

12,000 SF

VENTURE
FOR INFORMATION
214.378.1212
www.venturedfw.com

DOLLAR TREE

AutoZone

2,600 SF
RESTAURANT SPACE AVAILABLE

THE VARSITY GRILL
Burgers, Wings & Other Things

THE VARSITY GRILL
Burgers, Wings & Other Things

VENTURE
COMMERCIAL

ABRAMS FOREST SHOPPING CENTER FOR LEASE

8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

SWC ABRAMS RD & FOREST LN
DALLAS, TX

PARTNER XTEAM
RETAIL ADVISORS

TONYA HAGOOD THAGOOD@VENTUREDFW.COM

LOCATION

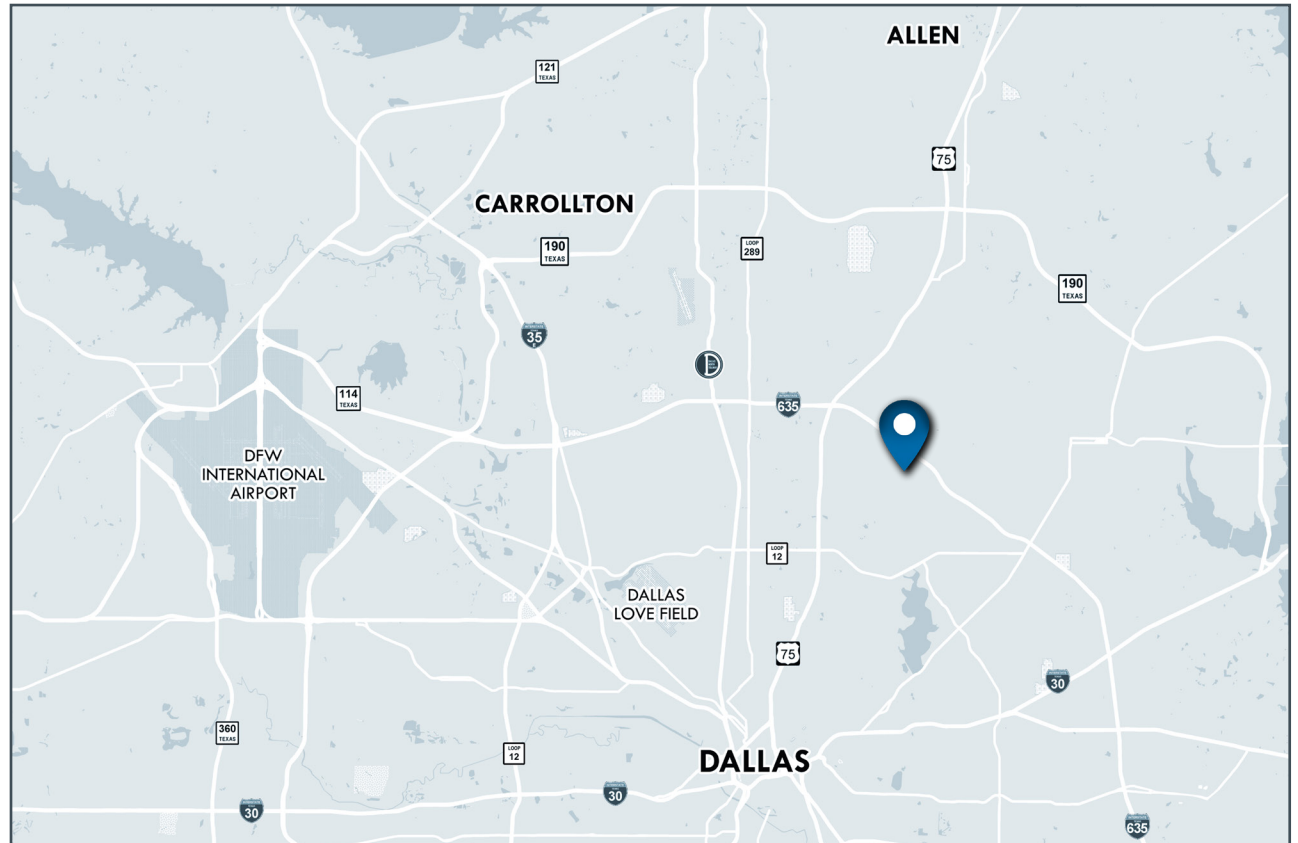
SWC ABRAMS RD & FOREST LN
DALLAS, TX

AVAILABLE SPACES

| | |
|---|------------------------------|
| SUITE 100 11,884 SF | SUITE 202 1,494 SF |
| SUITE 208 1,442 SF | SUITE 324 1,684 SF |
| SUITE 338 1,483 SF | SUITE 340 1,897 SF |
| SUITE 342 1,196 SF | SUITE 348 780 SF |
| SUITE 352 1,038 SF | SUITE 354 756 SF |
| (FORMER RESTAURANT) SUITE 362 2,601 SF | SUITE 364 1,575 SF |

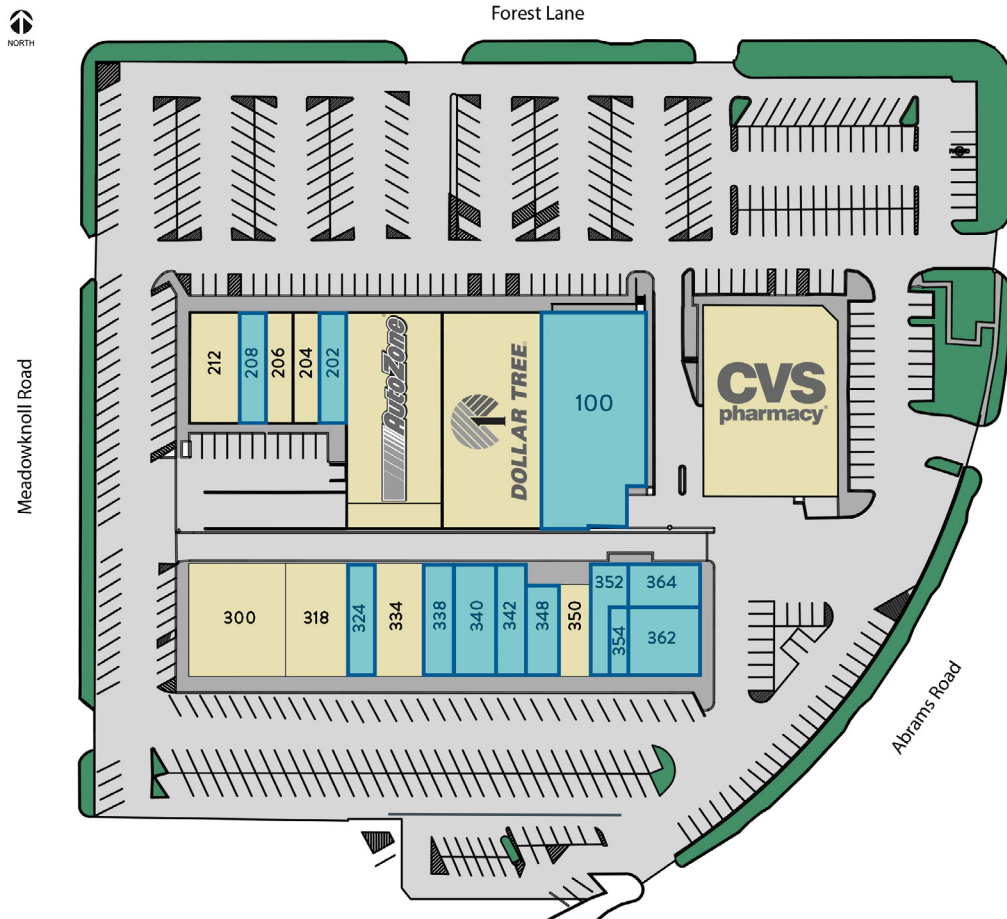
TRAFFIC COUNTS

| | |
|--------------------------------|--------------------------------|
| I-635 204,812 VPD | FOREST LN 30,938 VPD |
| ABRAMS RD 23,174 VPD | |

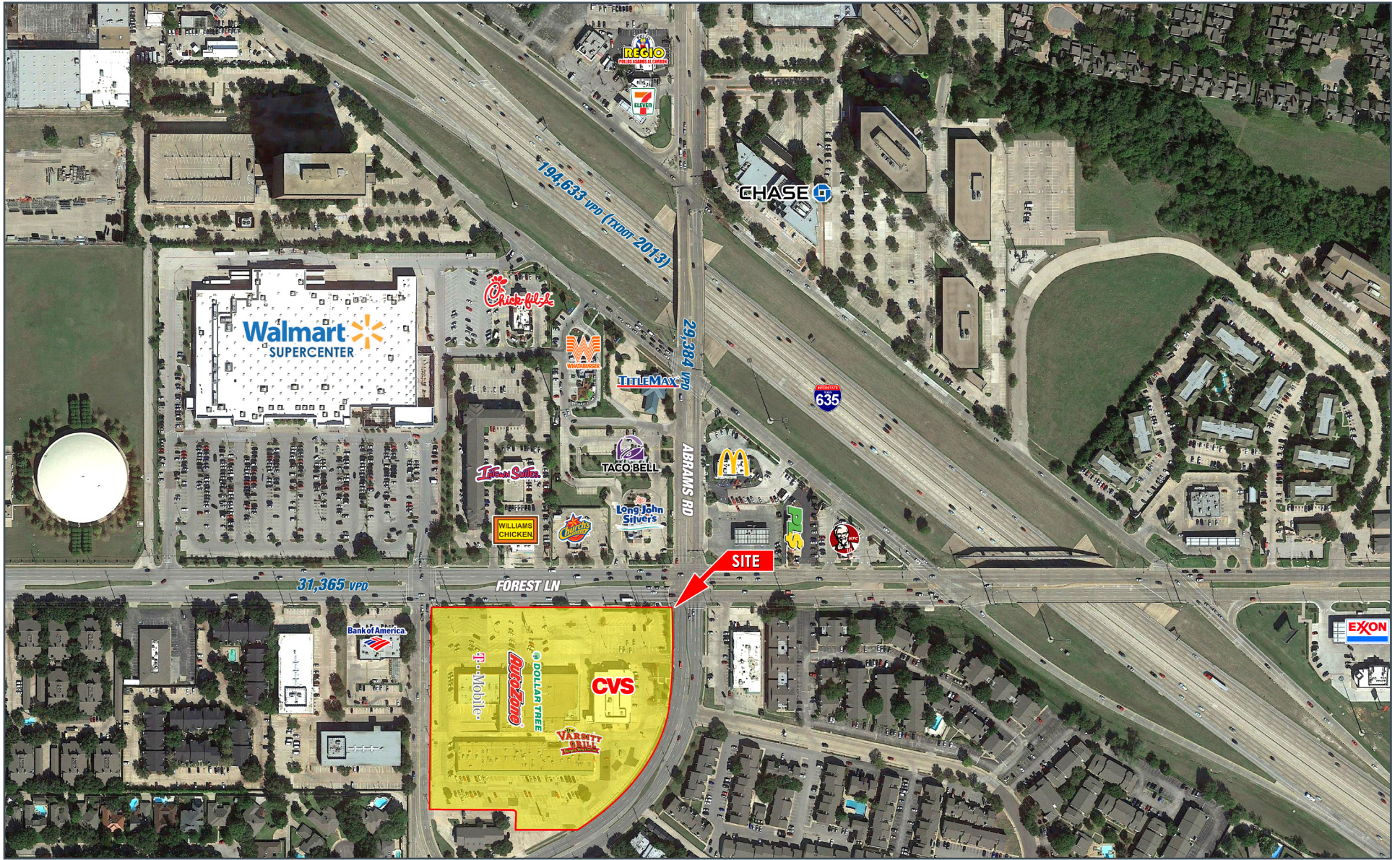


2018 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| EST. POPULATION | 31,215 | 185,324 | 421,651 |
| EST. AVG. HH INCOME | \$67,004 | \$80,618 | \$99,458 |



| STE | TENANTS | SF |
|-----|------------------------|--------|
| 100 | AVAILABLE | 11,884 |
| 106 | Dollar Tree | 11,683 |
| 110 | Auto Zone | 7,439 |
| 202 | AVAILABLE | 1,494 |
| 204 | Anonymously Yours | 1,509 |
| 206 | Custom Security Doors | 1,480 |
| 208 | AVAILABLE | 1,442 |
| 212 | T-Mobile | 2,995 |
| 300 | Wash N Dry | 5,760 |
| 318 | Kitty Carter's Dance | 4,076 |
| 324 | AVAILABLE | 1,684 |
| 334 | Brother's Pizza | 3,840 |
| 338 | AVAILABLE | 1,483 |
| 340 | AVAILABLE | 1,897 |
| 342 | AVAILABLE | 1,196 |
| 348 | AVAILABLE | 780 |
| 350 | C Dallas Nails | 1,560 |
| 352 | AVAILABLE | 1,038 |
| 354 | AVAILABLE | 756 |
| 362 | AVAILABLE (Restaurant) | 2,601 |
| 364 | AVAILABLE | 1,575 |





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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 | 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 |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| 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