MURPHY CROSSING

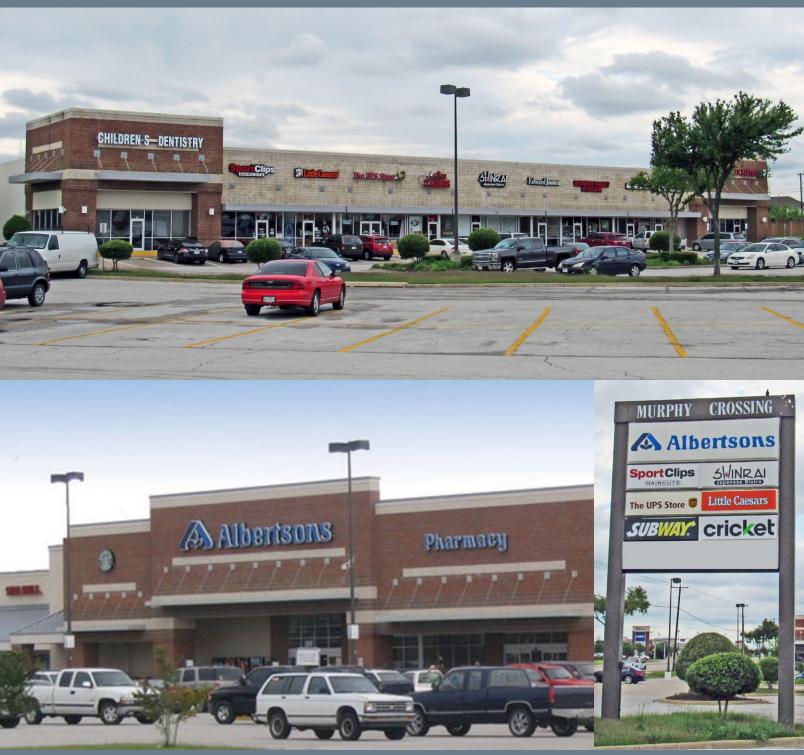
FOR LEASE

MURPHY, TEXAS

SEC S. MURPHY RD & E. FM 544

RYAN SMITH

TONYA HAGOOD



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

MURPHY CROSSING



TENANTS INCLUDE:

Suite 112 - Methodist Health System

Suite 110 - Subway

Suite 108 - Yanni's Greek Cafe

Suite 106 - Sunny Foot Spa

Suite 104 - China Fang Restaurant

Suite 102 - Fantastic Sams

Suite 100 - Murphy Dental/Hawar

Suite 98 - Fesler Orthodontics

Suite 96 - Mathnasium

Suite 94 - Cricket Wireless

Suite 92 - Essence Nail Salon

Suite 90 - Available 2,000 SF

Suite 200 - Albertsons

Suite 80 - Quest Diagnostics

Suite 82 - Available 1,200 SF

Suite 84 - Domino's Pizza

Suite 86 - H&R Block

Suite 78 - Children's Dentist

Suite 76 - Sports Clips

Suite 74 - Little Caesars Pizza

Suite 72 - UPS Store

Suite 70 - LeBon Cleaners

Suite 68 - Shinrai Japanese Bistro

Suite 66 - Edward Jones

Suite 64 - Murphy Family Eyecare/R. Ison

Suite 62 - Inspired Cuts

Suite 60 - Kathryn's Custom Cakes & Cups

Suite 58 - Nicki's Italian Suite 114 - McDonalds

1 MILE 5 MILE **DEMOGRAPHICS** 3 MILE 2016 EST POPULATION 12,742 79,716 192,019 2016 EST DAYTIME POPULATION 3,572 15,219 64,583 2016 EST AVG HH INCOME \$131,553 \$124,347 \$106,809

TRAFFIC COUNTS

FM 544 46,550 VPD (TXDOT 2013) MURPHY RD 15,440 VPD (TXDOT 2013)







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;
 - 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.

Venture Commercial Real Estate, LLC 476641 info@venturedfw.com 214-378-1212 Broker's Licensed Name or Primary License No. Email Phone **Assumed Business Name** Michael E. Geisler 350982 mgeisler@venturedfw.com 214-378-1212 Designated Broker's Name License No. Phone Agent's Supervisor's Name Phone License No. **Fmail** 441529 rsmith@venturedfw.com Ryan Smith 214-378-1212 thagood@venturedfw.com 247781 Tonya Hagood Sales Agent/Associate's Name Email Phone License No. Buyer/Tenant/Seller/Landlord Initials Date