



8235 Douglas Ave
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T 214.378.1212
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MURPHY CROSSING FOR LEASE

SEC S MURPHY RD & E FM 544
MURPHY, TX



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LOCATION

SEC S MURPHY RD & E FM 544
MURPHY, TX

SIZE

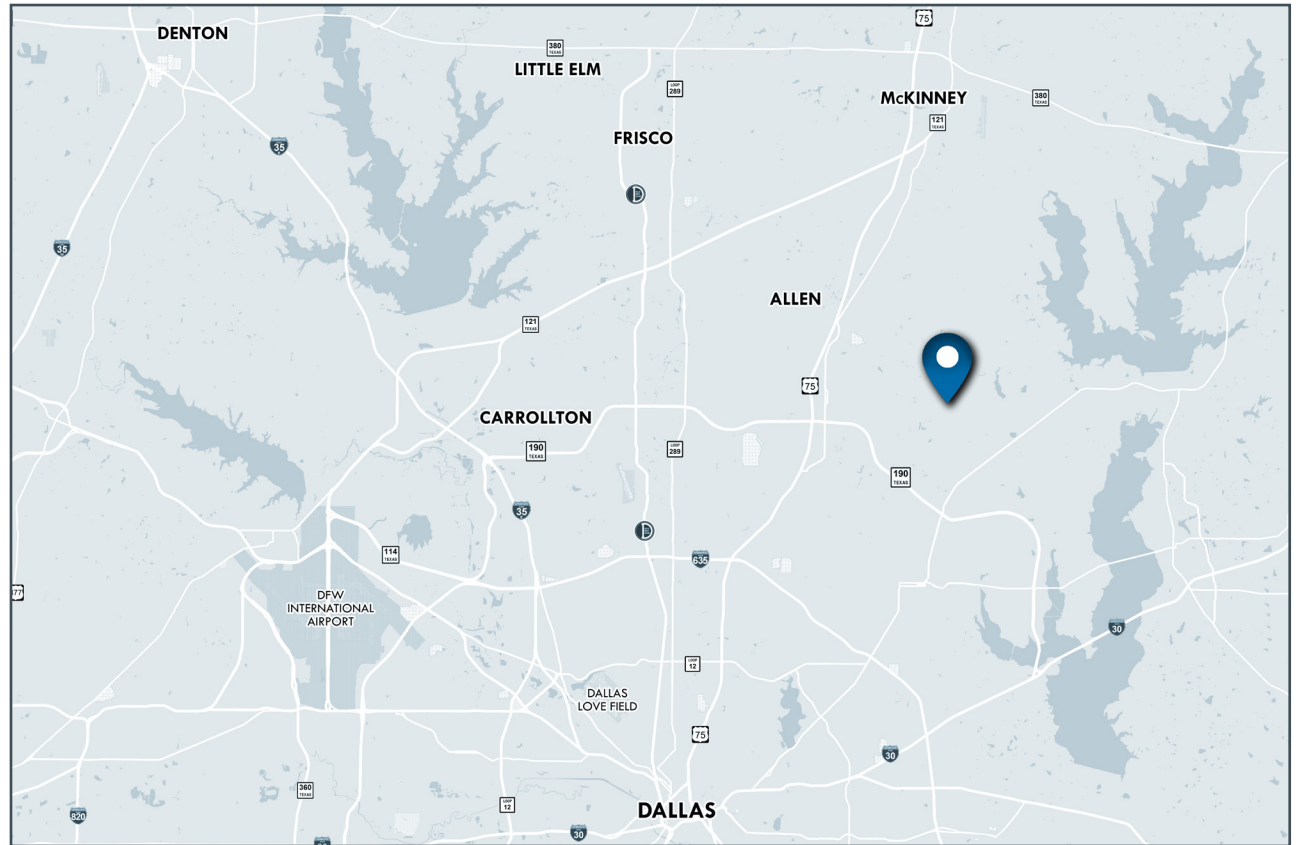
GLA
43,894 SF

AVAILABLE SPACES

SUITE 82 1,200 SF	SUITE 70 1,118 SF
SUITE 78 2,398 SF	PAD 39,125 SF

TRAFFIC COUNTS

FM 544 45,281 VPD 2016	MURPHY RD 18,006 VPD 2016
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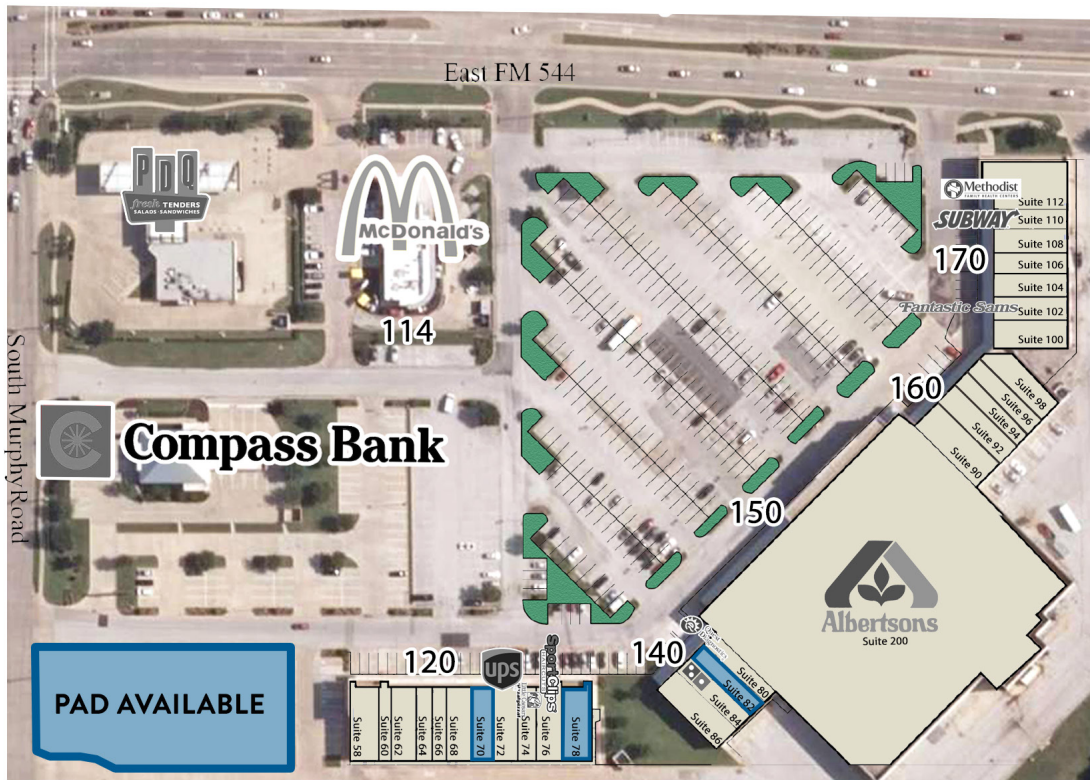


AREA ATTRACTIONS



2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,858	83,509	206,258
EST. DAYTIME POPULATION	3,388	17,124	58,860
EST. AVG. HH INCOME	\$135,942	\$131,329	\$112,750



UNIT	TENANTS	SF
112	Methodist Health System	3,500
110	Subway	1,400
108	Yanni's Greek Cafe	1,400
106	Sunny Foot Spa	1,400
104	China Fang	1,750
102	Fantastic Sams	1,400
100	Glossy Dental/Hawar	1,750
98	Fesler Orthodontics	2,606
96	Mathnasium	1,600
94	Floors 4 Less	1,536
92	Essence Nail Salon	1,200
90	Kung Fu Tea	2,000
200	Albertsons	62,266
80	Quest Diagnostics	1,600
82	AVAILABLE	1,200
84	Domino's Pizza	1,305
86	H&R Block	2,250
78	AVAILABLE	2,398
76	Sports Clips	1,260
74	Little Caesar's Pizza	1,120
72	UPS Store	1,400
70	AVAILABLE	1,118
68	Shinrai Japanese Bistro	1,550
66	Edward Jones	1,050
64	Murphy Family Eyecare/R. Ison	1,603
62	Inspired Cuts	1,050
60	Two Crazy Bakers	1,050
58	Nicki's Italian	2,398
114	McDonalds	
PAD	AVAILABLE	39,125





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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:

- 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
Ryan Smith	638784	rsmith@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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
Tonya Hagood	247781	thagood@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date