

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'S
 DOLLAR GENERAL

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

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

SITE

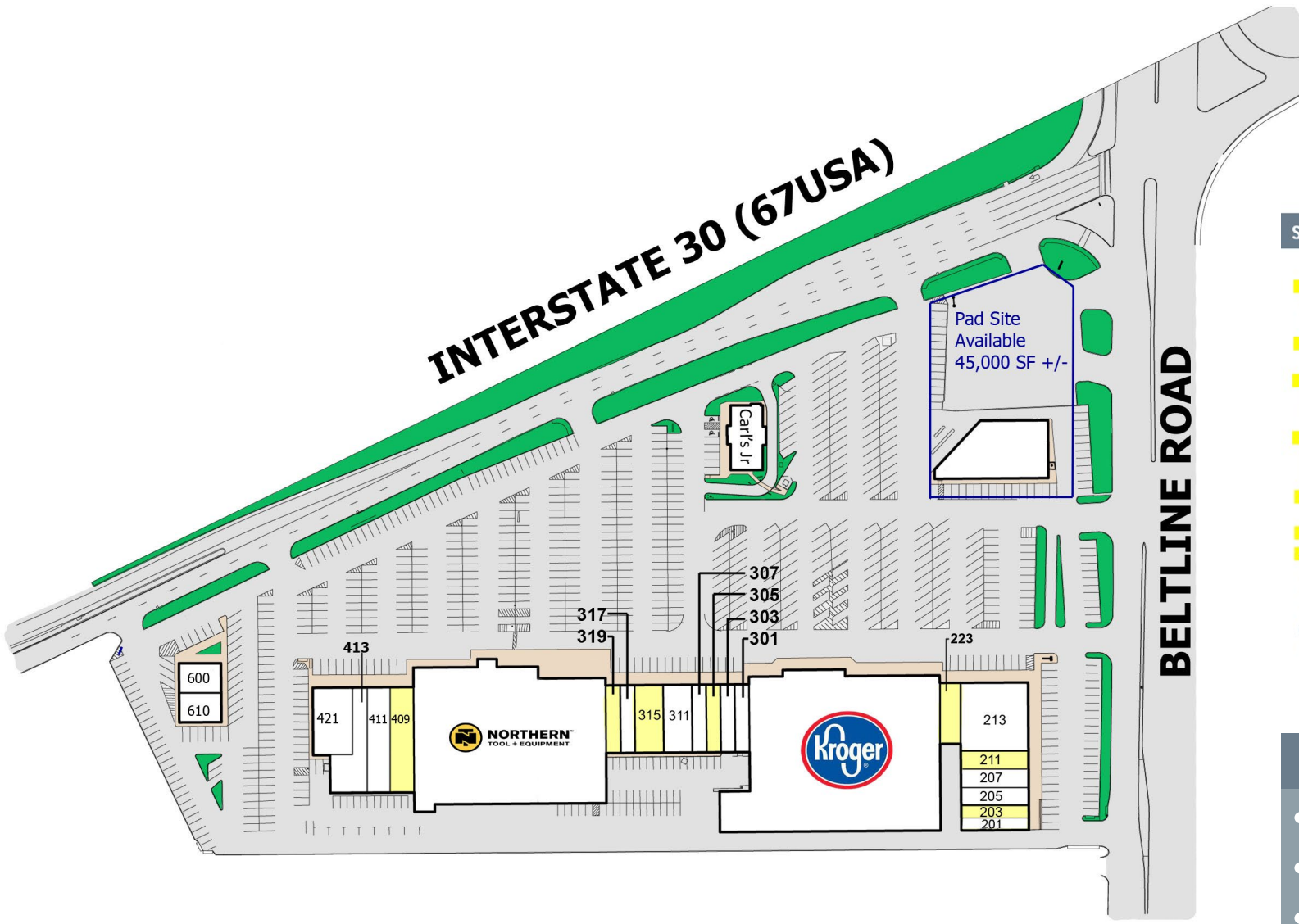
SONIC
 WILLIAMS CHICKEN
 AMERICAN PAWN STORE
 Days Inn
 DQ
 Chans Restaurant

Kroger
 Carl's Jr.

DUCK CREEK DR
 BROADWAY BLVD
 GRENBELT PKWY
 28,858 vpd
 143,581 vpd
 154,025 vpd
 22,074 vpd
 BELTLINE RD



BELTLINE RD & I-30 SHOPPING CENTER



SUITE	TENANT	SF
201	METRO PCS	1,600
203	AVAILABLE	1,200
205	ARTISTIC NAILS	1,280
207	MILLENNIUM 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
2016 EST POPULATION	13,183	98,500	257,048
2016 EST AVG HH INCOME	\$58,246	\$67,521	\$63,516

TRAFFIC COUNTS	
INTERSTATE 30	154,025 VPD
BELTLINE ROAD	22,074 VPD



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...
• AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer...
• 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 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.

Table with 4 columns: Name, License No., Email, Phone. Rows include Venture Commercial Real Estate, LLC; Michael E. Geisler; and Michael Wilson (Agent's Supervisor).

Buyer/Tenant/Seller/Landlord Initials Date

