

# BELTLINE RD & I-30 SHOPPING CENTER

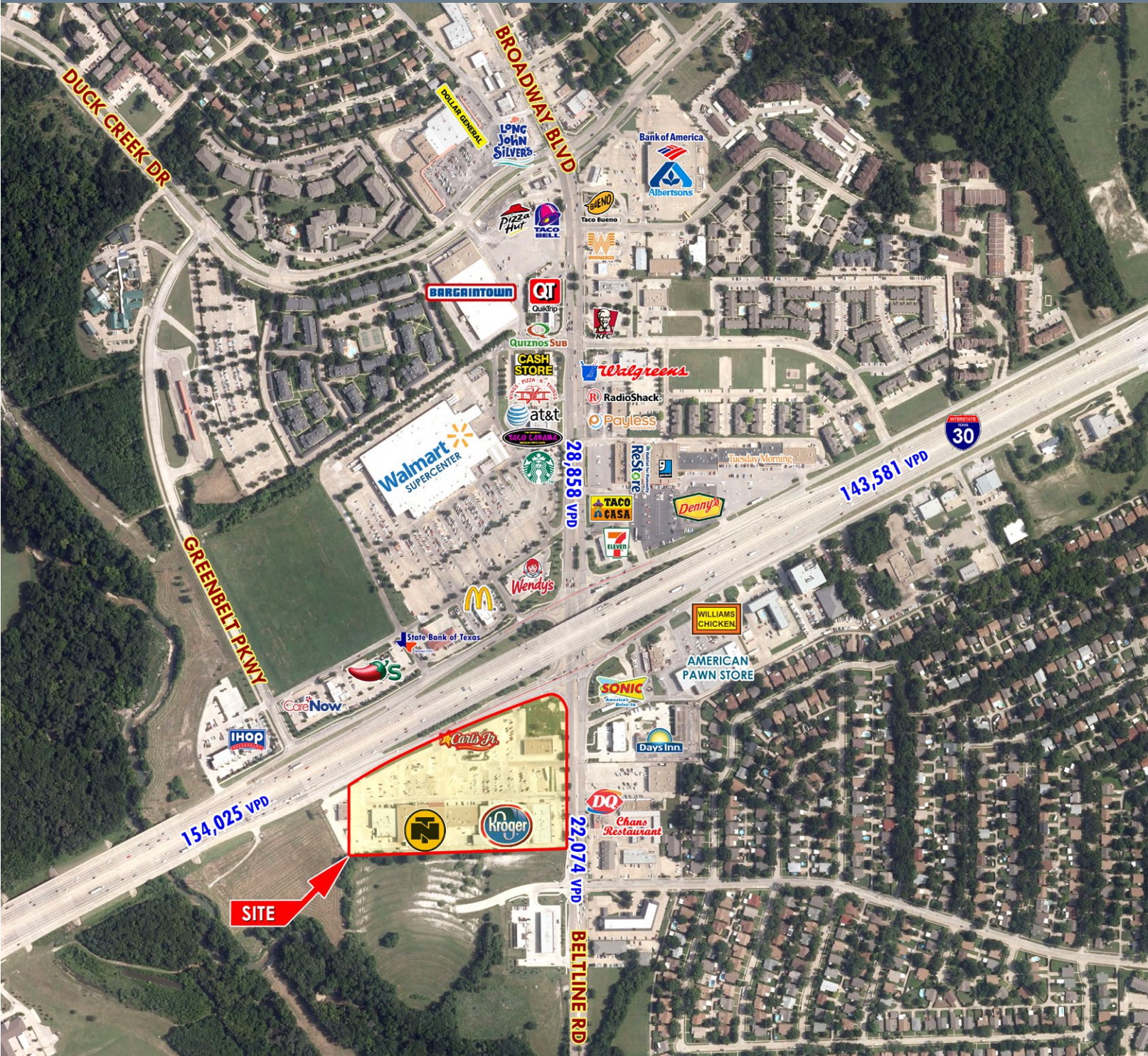
## FOR LEASE

### GARLAND, TEXAS

SEC BELTLINE ROAD & I-30

TONYA HAGOOD

MICHAEL WILSON



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



3 MILE RADIUS

Walmart SUPERCENTER	Starbucks	TACO CABANA
at&t	PIZZA HUT	CASH STORE
Quiznos Sub	QT	BARGAIN TOWN
TACO BELL	PIZZA HUT	LONG JOHN SILVER
DOLLAR GENERAL		

Bank of America	Albertsons	Taco Bueno
Walgreens	KFC	Walgreens
RadioShack	Payless	9
ReStore	TACO CASA	7 ELEVEN
Denny's	Tuesday Morning	

IHOP	CareNow
McDonald's	Wendy's
State Bank of Texas	

SONIC	WILLIAMS CHICKEN
AMERICAN PAWN STORE	Days Inn
DQ	Chans Restaurant

Kroger
Carls Jr.

SITE

154,025 vpd

28,858 vpd

143,581 vpd

22,074 vpd

DUCK CREEK DR

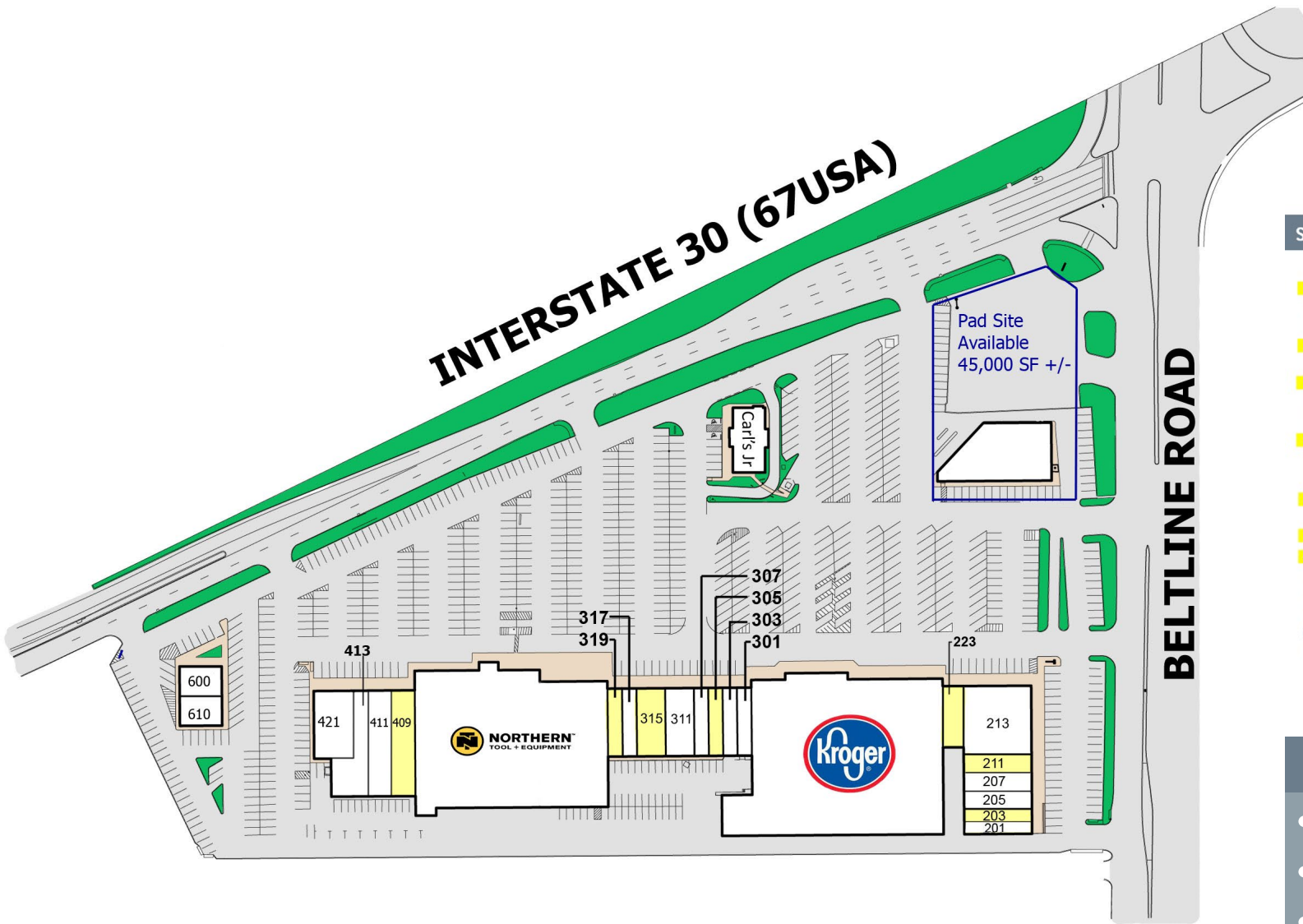
BROADWAY BLVD

GRENBELT PKWY

BELTLINE RD

30

# BELTLINE RD & I-30 SHOPPING CENTER



SUITE	TENANT	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	JRJ COMPUTERS	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
411	PETMOBILE PET HOSPITAL	4,900
413	METROTEX ASSOC. OF REALTORS	2,544
421	GROVE TEMPORARIES	3,056
600	DANIEL R. STRANN LAW OFFICE	2,000
610	HARBOR POINT DENTAL	1,500

## HIGHLIGHTS

- High traffic intersection
- Good access
- Kroger anchor

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	13,384	99,882	260,210
2017 EST AVG HH INCOME	\$62,137	\$71,970	\$65,722

TRAFFIC COUNTS	
INTERSTATE 30	161,581 VPD (TXDOT 2015)
BELTLINE ROAD	30,781 VPD (TXDOT 2014)





# 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.

<u>Venture Commercial Real Estate, LLC</u>	<u>476641</u>	<u>info@venturedfw.com</u>	<u>214-378-1212</u>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael E. Geisler</u>	<u>350982</u>	<u>mgeisler@venturedfw.com</u>	<u>214-378-1212</u>
Designated Broker’s Name	License No.	Email	Phone
<u>XX</u>			
<u>Agent’s Supervisor’s Name Tonya Hagood</u>	<u>License No. 247781</u>	<u>Email thagood@venturedfw.com</u>	<u>Phone 214-378-1212</u>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date