

FOR LEASE

The Towers

1525 South Bowen Road | Pantego, TX



SPACE AVAILABLE

2,000 - 31,092 SF

PRICING INFORMATION

\$10 PSF - \$12 PSF
Plus NNN

LOCATION

SEC of Bowen Rd &
Park Row Dr

AREA RETAILERS



- High traffic profile on South Bowen and West Park Row
- Former Texas Fit Gym and Antique Mall space
- Great visibility with ample parking
- Join Dollar General, VIP Grooming, Comet Cleaners, El Chico Mexican Restaurant and many more

| DEMOGRAPHICS* | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|----------|----------|----------|
| Population | 12,637 | 47,090 | 110,300 | 289,833 |
| Employees | 6,113 | 23,373 | 54,352 | 141,138 |
| Average HH Income | \$85,382 | \$75,049 | \$74,182 | \$73,406 |
| 2017-2022 Annual Rate | 0.61% | 0.61% | 0.66% | 0.74% |
| Traffic Count | 31,000 VPD | | | |

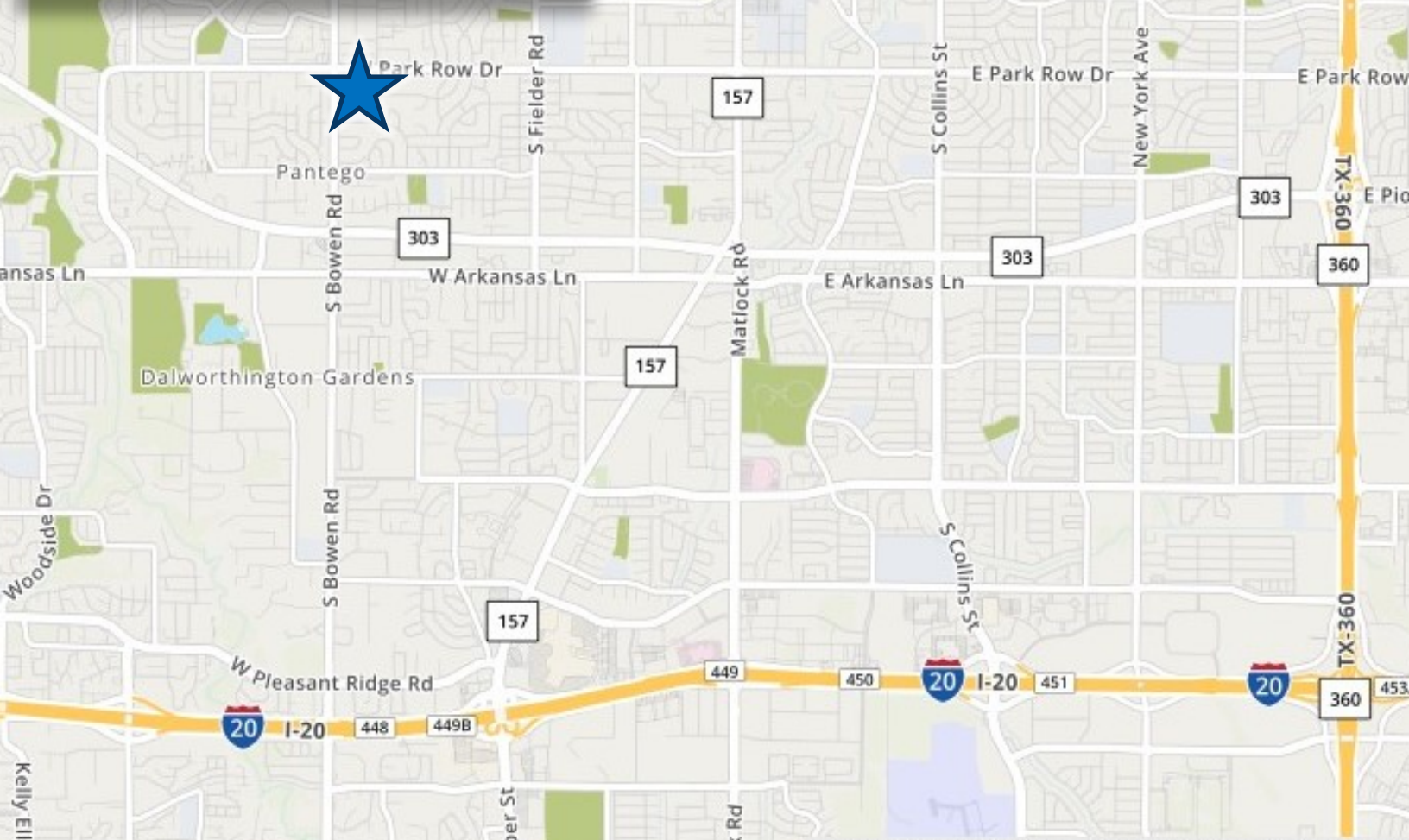
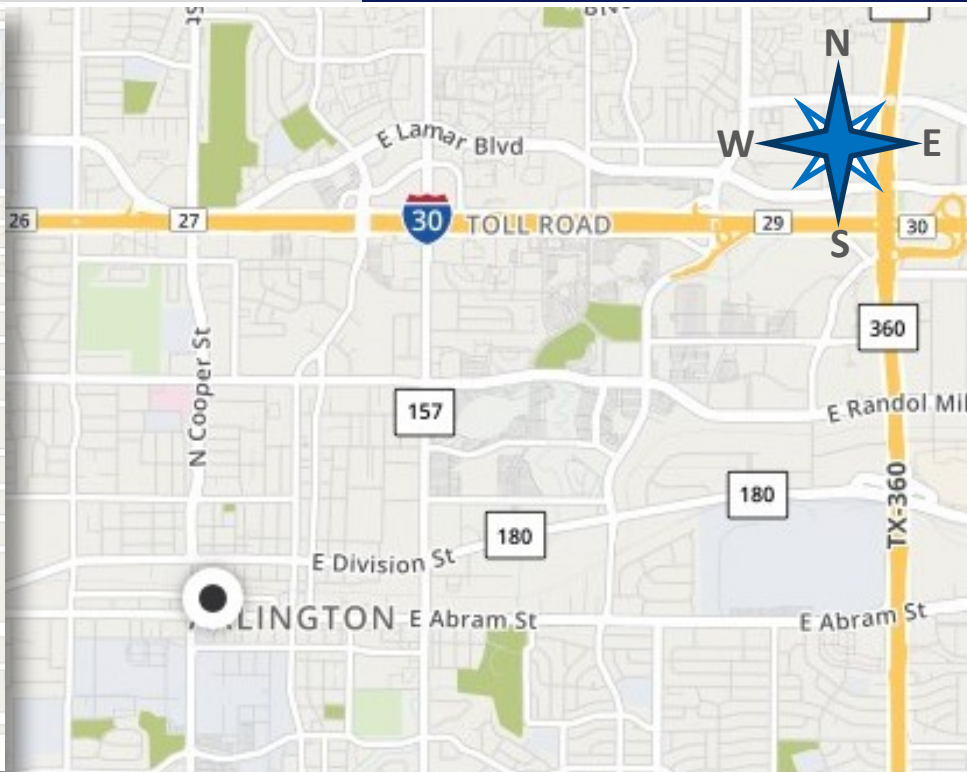
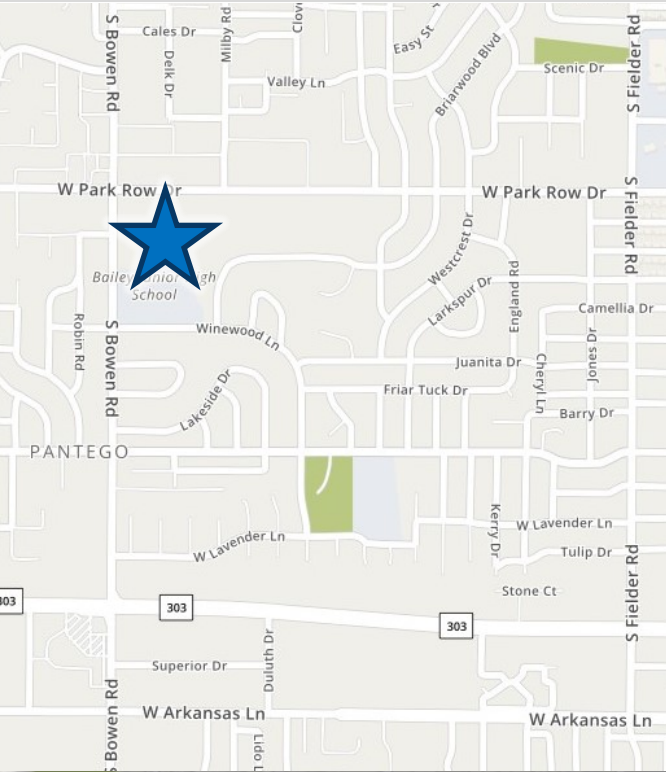
*STDBonline.com 2018

Mike Tran | Gloria Castilleja | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

1525 South Bowen Road

The Towers
Pantego Shopping Center



1525 South Bowen Road

The Towers
Pantego Shopping Center



UNITED STATES POSTAL SERVICES
Little Caesars
Bank of America
Tom Thumb
Starbucks

S. BOWEN RD.

W. PARK ROW DR.

Jay Jay Cafe
SONIC
CHASE
SHELL
ALDI
DOLLAR TREE
Pantego Bay
EXXON

SHIPLEY DONUTS
Schlotzsky's
CVS
Star
COMPLETE CARE
RAMS

S. BOWEN RD.

El Chical CAFE
Public Storage
Martin Locksmith
Elite Car Wash
BRAUM'S
OGLE SCHOOL
HAIR • SKIN • NAILS

W. PIONEER PKWY

JAMBO'S BARBEQUE SHACK
Jack
KFC
BUENO
Taco Bueno
jiffylube
RISE & SHINE CAFE
Locke SUPPLY CO.

McDonald's
metroPCS
AAMCO
SERVICE KING
COIN WASH
Allstate
Kroger

DOLLAR GENERAL

S. FIELDER RD.

1525 South Bowen Road

The Towers

Pantego Shopping Center



W. Park Row Dr.

S. BOWEN RD.



PANTEGO HEALTH & VITAMINS

Taekwondo

17,500 SF

*Divisible Options



14,433 SF

*Divisible Options



1525 South Bowen Road

The Towers
Pantego Shopping Center



| Suite | Tenant | Space |
|-----------|-------------------------|-----------|
| 1501 | Comet Cleaners | Occupied |
| 1509 | Perfect Fit Alterations | Occupied |
| 1513 | Perfect Nails | Occupied |
| 1515 | Quick Wash | Occupied |
| 1517 | Pro Hair | Occupied |
| 1519 | VIP Grooming | Occupied |
| 1523 | The Lash Cove | Occupied |
| 1525 | AVAILABLE | 14,433 SF |
| 1527 | Dollar General | Occupied |
| 1533 | Texas Tans | Occupied |
| 1535-1539 | AVAILABLE | 17,500 SF |
| 1541 | Lone Star Taekwondo | Occupied |
| 1543 | Pantego Health | Occupied |
| 1549 | El Chico Restaurant | Occupied |

1525 South Bowen Road

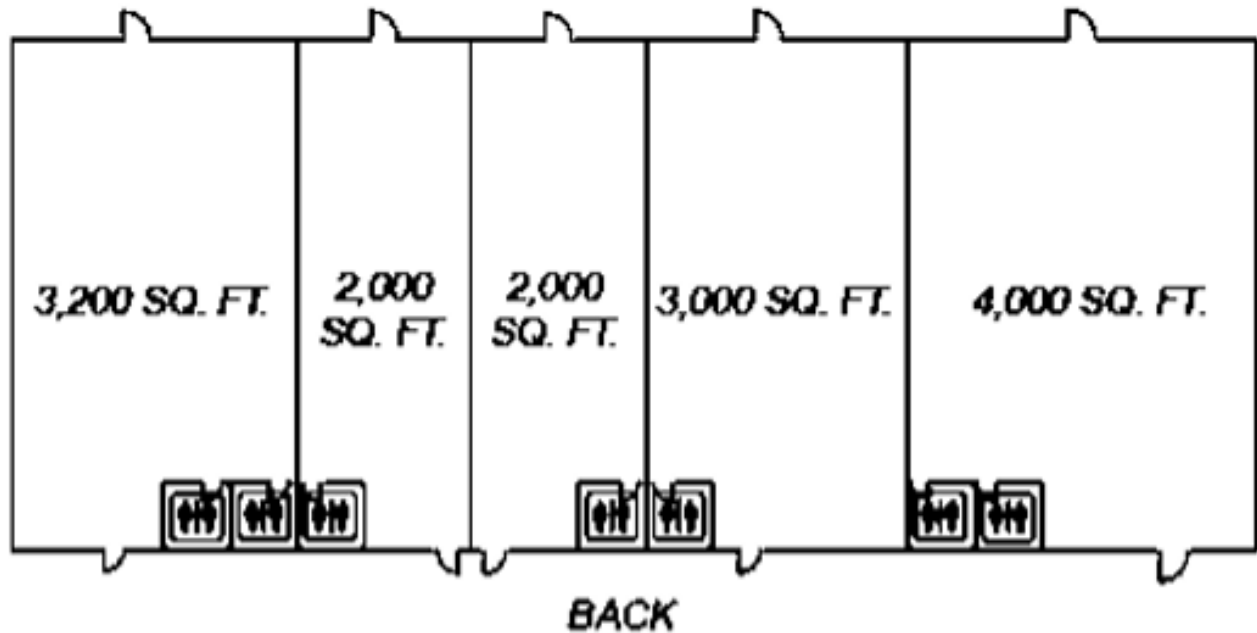
The Towers
Pantego Shopping Center



Mike Tran | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com
Gloria Castilleja

1525 South Bowen Road

The Towers
Pantego Shopping Center



| Space | Dimensions | SQ. FT. |
|----------------|-------------|---------|
| Retail Space 1 | 42' X 77' | 3,200 |
| Retail Space 2 | 26' X 77' | 2,000 |
| Retail Space 3 | 26' X 77' | 2,000 |
| Retail Space 4 | 39' X 77' | 3,000 |
| Retail Space 5 | 52.5' X 77' | 4,000 |

HIGHLIGHTS

- We are currently looking for 5 potential tenants that will fill the proposed spots in the Tower's Shopping Center.
- The shopping center is on a busy intersection between Park Row and Bowen Rd.
- The space is currently 15,000 square feet and will be divided into 5 smaller units between 2,000 to 4,000 square feet.
- The spaces will be make ready to move in and is perfect for a restaurant, retail or office space.

Information On 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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone