

**FOR LEASE**

**Glade Points Shopping Center**  
3930 Glade Rd | Colleyville, TX 76034



**SPACE AVAILABLE**

**1,400-2,838 SF**

**PRICING INFORMATION**

**\$18 PSF + \$7.37 NNNs**

**LOCATION**

**NWC of Glade Rd & Hwy 121**

**AREA RETAILERS**



- 👁️ Retail strip center anchored by Albertson's located at prime intersection in Colleyville
- 👁️ Directly across from Target Superstore and NEW Glade Parks (Dick's Sporting Goods, Dave & Busters, Belk, Five Below)
- 👁️ One of the top-performing and fastest-growing Retail Corridors in NE Tarrant County
- 👁️ TI Package for established strong credit tenants

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	12,099	28,062	51,284	199,482
Employees	4,772	6,584	22,377	121,998
Average HH Income	\$154,644	\$136,108	\$91,570	\$108,655
2017-2022 Annual Rate	1.65%	0.75%	0.91%	1.02%

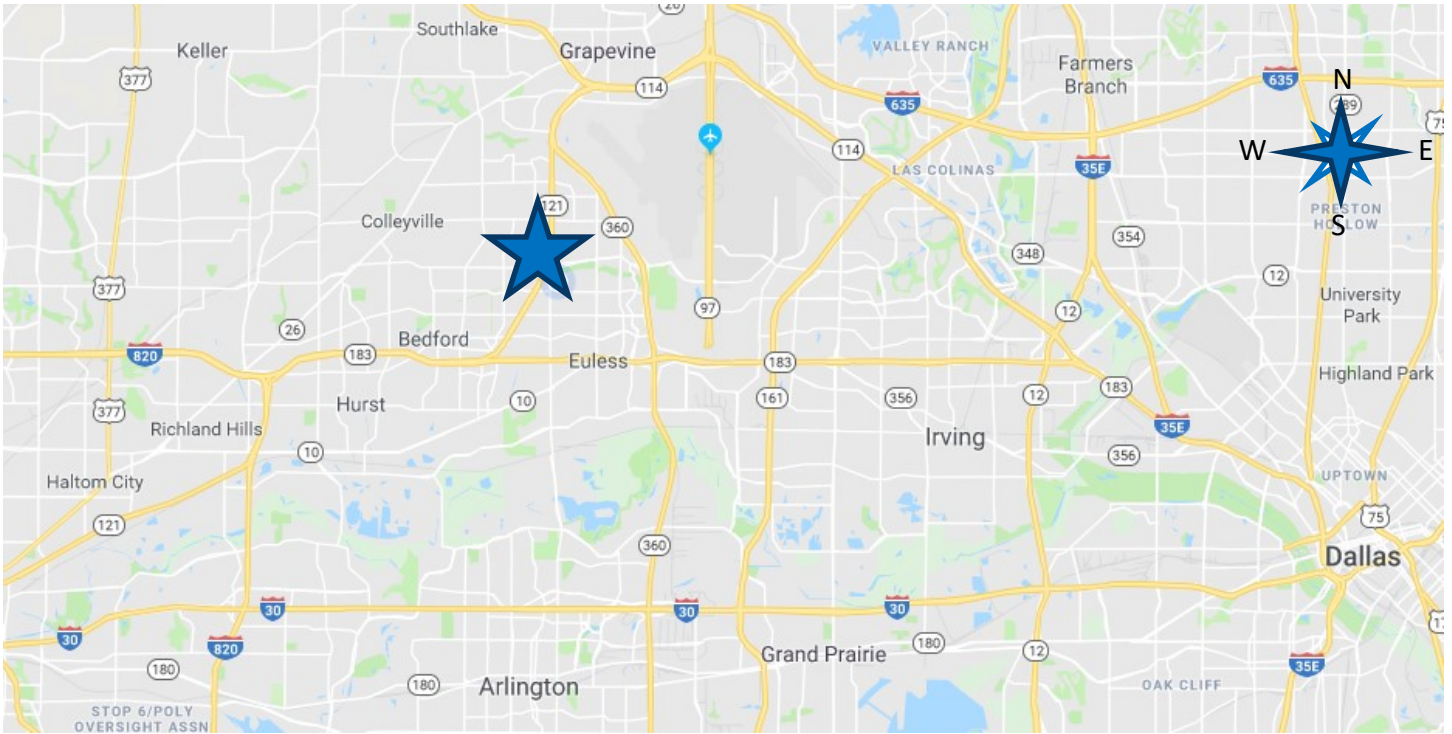
Traffic Count 96,850 VPD at 121 & Glade Rd  
\*STDBonline.com 2017

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The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

# 3930 Glade Rd

Albertson's Anchored Center at Thriving 121 & Glade Intersection



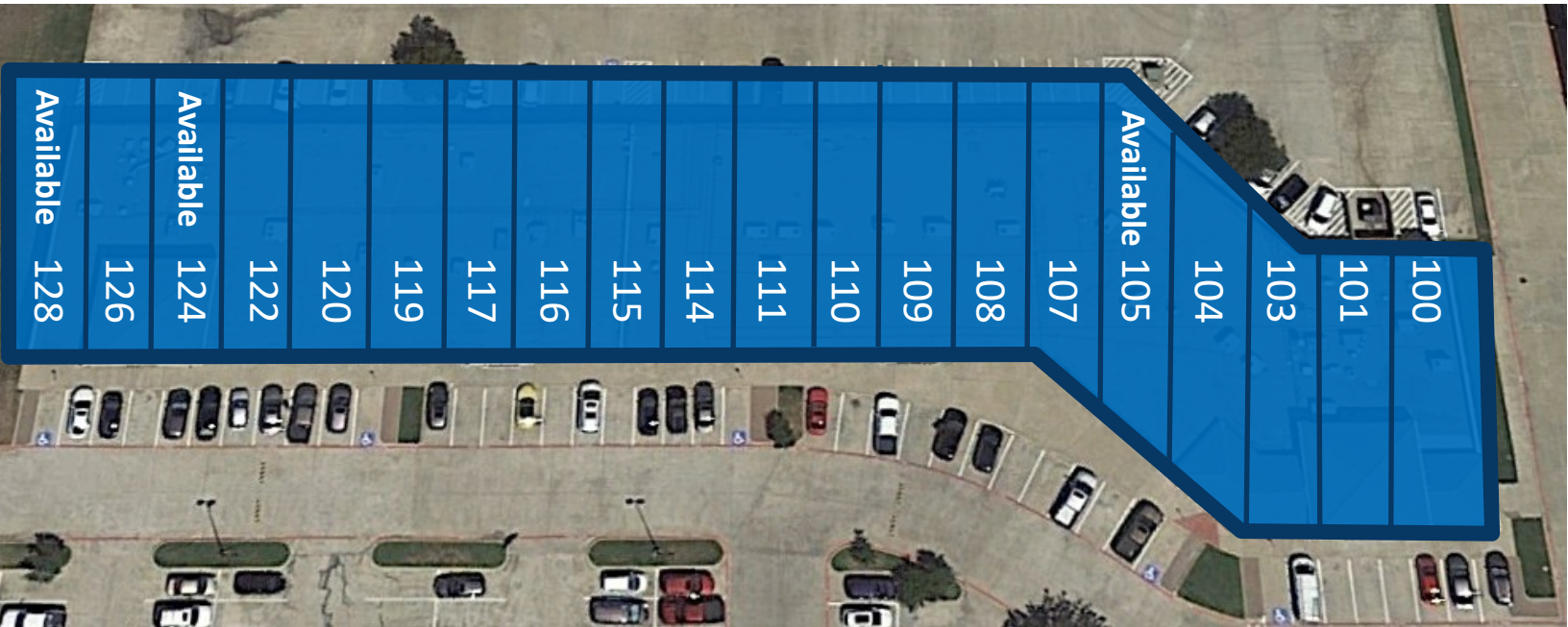
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Suite	Tenant	Space
100	NY Bagel & Deli	
101	Nizza Pizza	
103	Yakety Yak	
104	Yoyo Spa	
105	Heritage Vet - Available Soon	2,838
107	Liberty Tax	
108	Copy & Ship HQ	
109	Jewel Foundation	
110	GNC	
111	Pro-Cuts	
114	Awareness Chiropractic	
115	Tri-Cities Dental	
116	Luxury Nail Spa	
117	Loaded Brushes	
119	Marble Slab Creamery	
120	Embroid Me	
122	Barton Eye Associates	
124	Former Salon - AVAILABLE	2,000
126	Pho Duy	
128	Centre Cleaners - Available Soon	1,400

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# Information On 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 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 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 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. 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.

**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 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.

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