# PARK VILLAGE

# FOR LEASE

### SOUTHLAKE, TEXAS 76092

SWC FM 1709 & S. CARROLL AVENUE

AMY PJETROVIC

TIM HENSON







# PARK VILLAGE



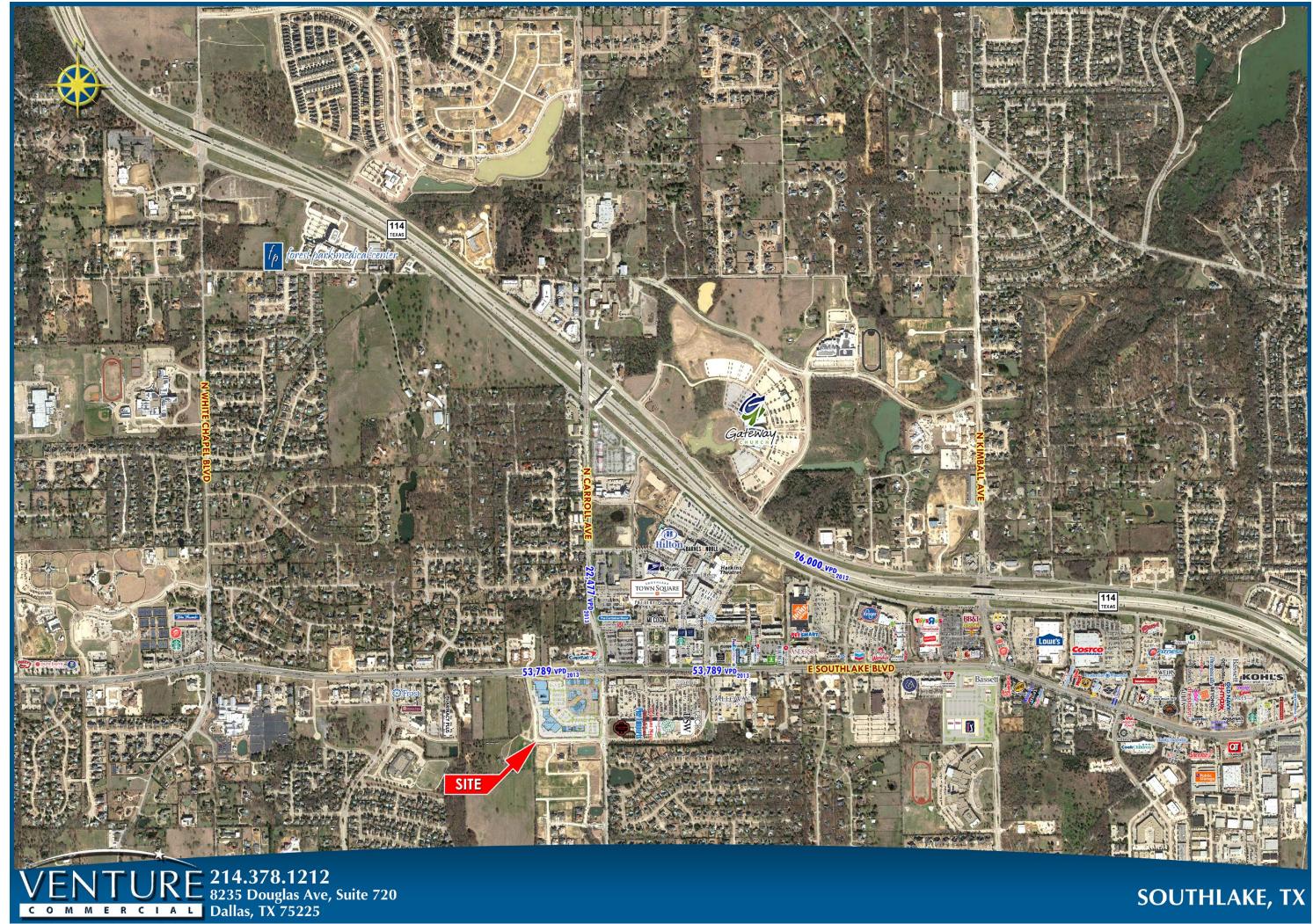
<u>Suite #</u>	Tenant Name	<u>SF</u>	
1001		21,803	
1011	REI	22,368	
1021	AVAILABLE	3,016	
100	Beauty Brands	7,333	
110	Sovn	3,335	
1051	Michaels	20,794	
1061	Kirklands	11,590	
120	AVAILABLE	3,582	
130	Park Village Nails	2,555	
140	Pilates Barre	2,598	
150	AVAILABLE	2,131	
160	Lukes Locker	7,350	
200	Potbelly	2,008	
202	Menchies Frozen Yogurt	1,473	
204	Cowboy Up	1,182	
206	Lash Lounge	1,000	
208	Gigi's Cupcakes	1,178	
209	The Joint	1,050	
220	Malai Kitchen	2,742	
240 & 250	AVAILABLE	7,857	
260	Modmarket	2,757	
270	Pretty Kitty	1,197	
280 B	GNC	914	
280 A	Juice Bar	909	
290	Lemon Grass	1,928	
300	Taverna Rossa	4,258	
320	AVAILABLE	1,526	
330	Lette Macarons	814	
340	Sur La Table	5,798	
370	Steel City Pops	1,198	
390	Protein Fit Kitchen	2,089	
400	Orvis	4,505	
410	AVAILABLE	3,285	
420	Grayson Allen Fine Jeweler	1,768	
430	Paper Source	2,800	
440	AVAILABLE	2,948	
450	Engel and Volkers	1,938	
1121	Gloria's	4,998	
1131	Ra Sushi	4,988	
500	Spa Habitat	2,206	
510	Pure Point Financial	2,298	
540	Luna Grill	2,651	

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2016 EST POPULATION 2016 EST AVERAGE HH INCOME 2016 EST MEDIAN HH INCOME	4,917 \$233,433 \$190,546	57,975 \$165,870 \$117,117	\$164.261	FM 1709 / SOUTHLAKE BLVD53,789CARROLL AVENUE22,477	



VENTURE 8235 DOUGLAS AVE, SUITE 720 DALLAS, TEXAS 75225 214.378.1212





## SOUTHLAKE, TX



### **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
- 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	
	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	( <u>X</u> X <u>XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</u>	<u> </u>	
Agent's Supervisor's Name			Phone	
Agent S Supervisor S Name Tim Henson Amy Pjetrovic	623244 550374	thenson@venturedfw.com apjetrovic@venturedfw.com	Phone 214-378-1212	

Buyer/Tenant/Seller/Landlord Initials

Information available at www.trec.texas.gov