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PARK VILLAGE FOR LEASE

SWC FM 1709 & S CARROLL AVE
SOUTHLAKE, TX

PARTNER **XTEAM**
RETAIL ADVISORS

LOCATION

**PARK VILLAGE
SOUTHLAKE, TX**

SIZE

184,718 SF

AVAILABLE SPACES

SUITE 160B
3,571 SF

SUITE 1001
21,803 SF

SUITE 110
3,335 SF

SUITE 240
2,500 SF

SUITE 280A
909 SF

SUITE 410
3,285 SF

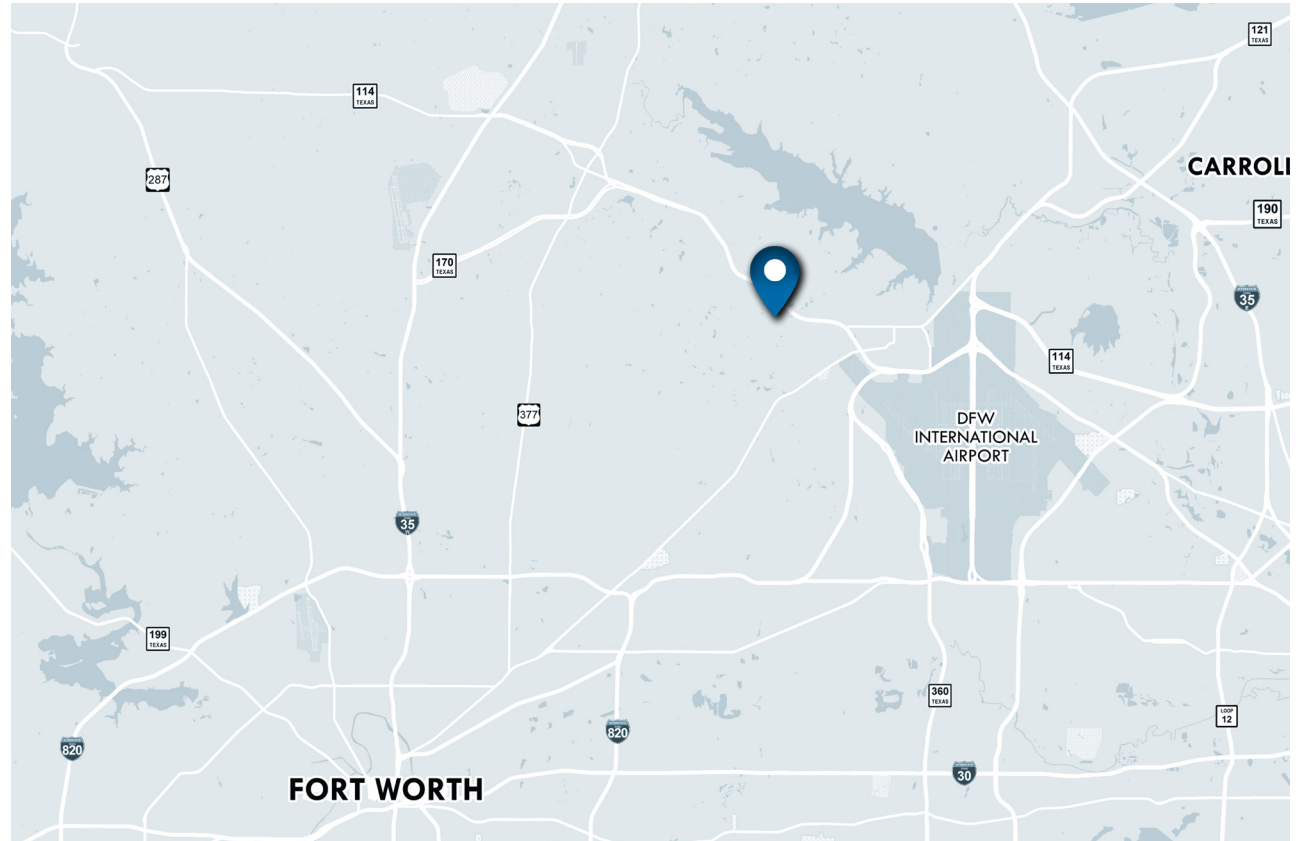
SUITE 100
7,333 SF

SUITE 510
2,298 SF

TRAFFIC COUNTS

FM 1709
51,627 VPD 2017

S CARROLL AVE
17,002 VPD 2017



2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,304	61,885	135,677
EST. AVG. HH INCOME	\$236,432	\$177,071	\$174,071
EST. MED. HH INCOME	\$200,001	\$133,445	\$131,004

AREA ATTRACTIONS



KIRKLAND'S.

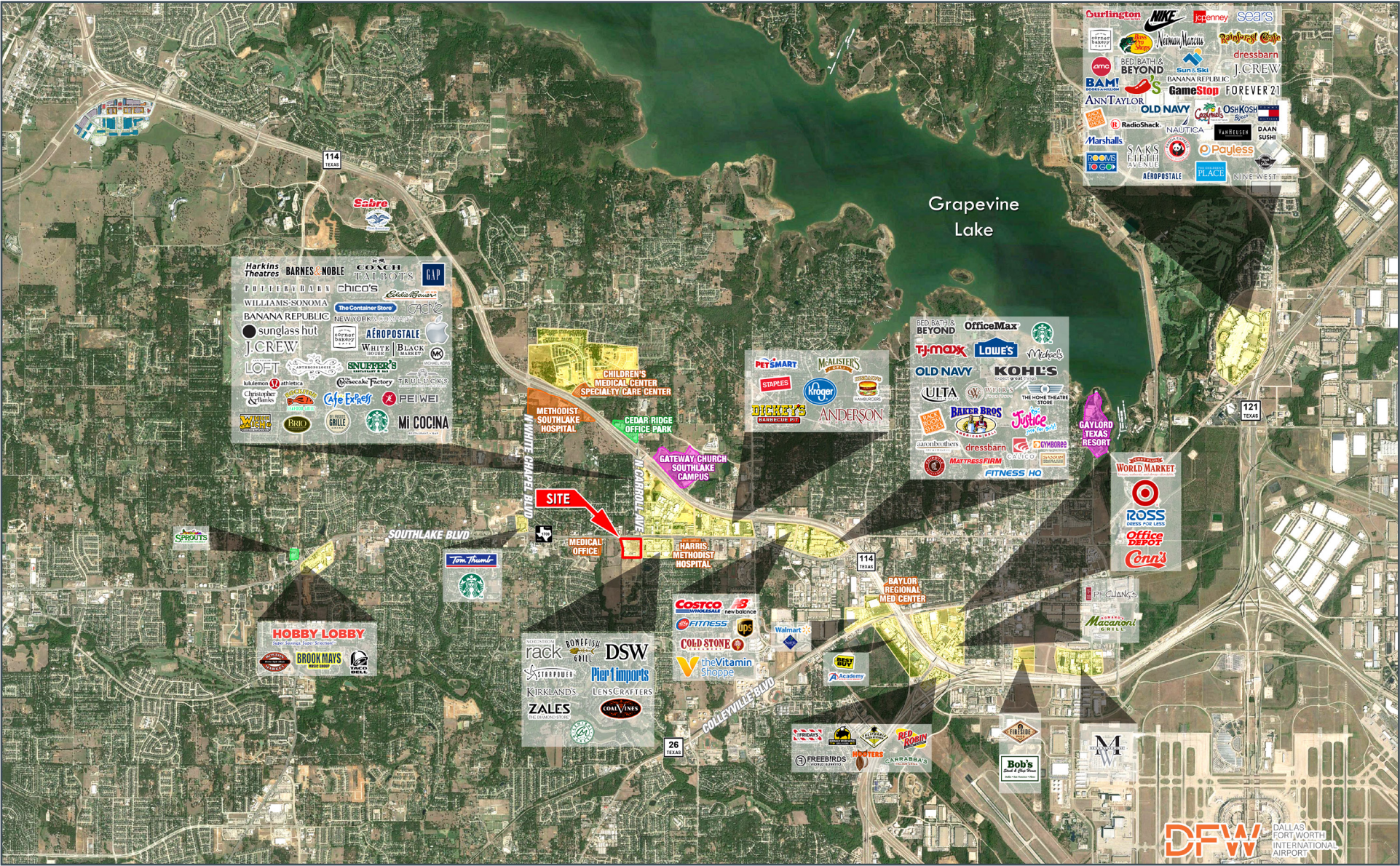
**BEAUTY
BRANDS**

Michaels
Where Creativity Happens



AVAILABLE SPACES

UNIT	TENANTS	SF
1001	AVAILABLE	21,803
1011	REI	22,368
1021	Eye Trends	3,016
100	AVAILABLE	7,333
110	AVAILABLE	3,335
1051	Michaels	20,794
1061	Kirklands	11,590
120&130	Park Village Nails	6,137
140	Pilates Barre	2,598
150	Sweet & Sassy	2,131
160A	Charter Communications	4,000
160B	AVAILABLE	3,571
200	Potbelly	2,008
202	Creamistry	1,473
204	Cowboy Up	1,182
206	Lash Lounge	1,000
208	Gigi's Cupcakes	1,178
209	The Joint	1,050
220	Malai Kitchen	4,242
240	AVAILABLE	2,500
250	Spenga	4,000
260	Modmarket	2,757
270	Pretty Kitty	1,197
280A	AVAILABLE	909
280B	GNC	914
290	Lemon Grass	1,928
300	Taverna Rossa	4,258
320	Custom Ink	1,526
330	Lette Macarons	814
340	Sur La Table	5,798
370	Steel City Pops	1,198
390	Protein Fit Kitchen	2,089
400	Orvis	4,505
410	AVAILABLE	3,285
420	Grayson Allen Fine Jeweler	1,768
430	Paper Source	2,800
440	PNC Bank	2,948
450	Engel and Volkers	1,938
1121	Gloria's	4,998
1131	Ra Sushi	4,988
500	Spa Habitat	2,206
510	AVAILABLE	2,298
540	Luna Grill	2,651





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SUITE 720
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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:

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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
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Tim Henson	623244	thenson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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Agent's Supervisor's Name	License No.	Email	Phone
Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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