



 **VENTURE 4987 WEST UNIVERSITY DR FOR LEASE**

214.378.1212

SEQ HIGHWAY 380 & LAKE FOREST DRIVE
MCKINNEY, TX

TONYA HAGOOD
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LOCATION

SEQ HIGHWAY 380 & LAKE FOREST DR

AVAILABLE SPACES

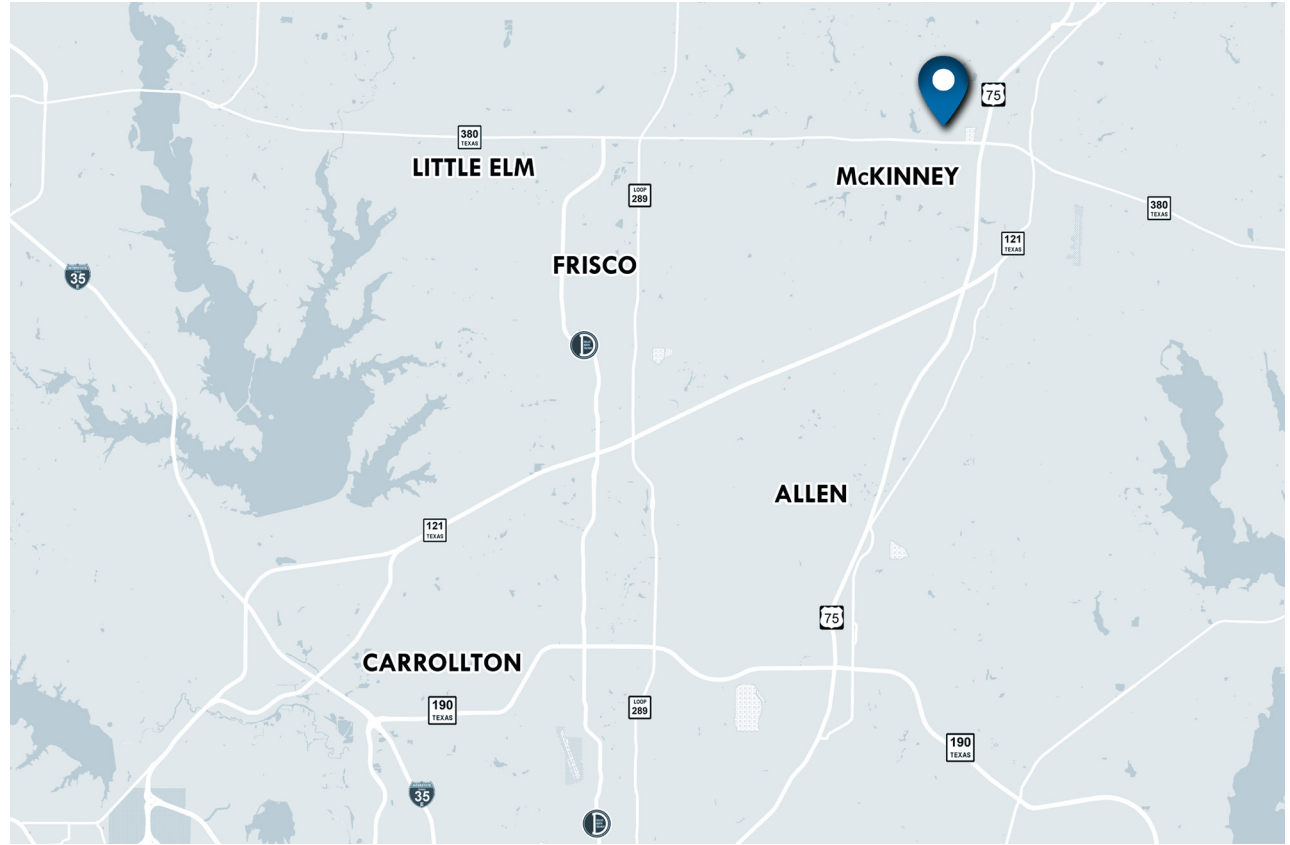
SUITE 120 (10/01/2020) 1,834 SF SUITE 150 3,043 SF END CAP

TRAFFIC COUNTS

HIGHWAY 380 51,665 VPD 2018 LAKE FOREST DRIVE 18,439 VPD 2018

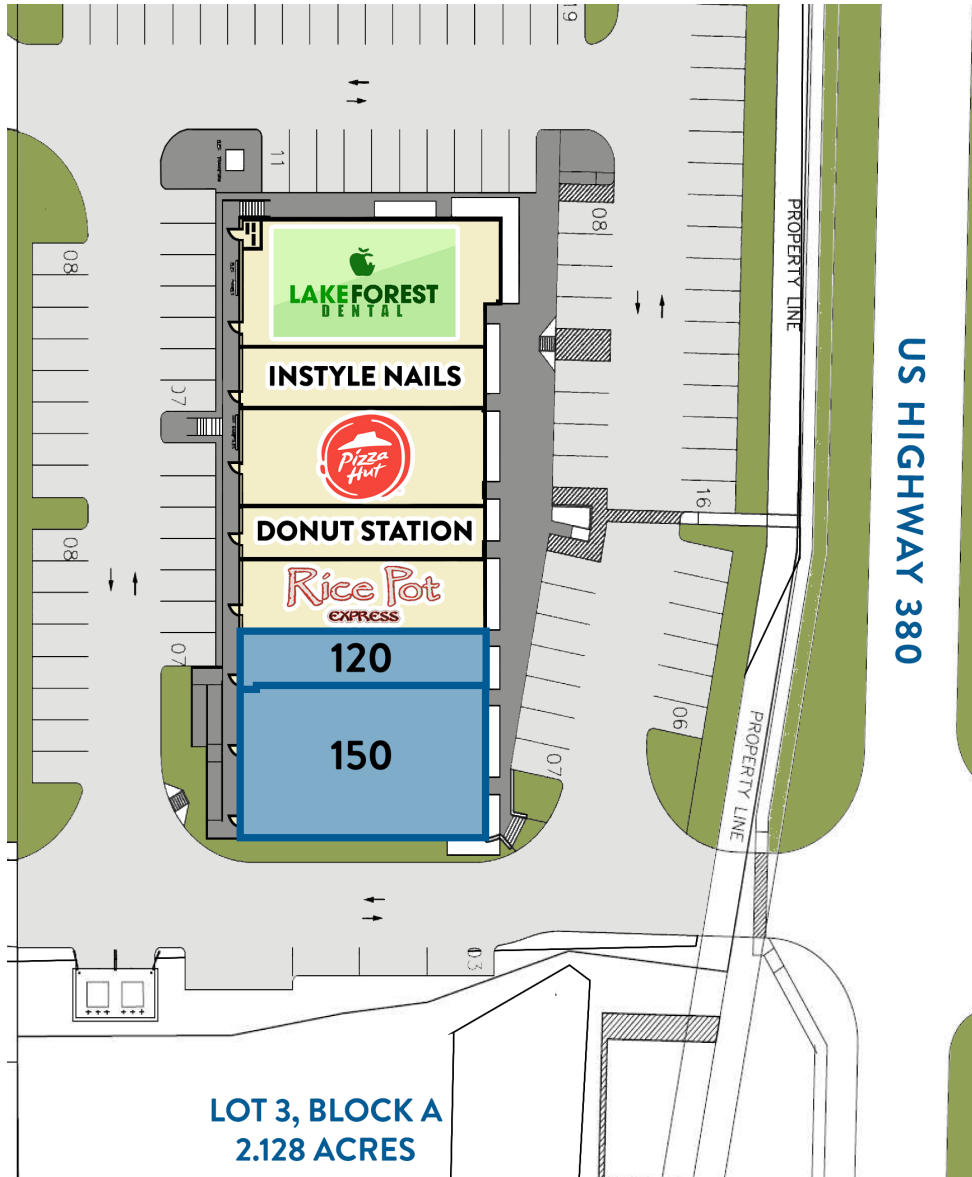
PROPERTY HIGHLIGHTS

- ★ NEW KROGER MARKETPLACE OPENED AT THE INTERSECTION
★ HIGH GROWTH MARKET WITH NEW RESIDENTIAL UNDER CONSTRUCTION DIRECTLY NORTH OF PROPERTY
★ HIGHLY VISIBLE END CAP ON HIGHWAY 380



2020 DEMOGRAPHIC SUMMARY

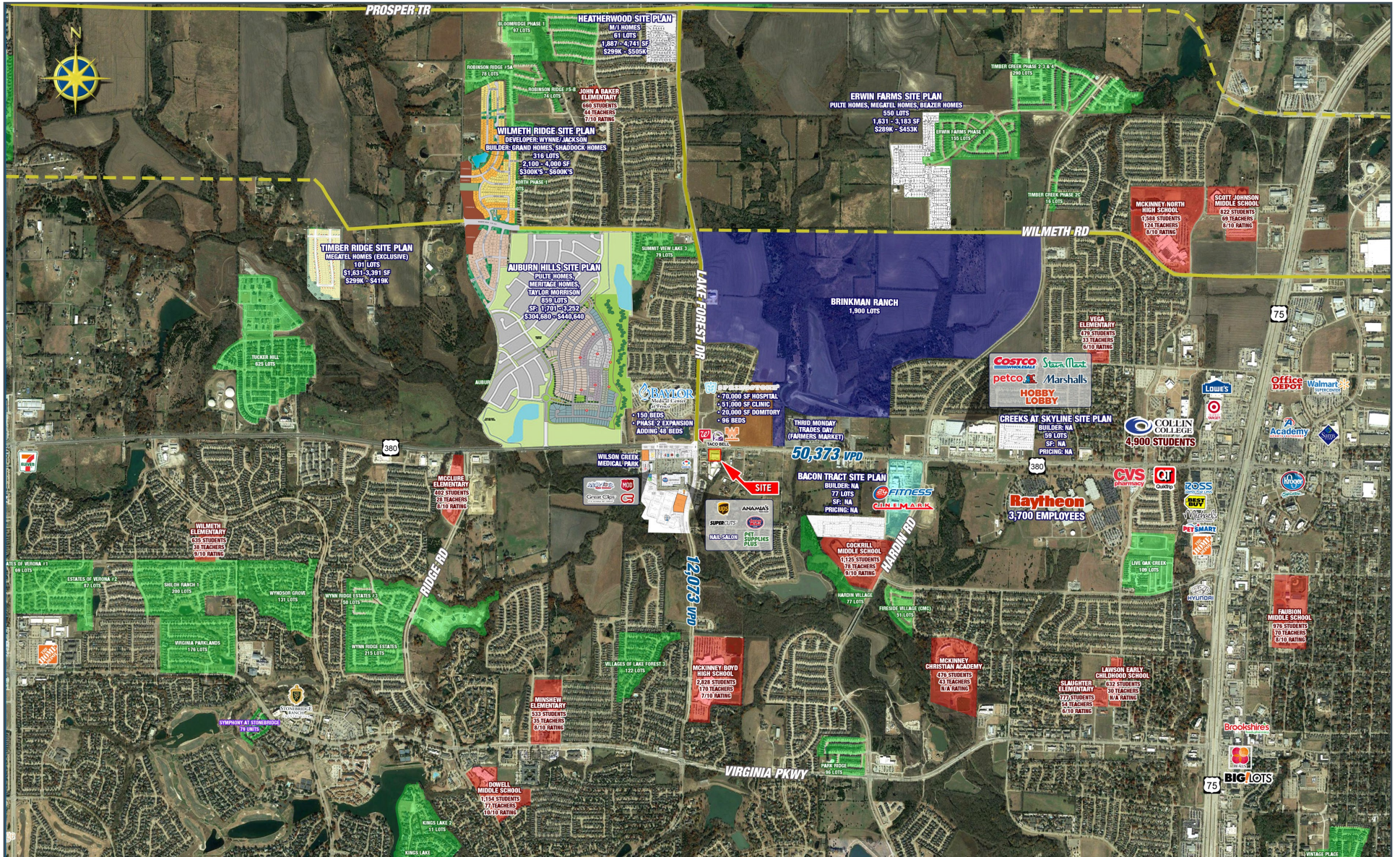
Table with 4 columns: Metric, 1 MILE, 3 MILES, 5 MILES. Rows include EST. POPULATION and EST. AVG. HH INCOME.



AVAILABLE SPACES

SUITE	TENANTS	SF
100	Lake Forest Dental	2,650
101	Instyle Nails	1,405
102	Pizza Hut	2,041
103	Donut Station	1,200
110	Rice Pot	1,520
120	AVAILABLE (10.1.2020)	1,834
150	AVAILABLE	3,043







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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.
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 - 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.

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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



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Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
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