



BELT LINE RD & I-30 SHOPPING CENTER FOR LEASE



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

SWC BELT LINE RD & I-30
GARLAND, TX



TONYA HAGOOD THAGOOD@VENTUREDFW.COM

LOCATION

SWC BELT LINE RD & I-30
GARLAND, TX

AVAILABLE SPACES

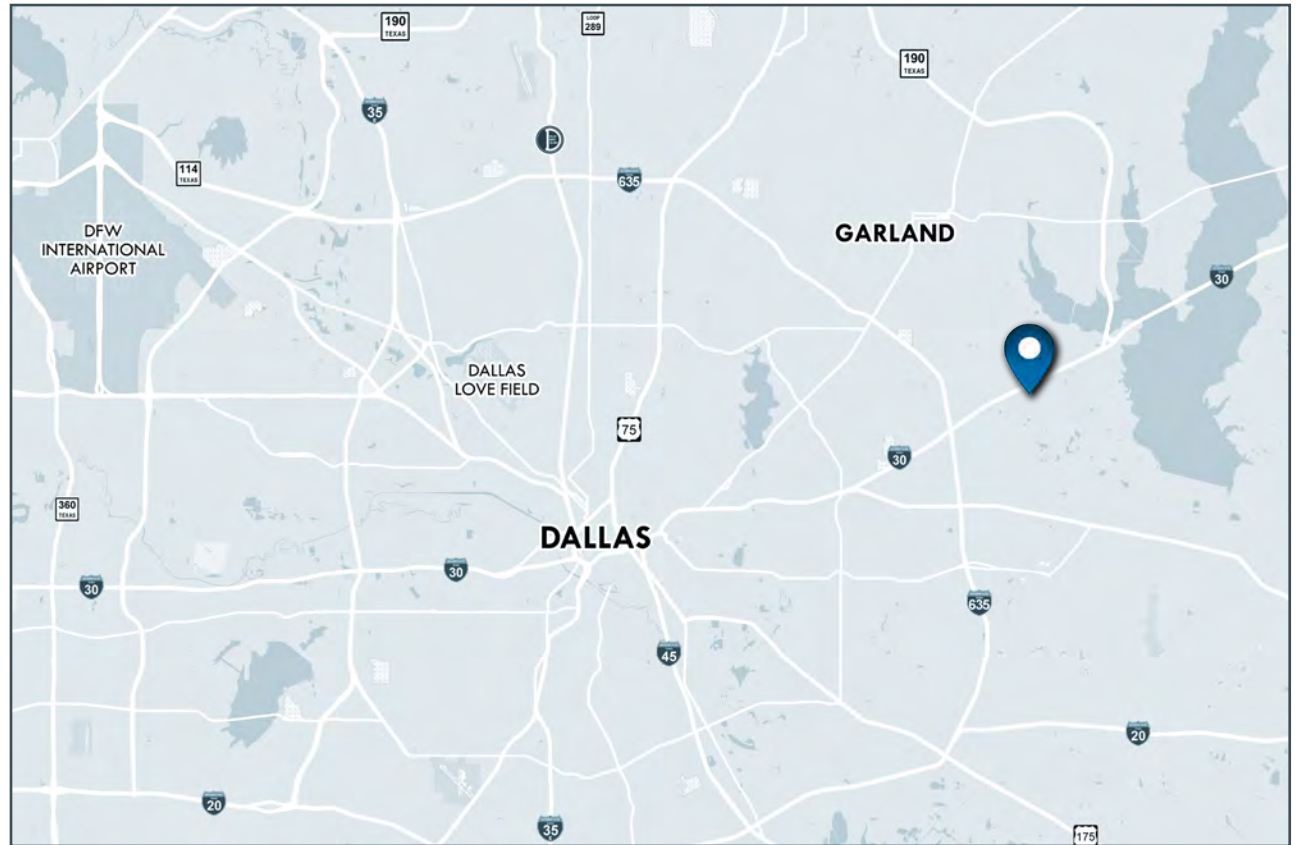
SUITE 203 1,200 SF	SUITE 207 2,914 SF
SUITE 211 948 SF	SUITE 223 2,607 SF
SUITE 303 1,360 SF	SUITE 305 1,200 SF
SUITE 315 2,720 SF	SUITE 319 1,600 SF
SUITE 409 3,390 SF	SUITE 600 2,000 SF
SUITE 610 1,500 SF	

TRAFFIC COUNTS

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

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



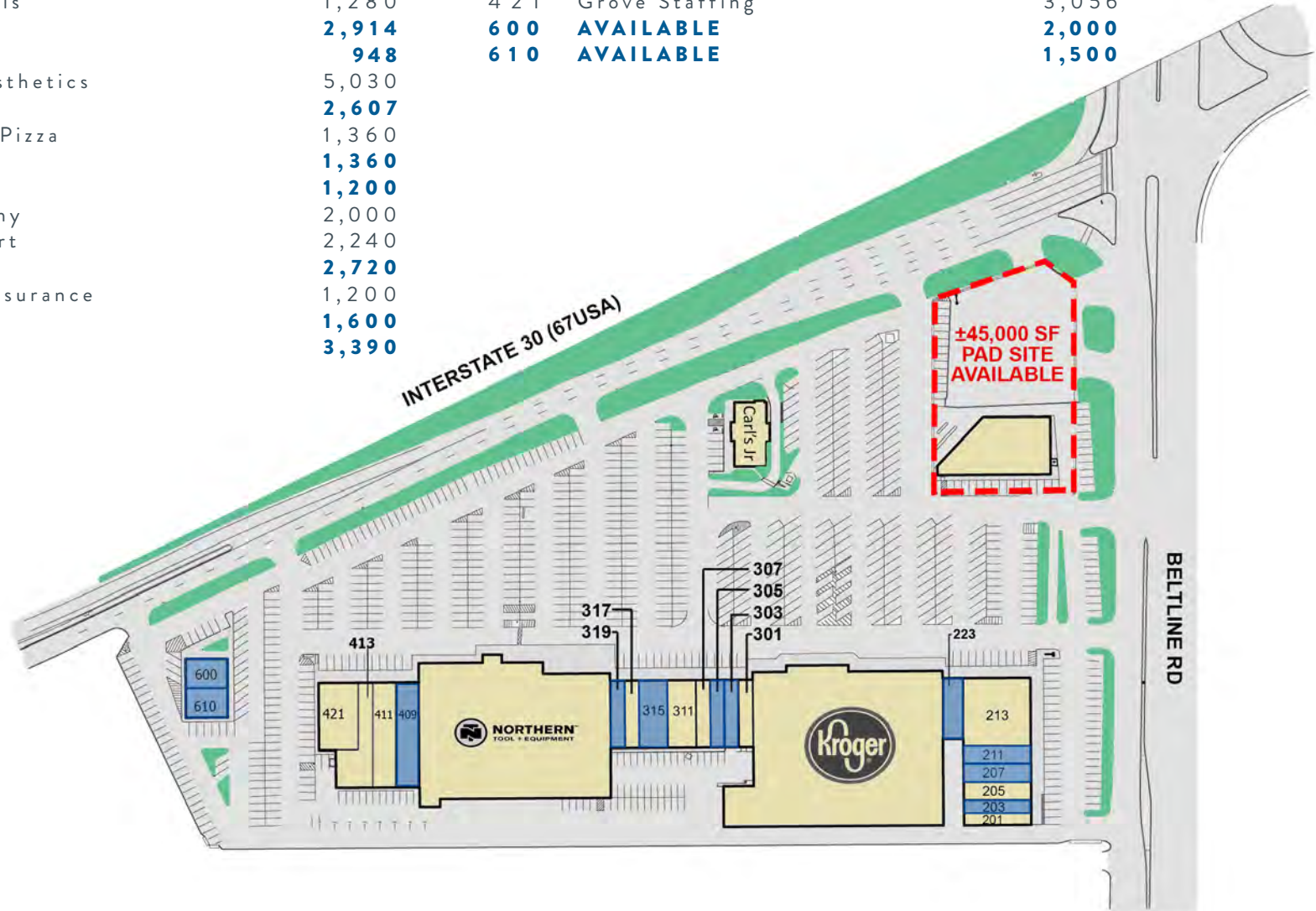
2018 DEMOGRAPHIC SUMMARY

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

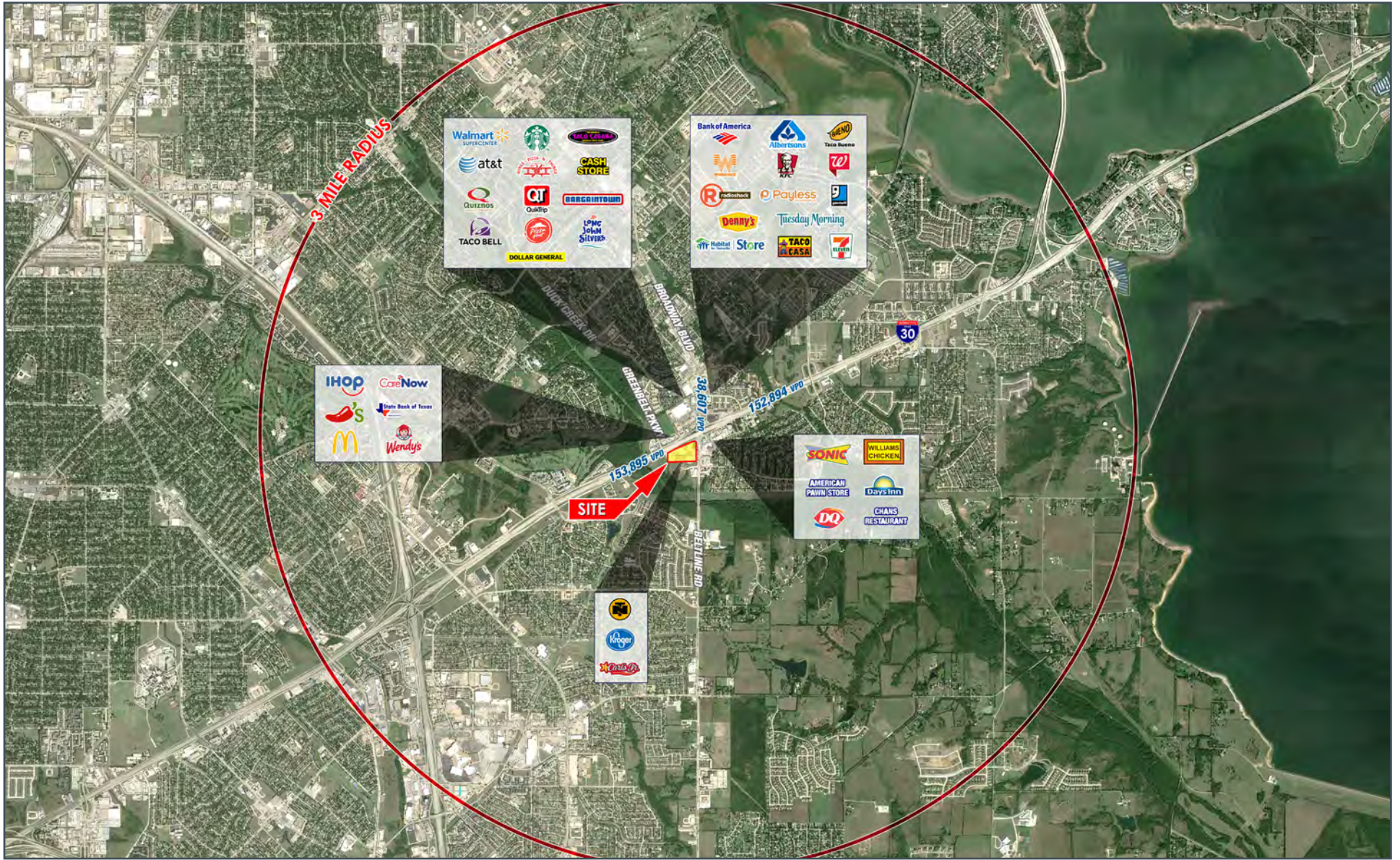
AREA ATTRACTIONS



UNIT	TENANTS	SF	UNIT	TENANTS	SF
201	Metro PCS	1,600	411	Petmobile Pet Hospital	4,900
203	AVAILABLE	1,200	413	Metrotex Association of Realtors	2,544
205	Artistic Nails	1,280	421	Grove Staffing	3,056
207	AVAILABLE	2,914	600	AVAILABLE	2,000
211	AVAILABLE	948	610	AVAILABLE	1,500
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			









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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	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
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