

BROADWAY VILLAGE

FOR LEASE

GARLAND, TEXAS

NEC BROADWAY BLVD & I-30

BOB MOORE

RYAN SMITH



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



DUCK CREEK DR

BROADWAY BLVD

GRENBELT PKWY

BELTLINE RD

30

168,000 VPD

28,858 VPD

159,000 VPD

22,074 VPD



BARGAIN TOWN

QT

Quiznos Sub

CASH STORE

at&t

TACO CABANA

Starbucks

McDonald's

Wendy's

State Bank of Texas

chjji's

CareNow

IHOP

Carl's Jr.

Kroger

Dairy Queen

Chans Restaurant

Williams Chicken

American Pawn Store

Sonic

Bank of America

Albertsons

Taco Bueno

Pizza Hut

Taco Bell

Walgreens

RadioShack

Payless

RestoStore

TACO CASA

7-Eleven

Days Inn

Williams Chicken

American Pawn Store

Sonic

Chans Restaurant

Dairy Queen

Williams Chicken

American Pawn Store

Sonic

Chans Restaurant

Dairy Queen

Williams Chicken

VENTURE COMMERCIAL 214.378.1212
8235 Douglas Ave, Suite 720
Dallas, TX 75225

I-30 & BROADWAY BLVD

GARLAND, TX

BROADWAY VILLAGE



HIGHLIGHTS

- Size Available: 1,350 SF, 950 SF, 1,125 SF, 1,525 SF
- Great exposure
- Good access
- High traffic intersection

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	12,900	97,906	251,517
2015 EST AVG HH INCOME	\$58,789	\$63,510	\$60,020

TRAFFIC COUNTS	
I-30	159,000 VPD
BROADWAY BLVD	28,858 VPD



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;
 - 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.

Venture Commercial Real Estate, LLC			
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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
XX			
Agent’s Supervisor’s Name Bob Moore Ryan Smith	License No. 147917 441529	Email bmoore@venturedfw.com rsmith@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date