# MOCKINGBIRD CENTRAL PLAZA

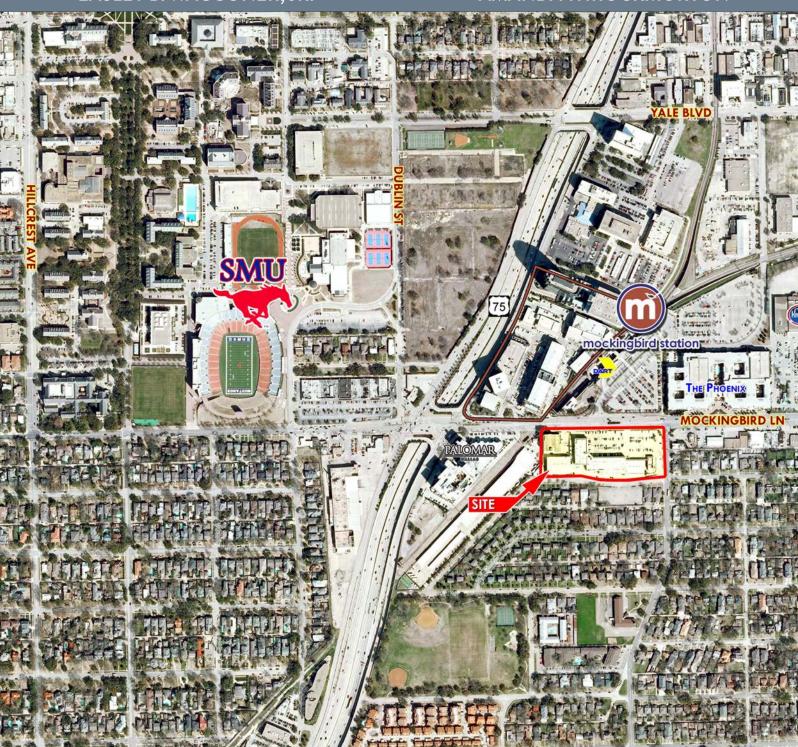
## FOR LEASE

DALLAS, TEXAS

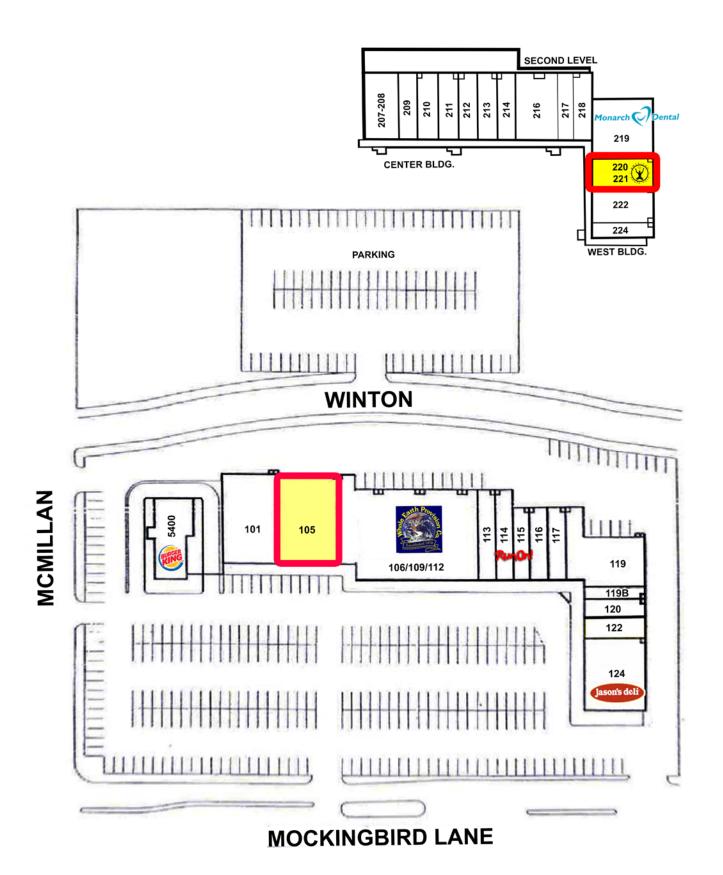
NEQ MOCKINGBIRD LANE & HWY 75

**EASLEY B. WAGGONER, JR.** 

**AMANDA THROCKMORTON** 



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



Property #809 Mockingbird Central Plaza Shopping Center

<u>TENANT</u>	<u>SF</u>
The Mattress Firm	4,650
Available	4,805
Whole Earth Provision	15,790
Experimac	2,500
Run On	2,000
Run On	1,600
Envy Nails Spa	1,600
Run On - Storage	1,600
Art Tailor	1,125
Pocket Sandwich Theater	4,975
Keith's Comics	1,500
Embroid Me	1,500
Jason's Deli	4,500
School of Contemporary Ballet of Dallas	7,730
Whole Earth Storage	1,516
Private Workout	1,516
Action Chiropractic	1,516
Park Cities Tan	3,032
Storage	1,516
Daniel's Salon	1,516
Monarch Dental	4,436
Available	3,048
GolfTEC	3,040
Love Insurance	1,500
Burger King	2,900
	The Mattress Firm  Available  Whole Earth Provision  Experimac  Run On  Run On  Envy Nails Spa  Run On - Storage  Art Tailor  Pocket Sandwich Theater  Keith's Comics  Embroid Me  Jason's Deli  School of Contemporary Ballet of Dallas  Whole Earth Storage  Private Workout  Action Chiropractic  Park Cities Tan  Storage  Daniel's Salon  Monarch Dental  Available  GolfTEC  Love Insurance

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	21,368	208,065	388,714
2017 EST DAYTIME POPULATION	22,703	130,743	405,536
2017 EST AVG HH INCOME	\$143,231	\$117,501	\$111,576

## **TRAFFIC COUNTS**

 HWY 75
 258,000 VPD

 MOCKINGBIRD LANE
 48,598 VPD

## HIGHLIGHTS

- Across from Mockingbird Station
- Walking distance from SMU
- High traffic area





## **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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	
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	X <u>XXXXXXXXXXXXXX</u>	<u>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>xxx</u> x <u>xxxxxxxxxxxx</u>	
Agent's Supervisor's Name Easley Waggoner	License No. 433572	Email ewaggoner@venturedfw.com	Phone 214-378-1212	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer/Tena	 nt/Seller/Landlord In	itials Date		

Venture Commercial



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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	 nant/Seller/Landlord In	itials Date	

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