

FOR LEASE

# Clin Walt Plaza

718 Hercules Ln | Denton, TX 76209



## SPACE AVAILABLE

1,000-2,100 SF

## PRICING INFORMATION

\$10.00 PSF NNN  
(Est. \$4.47)

## LOCATION

SWC of Hercules Ln  
and Stuart Rd

## AREA RETAILERS



- Convenient Neighborhood Center Perfect for Street Visible Retail, Daycare, Office or Church
- Located just off Loop 288 (18,900 VPD)
- Less than 3 miles from Texas Woman's University & the Downtown Denton Square
- 3.5 miles from Rayzor Ranch (400 Acre Commercial Development)
- Prime Opportunity to Serve the Dense Residential North Denton area

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	10,369	26,889	49,148	94,069
Employees	575	4,257	18,418	46,018
Average HH Income	\$70,629	\$70,298	\$63,198	\$55,367
2017-2022 Annual Rate	1.28%	1.34%	1.44%	1.92%
Traffic Count	18,900 VPD on Loop 288			

\*STDBonline.com 2018

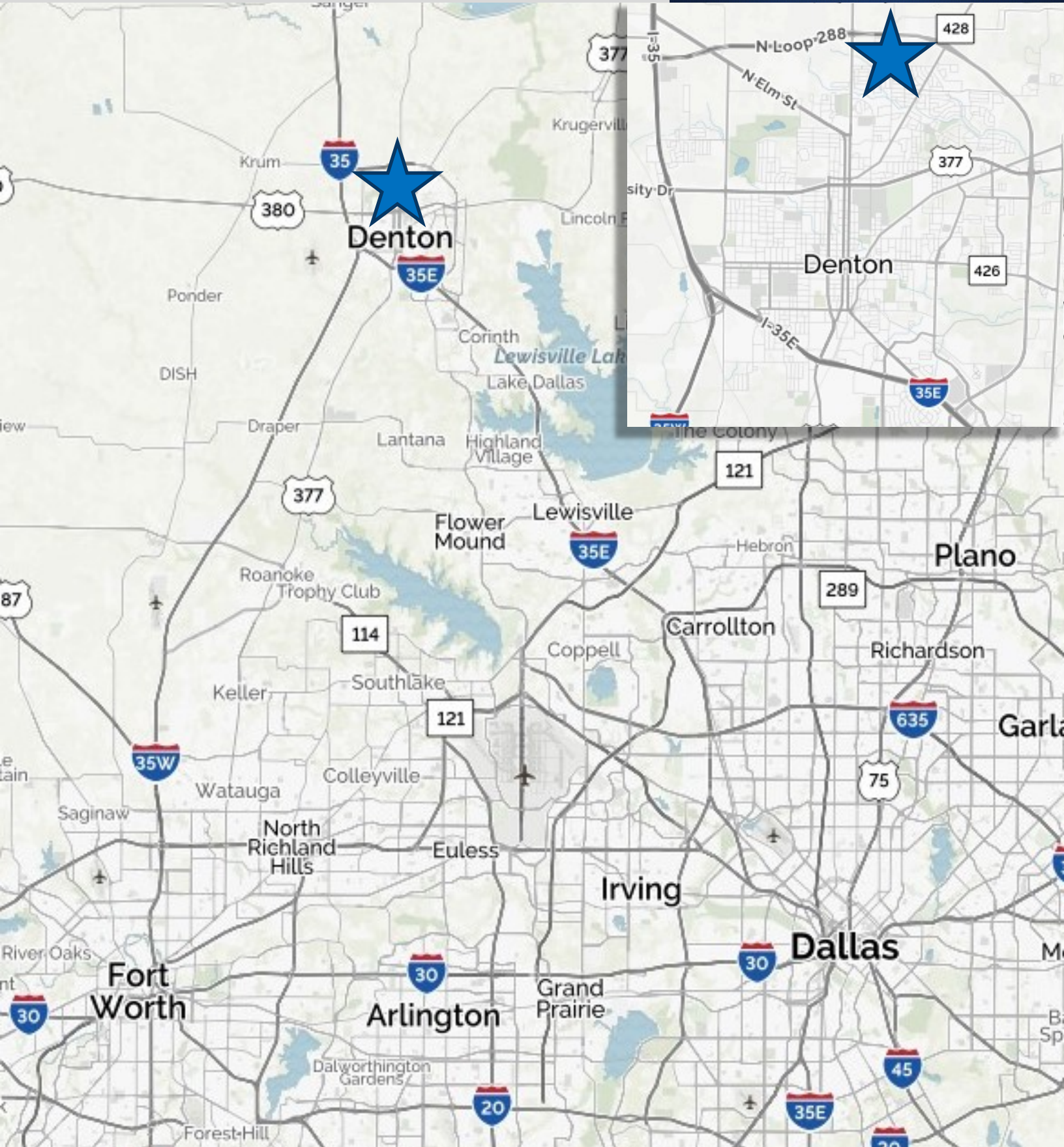
Roger Smeltzer | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

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.



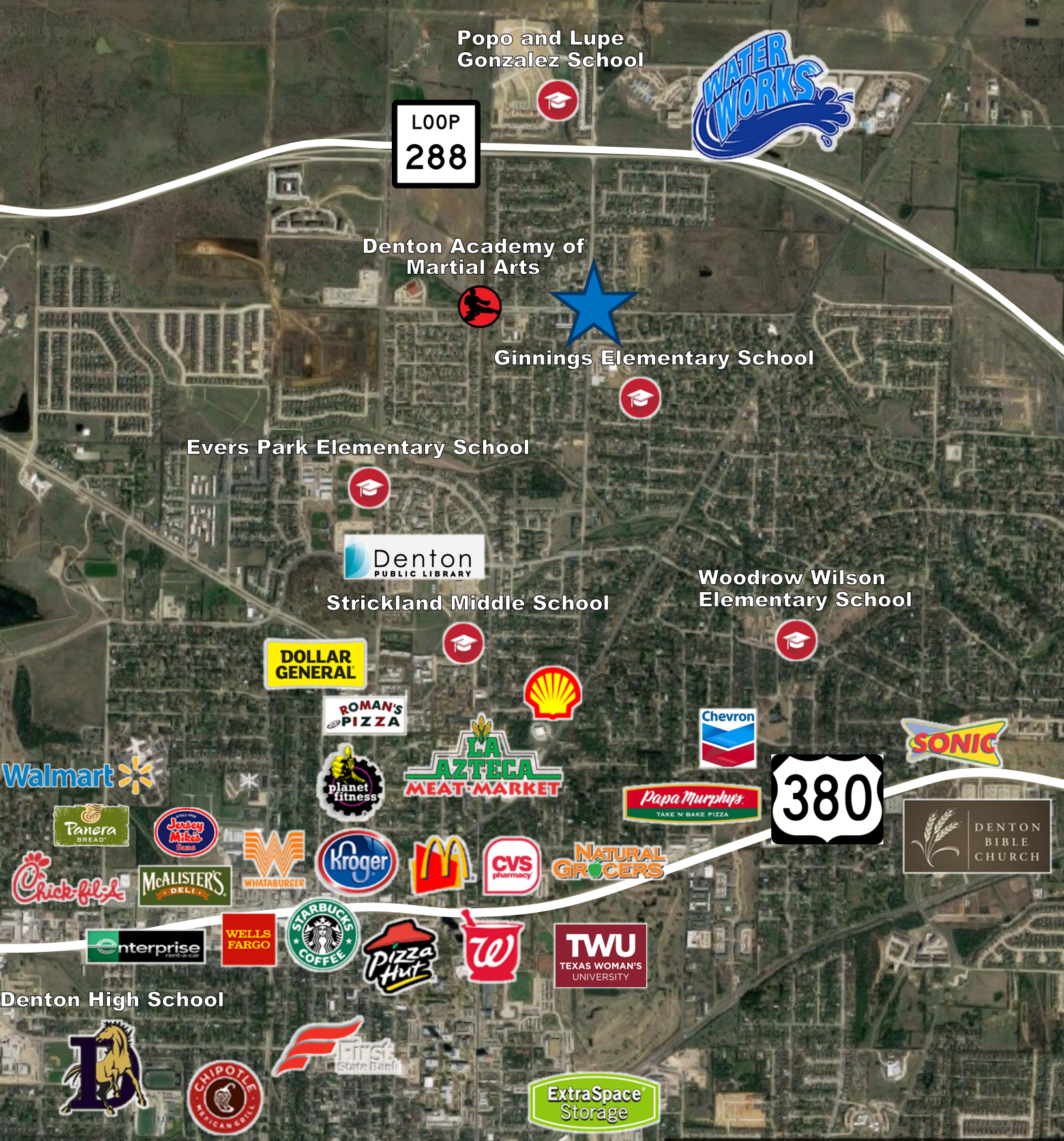
# 718 Hercules Ln

Great Neighborhood Center  
Just Off Loop 288





718 Hercules Ln  
Great Neighborhood Center  
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Popo and Lupe  
Gonzalez School

LOOP  
288



Denton Academy of  
Martial Arts

Ginnings Elementary School

Evers Park Elementary School

Denton  
PUBLIC LIBRARY

Strickland Middle School

Woodrow Wilson  
Elementary School

DOLLAR  
GENERAL

ROMAN'S  
PIZZA



380

DENTON  
BIBLE  
CHURCH

Walmart



NATURAL  
GROCERS



TWU  
TEXAS WOMAN'S  
UNIVERSITY

Denton High School





# 718 Hercules Ln

Great Neighborhood Center  
Just Off Loop 288



Suite	Tenant	Space
1	Coin Laundry	1,000 SF
2	AVAILABLE	2,100 SF
3	AVAILABLE	1,000 SF
4	Keno's Express Store	2,200 SF



**718 Hercules Ln**  
Great Neighborhood Center  
Just Off Loop 288



# 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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