



8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

LAKE PRAIRIE TOWNE CROSSING

RESTAURANT AND RETAIL SPACE FOR LEASE

SEC SH 360 AND CAMP WISDOM ROAD
GRAND PRAIRIE, TX

EASLEY B. WAGGONER, JR. EWAGGONER@VENTUREDFW.COM
AMANDA THROCKMORTON WELLES ATHROCKMORTON@VENTUREDFW.COM



LOCATION

SEC SH 360 AND CAMP WISDOM ROAD
GRAND PRAIRIE, TX

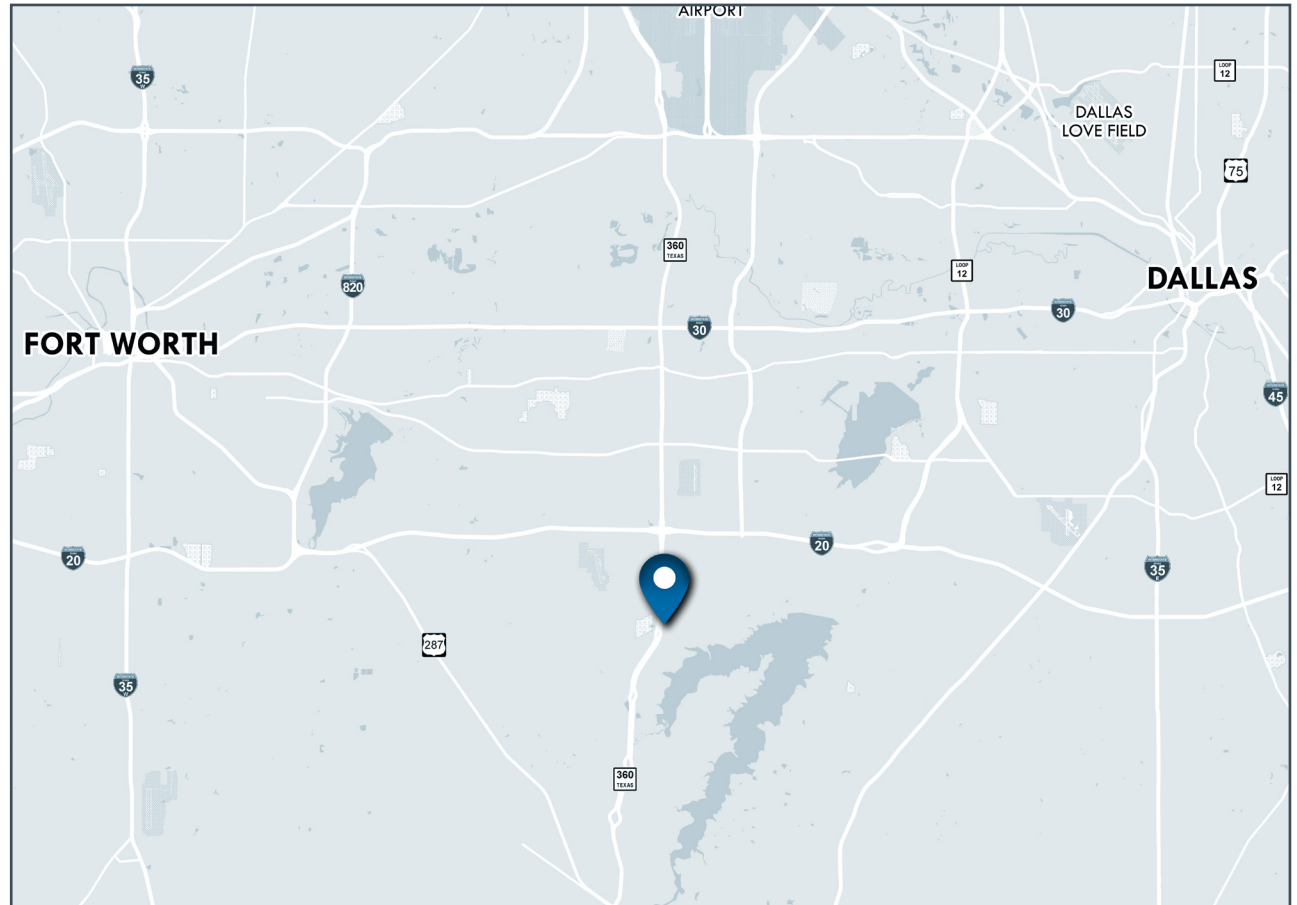
AVAILABLE SPACES

SUITE	SF
14	1,708 SF
20	4,930 SF
23	2,130 SF
24	978 SF
30	3,513 SF
45	1,200 SF
48	1,756 SF
58	1.09 AC
59	1.25 AC
60	1.49 AC
61	1.98 AC

TRAFFIC COUNTS

SH 360
92,000 VPD

CAMP WISDOM
29,095 VPD



PROPERTY HIGHLIGHTS

- ★ GLA: 243,900 SF
- ★ REGIONAL POWER CENTER
- ★ SMALL SHOP SPACE AVAILABLE

2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,748	94,324	277,498
EST. AVG. HH INCOME	\$113,688	\$94,991	\$92,082



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TENANT

SQFT

1	24 Hour Fitness	30,000
2	Dollar Tree	10,000
3	Petco	15,000
4	Ross	29,931
5	Marshalls	28,000
6	Chili's	5,860
7	Five Below	8,004
8	Party City	12,420
9	rue21	5,000
10	DFW Better Care Physicians, PL	3,146
11	Align Chirocare	1,452
12	Instinctive Hair Couture	3,254
14	Available	1,708
15	Sally Beauty	1,600
16	Massage Envy	3,722
17	Amazing Lash Studio	2,002
18	Great Clips	1,200
19	Maurices	5,000
20	Available	4,930
21	Downtown Locker Room	5,070
22	Mama Moore's Gourmet Popcorn	1,600
23	Available	2,130
24	Available	978
25	Crazee Crab and Oyster Bar	4,678
26	State Farm Insurance	1,064
27	North Texas Tollway Authority	2,193
28	Kung Fu Tea	1,928
29	The Olive Branch Express	2,573
30	Available	3,513
31	Yoshi	2,500
32	IHOP	4,676
33	Mattress Firm	3,800
34	Mario's-Potentially Avail.	1,513
35	FedEx Office	1,650
36	Leslie's Swimming Pool	3,069
37	Domino's Pizza	1,800
38	Mathnasium of Grand Prairie	1,936
39	On the Border	4,015
40	Marble Slab Creamery	1,200
41	Supercuts	1,388
42	Dental One	2,560
43	Ticole Nguyen DDS PLLC	2,200
45	Available	1,200
46	Elite Spa & Nails	3,008
47	Advanced Eyecare	2,079
48	Available	1,756
49	Methodist Family Health Center	5,634
58	Available	1.09 ac
59	Available	1.25 ac
60	Available	1.49 ac
61	Available	1.98 ac

Non-Controlled
 Availability
 Potential Availability



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EASLEY B. WAGGONER, JR.

Partner
214.378.1212
ewaggoner@venturedfw.com

AMANDA THROCKMORTON WELLES

Vice President
214.378.1212
athrockmorton@venturedfw.com



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:

- 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.

Venture Commercial Real Estate, LLC	476647	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
Easley B. Waggoner, Jr.	433572	ewaggoner@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	athrockmorton@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

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Date