HARWOOD CROSSING

RECENTLY EXPANDED KROGER & SHOPPING CENTER RENOVATION

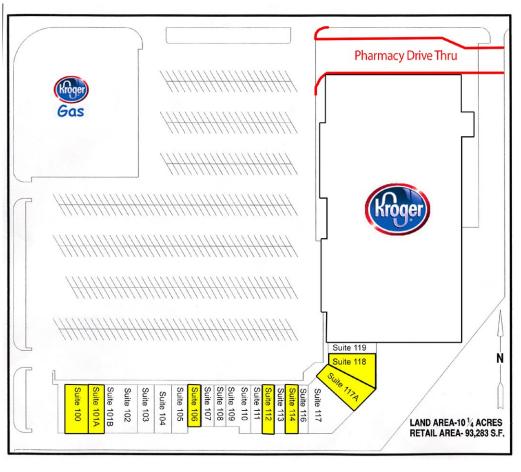
EULESS, TEXAS

RYAN SMITH

TONYA HAGOOD



HARWOOD CROSSING



TENANT ROSTER					
Suite	Tenant	Sq. Ft.			
100	AVAILABLE	3,500			
101A	AVAILABLE (AUGUST 2017)	1,262			
101B-102	WING STOP	2,532			
103	ZOETIC DENTAL	1,930			
104	RODNEY D YOUNG	1,580			
105	MS. NAILS	1,589			
106	AVAILABLE	1,039			
107	SASHA'S BEAUTY SALON	1,050			
108	504 SALON	1,050			
109-110	H&R BLOCK	2,295			
111	SUBWAY	1,225			
112	AVAILABLE	1,225			
113	ACE CASH EXPRESS	1,225			
114	AVAILABLE	1,225			
116	NIKKI'S SPA	1,190			
117	JOY WASH WORLD	3,414			
117A	AVAILABLE	2,396			
118	AVAILABLE	2,240			
119	METROPCS	1,241			

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	22,189	94,043	202,830
2017 EST AVG HH INCOME	\$72,316	\$83,222	\$85,512

TRAFFIC COUNTS

MAIN STREET 13,882 VPD (2014 TXDOT)
HARWOOD ROAD 11,013 VPD (2014 TXDOT)

PROPERTY INFORMATION

LOCATION

SEC Harwood Rd & Main St Euless, Texas

AVAILABLE

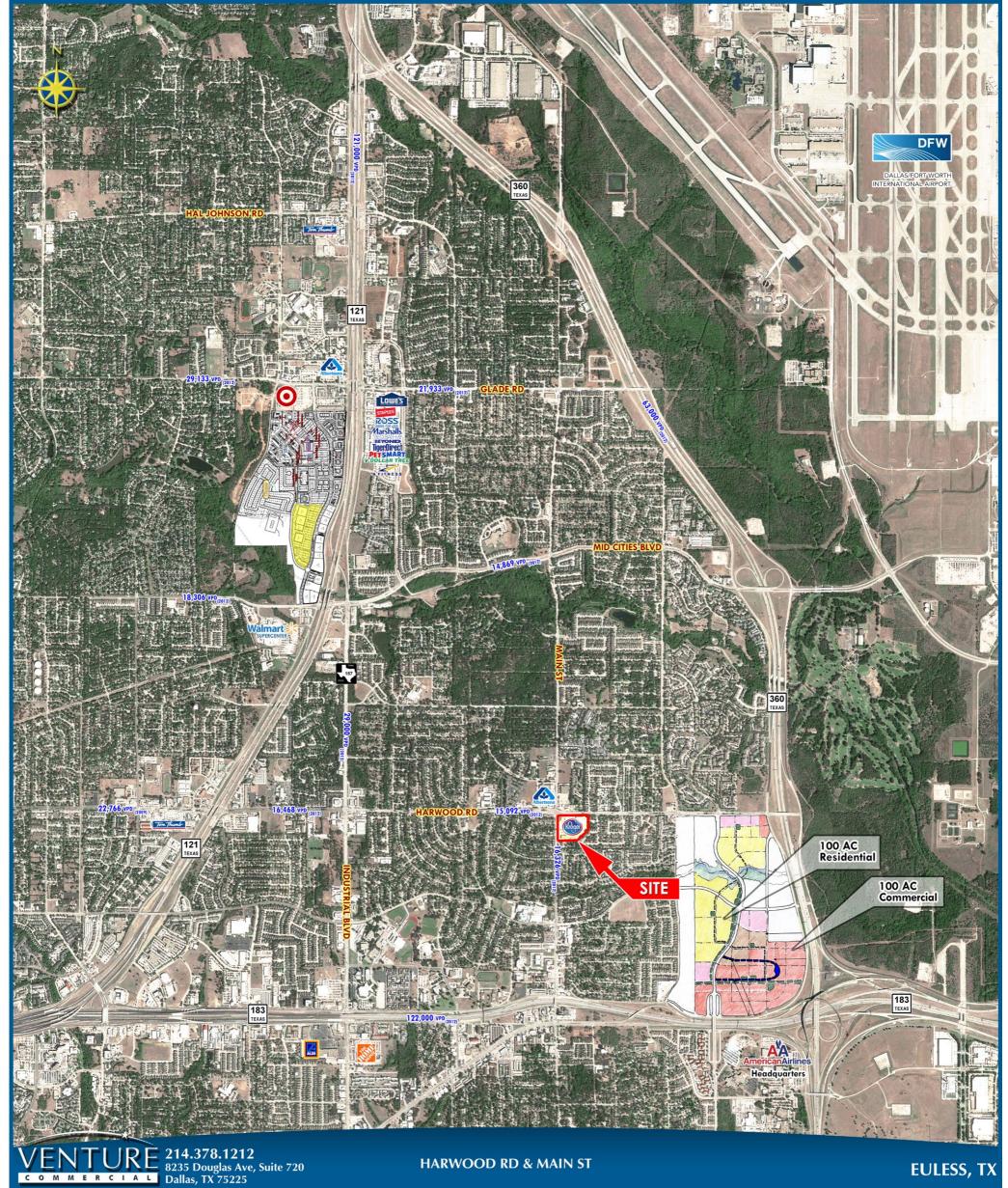
3,500 SF 1,225 SF 1,262 SF 1,225 SF 1,039 SF 2,396 SF 2,240 SF

2,240 3

NNN

Taxes \$2.01 PSF CAM \$2.39 PSF Ins. \$0.42 PSF \$4.82 PSF







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:
 - o 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.

Real Estate, LLC	476641	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
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	xx <u>xxxxxxxxxxxxx</u>	<u>«xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>(XXX</u> X <u>XXXXXXXXXXXX</u>
Agent's Supervisor's Name Ryan Smith	License No. 638784	Email rsmith@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord Ir	nitials Date	

Venture Commercial



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Venture Commercial info@venturedfw.com Real Estate, LLC 476641 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. Email Phone 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