Fuel Town - Retail Space

NEC Loop 12 (Walton Walker) & Northwest Hwy

FOR LEASE

(972) 991-9590

WHAT'S NEARBY

PAPPASITO'S Cantina

PAPPADEAUX SEAFOOD KITCHEN

Olive Garden ITALIAN KITCHEN

SINCE 1967 PAPPAS Bar-B-Q

HUMPERDINK'S Restaurant & Brewery

KNOCKOUT SPORTS BAR

chili's

RED LOBSTER FRESH FISH · LIVE LOBSTER

Fuel Town Center

2201 W Northwest Hwy, Dallas, Texas 75220

MARK COHEN
Mark@CenterPointCP.com
(972) 991-9590 x26

NICK VIRANI
Nick@CenterPointCP.com
(214) 762-9863

5330 Alpha Rd Ste 200
Dallas, Texas 75240
(972) 991-9590 (office)

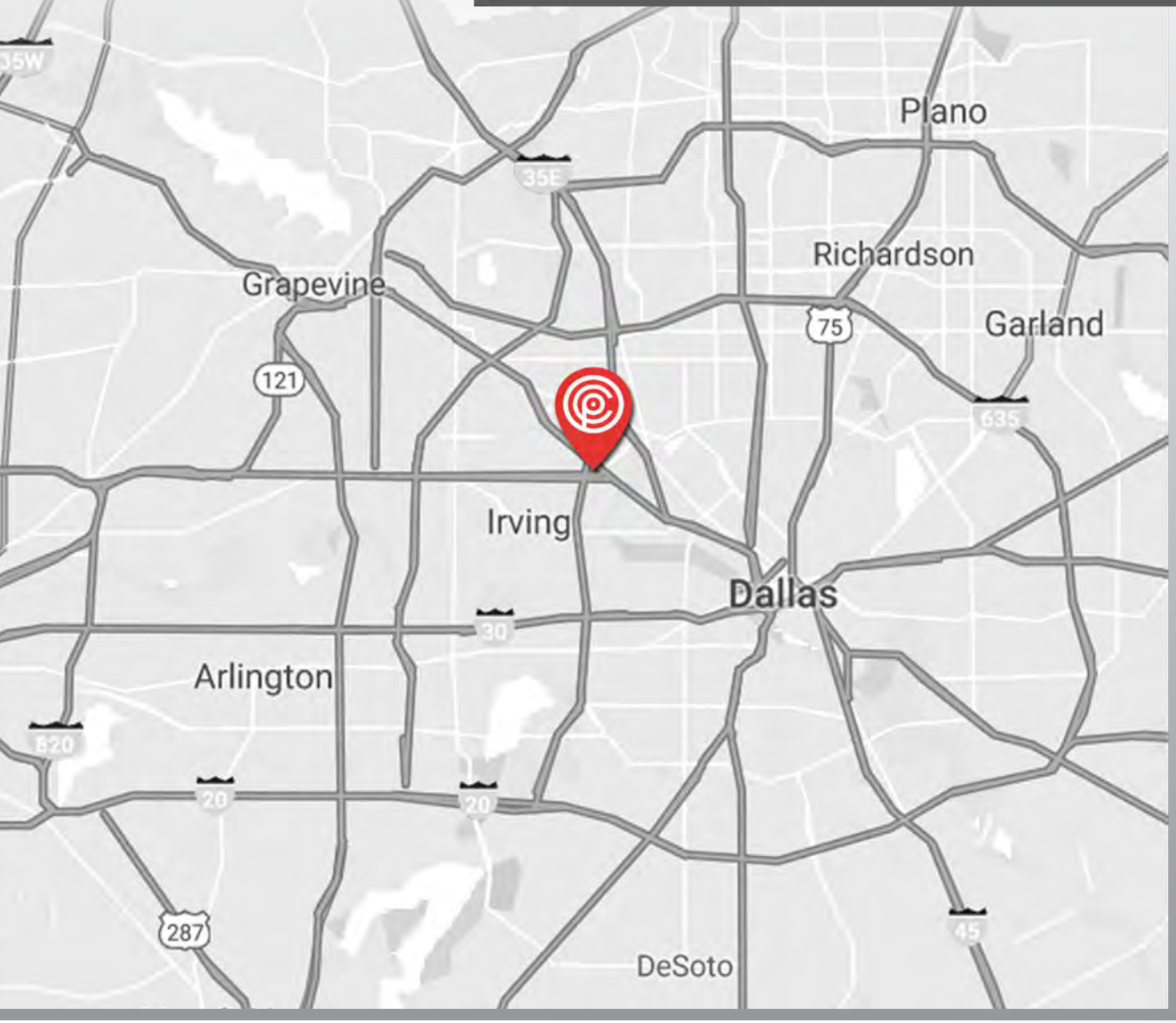
The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

CenterPoint COMMERCIAL PROPERTIES

www.CenterPointCP.com

Fuel Town NEC Loop 12 (Walton Walker) & NW HWY

CenterPoint
COMMERCIAL PROPERTIES



AVAILABILITY

- 1,000 SF In-line Space
- 1,500 SF End Cap

PRICING

Call for Rates

TRAFFIC COUNTS

N Walton Walker: 113,234 VPD
Northwest Hwy: 42,369 VPD
(TXDOT 2017)

PROPERTY DETAILS

- Both new white boxed and ready for occupancy
- Freeway signage available
- Street front retail on Northwest Highway
- High volume location

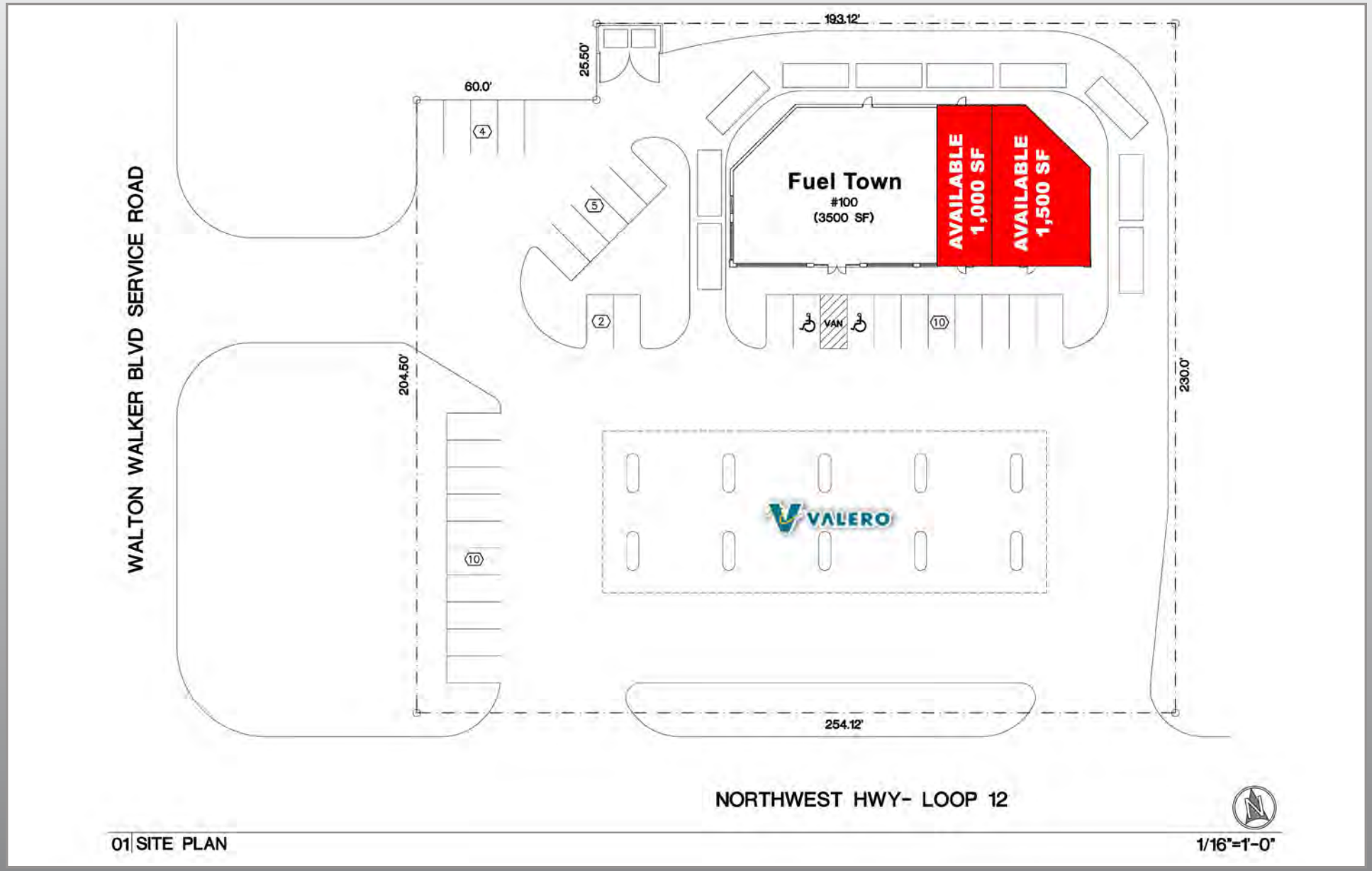
DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile
2018 Population	830	75,099	244,746
5 Yr Projected Growth	1.8%	7.2%	7.3%
Daytime Population	18,338	155,692	427,664
Average HH Income	$60,134	$78,442	$93,272

(972) 991-9590

Fuel Town NEC Loop 12 (Walton Walker) & NW HWY

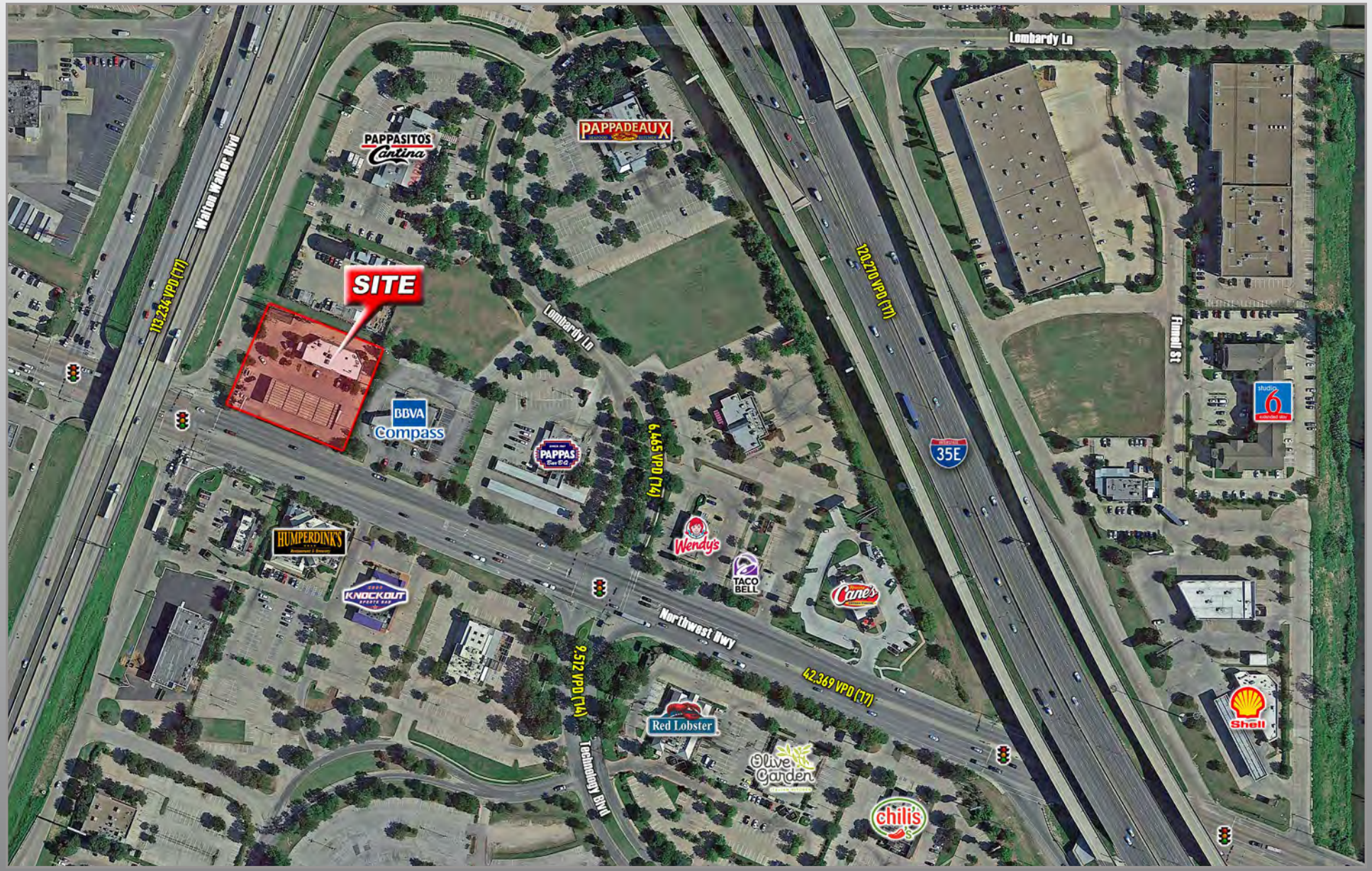
CenterPoint
COMMERCIAL PROPERTIES



(972) 991-9590

Fuel Town NEC Loop 12 (Walton Walker) & NW HWY

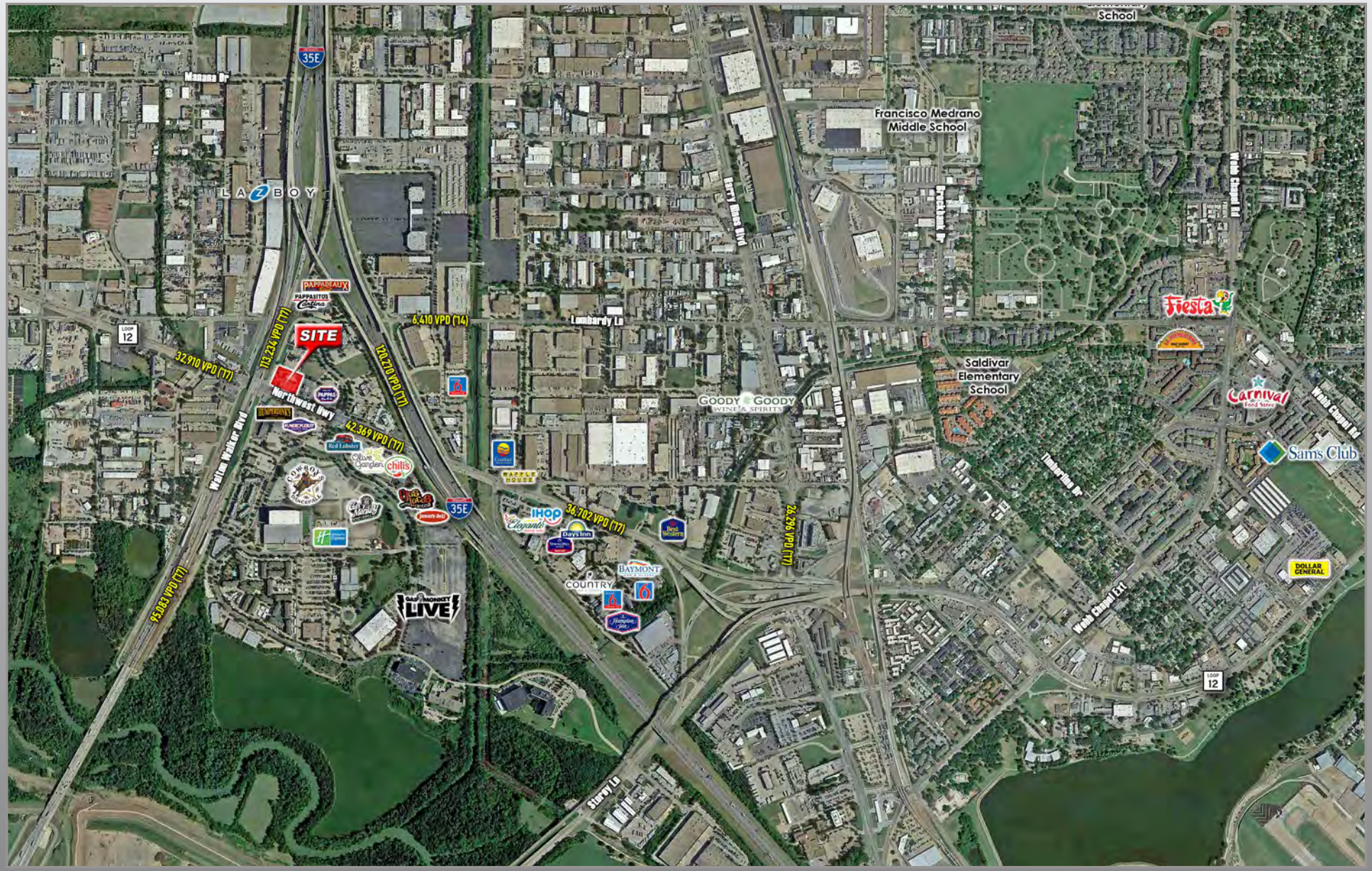
CenterPoint
COMMERCIAL PROPERTIES



(972) 991-9590

Fuel Town NEC Loop 12 (Walton Walker) & NW HWY

CenterPoint
COMMERCIAL PROPERTIES



(972) 991-9590

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 acti vi ties, including acts performed by sale s 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 ot hers, including the broker's own interests;
- Inform the client of any material informa tion about the property or transac tion received by the broker;
- Answer the client's ques tions and present any o ff er to or counter-o ff er from the client; and
- Treat all par ties to a real estate transacti on 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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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 du ties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services prov ided 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CenterPoint Commercial Properties, LLC	**0481728**	**info@centerpointcp.com**	**972-991-9590**
Designated Broker of Firm	License No.	Email	Phone
Mark Cohen	**0447509**	**mark@centerpointcp.com**	**972-991-9590**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Nick Virani	**0511070**	**nick@centerpointcp.com**	**972-991-9590**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0