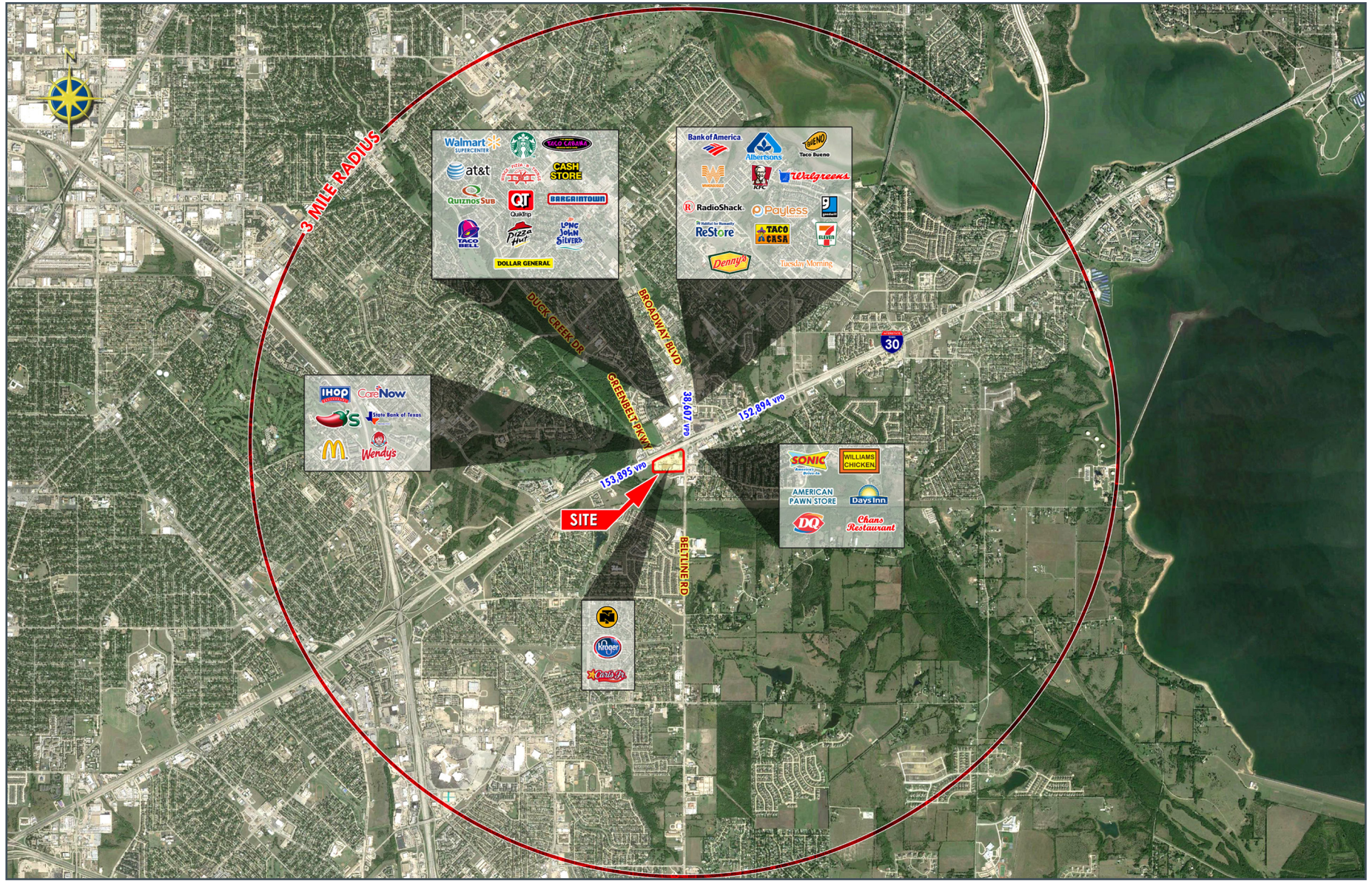
AREA RETAILERS



UNIT	TENANTS	SF
201	Metro PCS	1,600
203	AVAILABLE	1,200
205	Artistic Nails	1,280
207	Millenium Salon & Spa	2,914
211	AVAILABLE	948
213	Hanger Prosthetics	5,030
223	AVAILABLE	2,607
301	Olive Oil's Pizza	1,360
303	AVAILABLE	1,360
305	AVAILABLE	1,200
307	Crown Trophy	2,000
311	RDA Promart	2,240
315	AVAILABLE	2,720
317	Guy Luna Insurance	1,200
319	AVAILABLE	1,600
409	AVAILABLE	3,390

UNIT	TENANTS	SF
411	Petmobile Pet Hospital	4,900
413	Metrotex Association of Realtors	2,544
421	Grove Temporaries	3,056
600	AVAILABLE	2,000
610	Harbor Point Dental	1,500







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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:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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	476647	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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Michael Wilson	486405	mwilson@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Tonya Hagood	247781	thagood@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date