



8235 Douglas Ave
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BROADWAY VILLAGE FOR LEASE

NEC BROADWAY BLVD & I-30
GARLAND, TX



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LOCATION

NEC BROADWAY BLVD & I-30
GARLAND, TX

SIZE

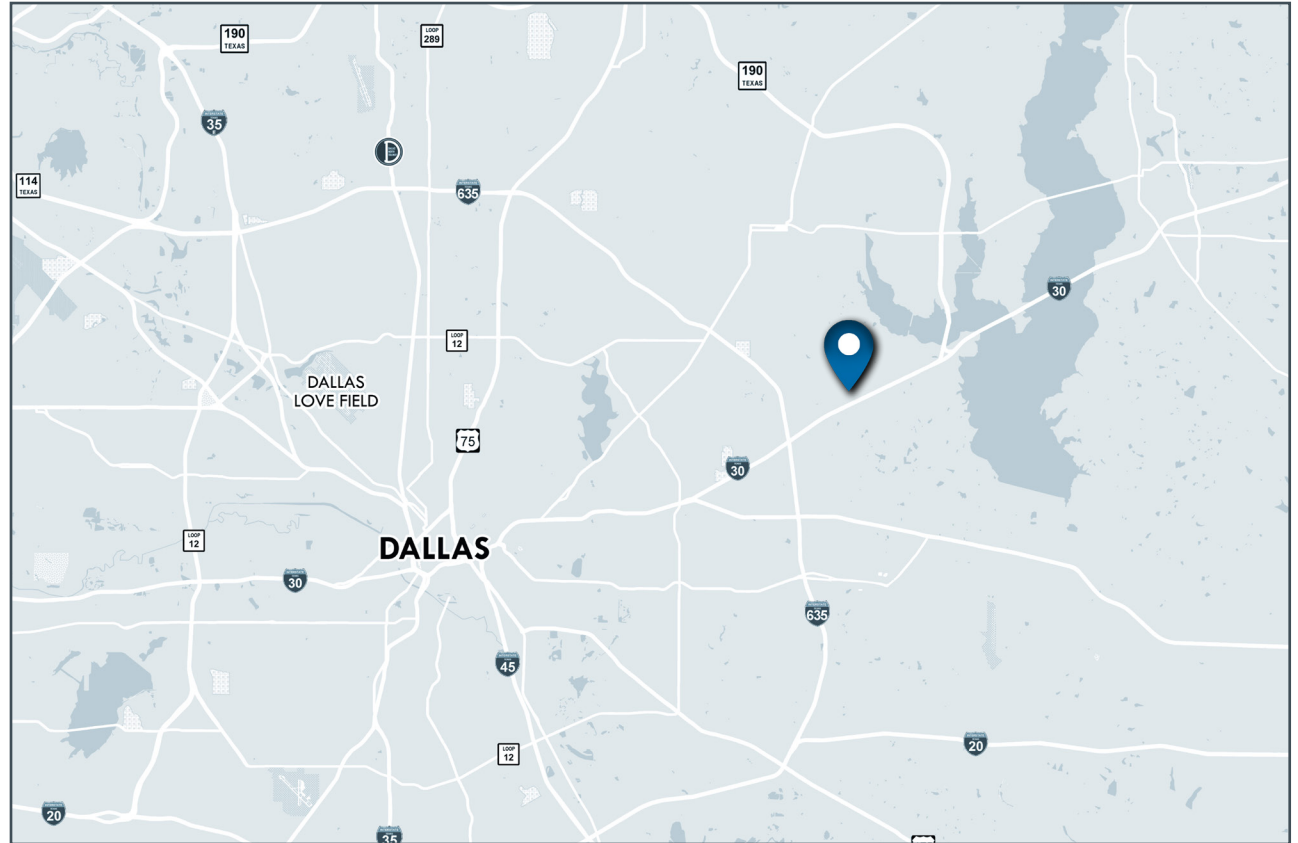
108,657 SF

AVAILABLE SPACES

SUITE 441 1,350 SF	SUITE 439 1,125 SF
SUITE 439B 1,525 SF	SUITE 423 950 SF

TRAFFIC COUNTS

I-30 161,804 VPD 2016	BROADWAY BLVD 30,381 VPD 2014
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PROPERTY HIGHLIGHTS

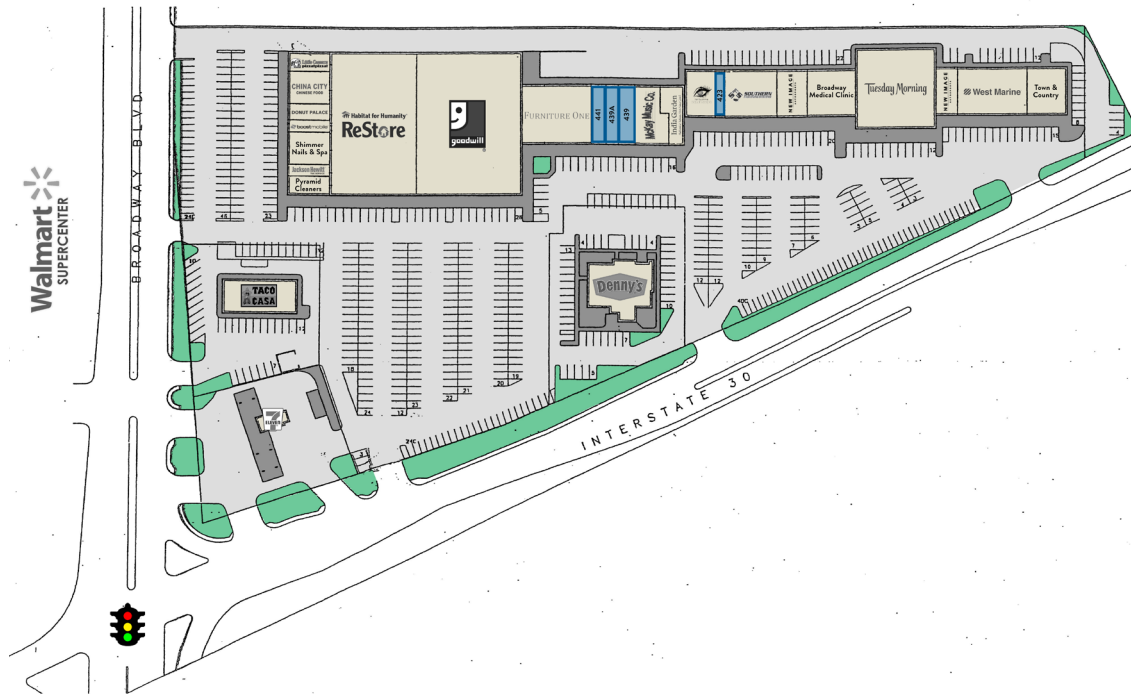
- ★ GREAT EXPOSURE
- ★ GOOD ACCESS
- ★ HIGH TRAFFIC INTERSECTION

2017 DEMOGRAPHIC SUMMARY

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

AREA ATTRACTIONS





UNIT	TENANTS	SF
345	Town & Country	3,000
349	West Marine Products	5,035
349B	New Image Autosports	1,500
401	Tuesday Morning	10,000
405	Broadway Medical Clinic	3,540
419	New Image Autosports	2,280
421	Southern Fastening Systems	3,900
423	AVAILABLE	950
425	Hair By Jimmie	2,050
433	India Garden	1,829
435	McKay Music Co.	2,871
439B	AVAILABLE	1,525
439	AVAILABLE	1,125
441	AVAILABLE	1,350
443	Furniture One	6,325
451B	Goodwill	23,200
451A	Habitat For Humanity Restore	20,000
457	Denny's	5,600
6018	Little Caesar's	1,250
6022	China City	2,017
6024	Donut Palace	1,000
6026	Boost Mobile	750
6028	Shimmer Nails & Spa	2,000
6030	Jackson Hewitt	750
6032	Pyramid Cleaners	1,250
6118	Taco Casa	3,560





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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
Ryan Smith	638784	rsmith@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date