



## Shopping Center Overview

- Convenient to Las Colinas, Hwy 114 & George Bush Turnpike/Hwy 161
- 1,900 SF & 2,400 SF former restaurant in-line spaces available
- Current tenants include Boston Market, Smoothie King, Pizza Hut, Subway, FedEx Office, Crescent City Seafood and many more.

## Area Retailers



## Demographics

	1 mile	3 miles	5 miles
2015 Population	10,997	88,038	205,684
Daytime Pop.	27,188	144,185	347,488
Employee Pop.	22,318	103,683	245,149
Avg. HH Income	\$91,668	\$87,557	\$77,238

## Traffic Counts

MacArthur Blvd: 46,200 VPD  
Hwy 114: 110,221 VPD | Hwy 161: 109,545 VPD  
(TXDOT 2013)

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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.



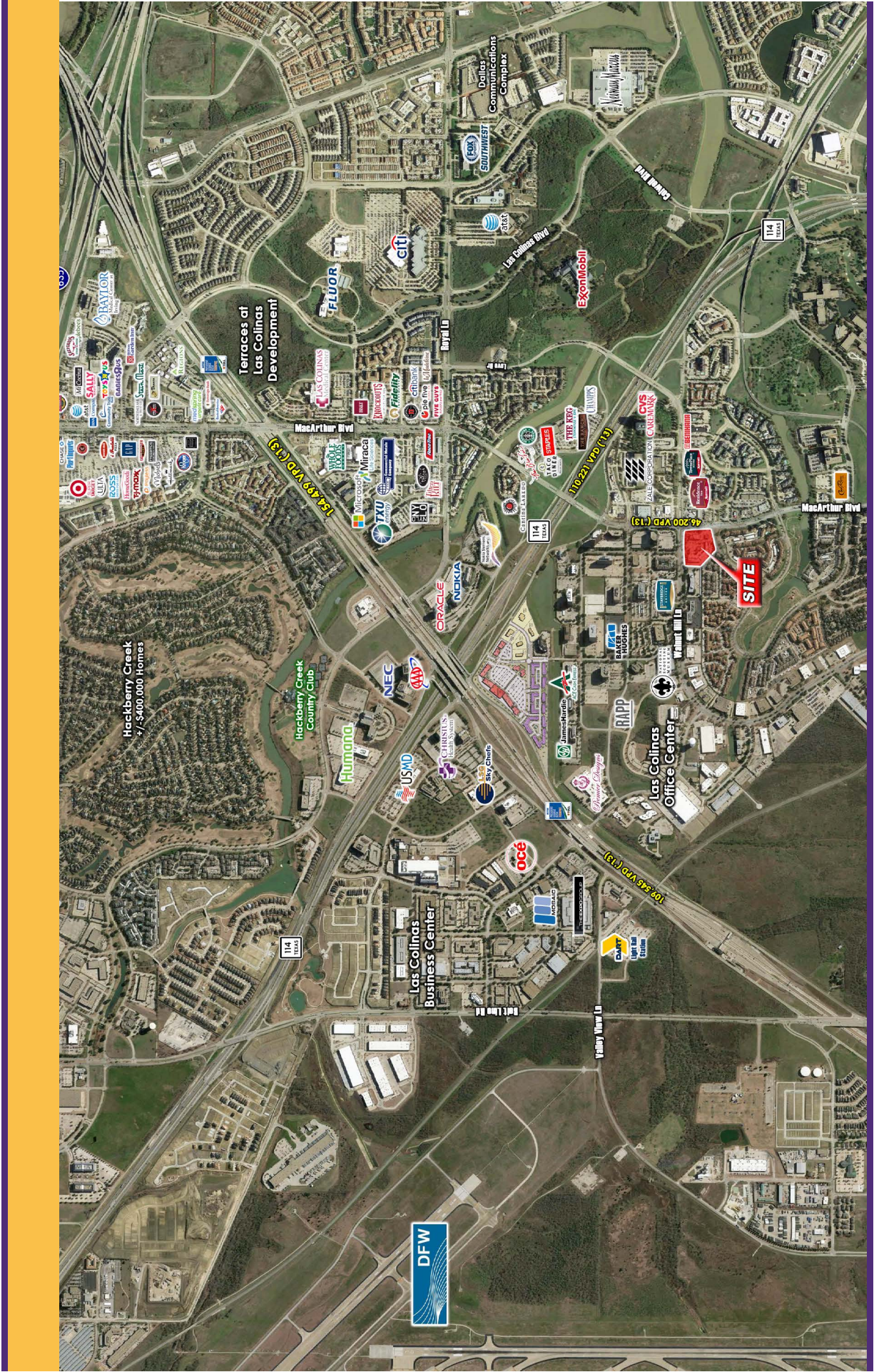
Tenant	Suite	Size
Valero	5401	3,134
Sarigama Grocery	5427	4,020
<b>AVAILABLE</b>	<b>5433</b>	<b>2,400</b>
Yuva Cafe	5435	6,073
State Farm Insurance	5439	878
American Kenpo Karate	5443	2,000
Michael Rooz, DDS	5445	1,320
Las Colinas Massage	5447	1,478
Gideon Math & Reading	5449	2,701
<b>AVAILABLE</b>	<b>5451</b>	<b>1,900</b>
Data Tech	5453	1,061
FedEx Office	5455	1,500
A Floral Experience	5457	1,500
Donut Genie	5459	1,696
Sahara Mediterranean	5465	3,900
Subway	5469	1,091
Las Colinas Apartment	5471	640
Rose Tailor	5475	885
MacArthur Pharmacy	5477	1,872
Pizza Hut	5479	1,500
Boston Market	5481	4,297
Cell Phone Genius	5483	965
Smoothie King	5485	700
Las Colinas Market Square CI	5431A	1,668
Mary's Salon	5473A	589

\* Yuva Cafe expanded into adjacent space.

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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 sponsored by a broker 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 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. 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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