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# NORTHVIEW PLAZA FOR LEASE

NWC NORTHWEST HWY & PLANO RD  
DALLAS, TX



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PROFESSIONALLY MANAGED BY:



**LOCATION**

NWC NORTHWEST HWY & PLANO RD  
DALLAS, TX

**SIZE**

112,402 SF

**AVAILABLE SPACES**

<b>SUITE 2850</b> 2,276 SF	<b>SUITE 2400</b> 3,151 SF
<b>SUITE 1650</b> 2,691 SF	<b>SUITE 105</b> 2,807 SF
<b>SUITE 1615 (4.1.19)</b> 1,356 SF	<b>SUITE 2600</b> 3,399 SF

**TRAFFIC COUNTS**

<b>NORTHWEST HWY</b> 29,289 VPD 2017	<b>PLANO RD</b> 12,408 VPD 2014
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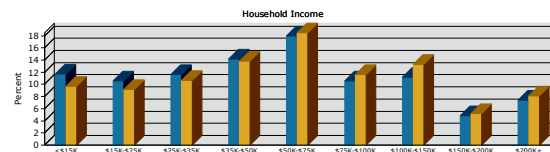
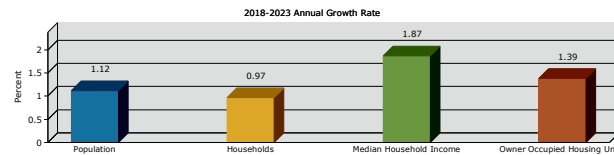
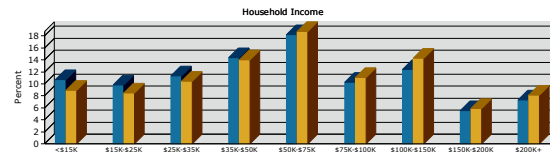
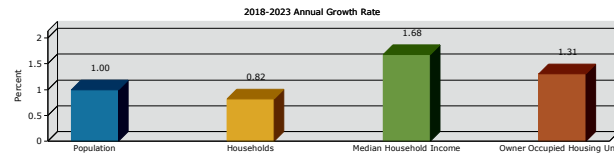
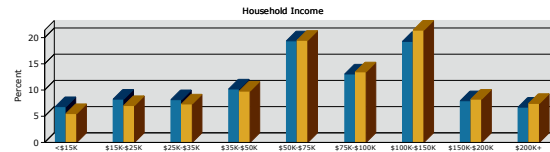
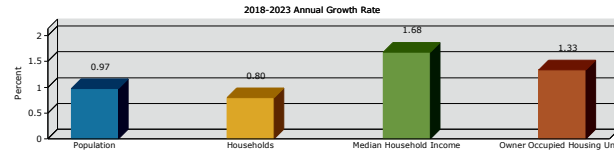
**AREA HIGHLIGHTS**

- ★ NEARLY 70% OF LAKE HIGHLANDS RESIDENTS OWN DETACHED HOMES WITH A MEDIAN VALUE OF \$377,000
- ★ KROGER IS ONLY GROCERY STORE WITHIN 5 MILE RADIUS

1 MILE

3 MILE

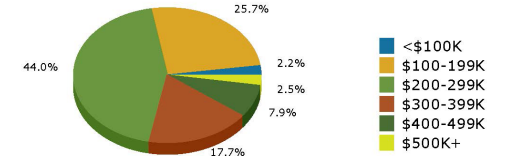
5 MILE



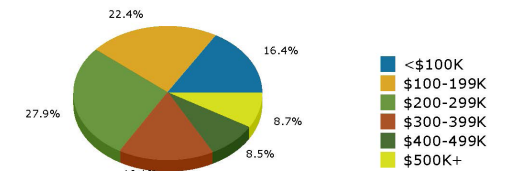
**2018 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,211	107,636	398,894
EST. DAYTIME POPULATION	2,566	51,147	167,021
EST. AVG. HH INCOME	\$92,158	\$83,174	\$81,987

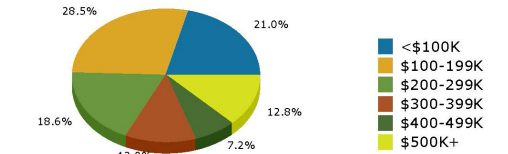
2018 Home Value



2018 Home Value



2018 Home Value



**AREA ATTRACTIONS**



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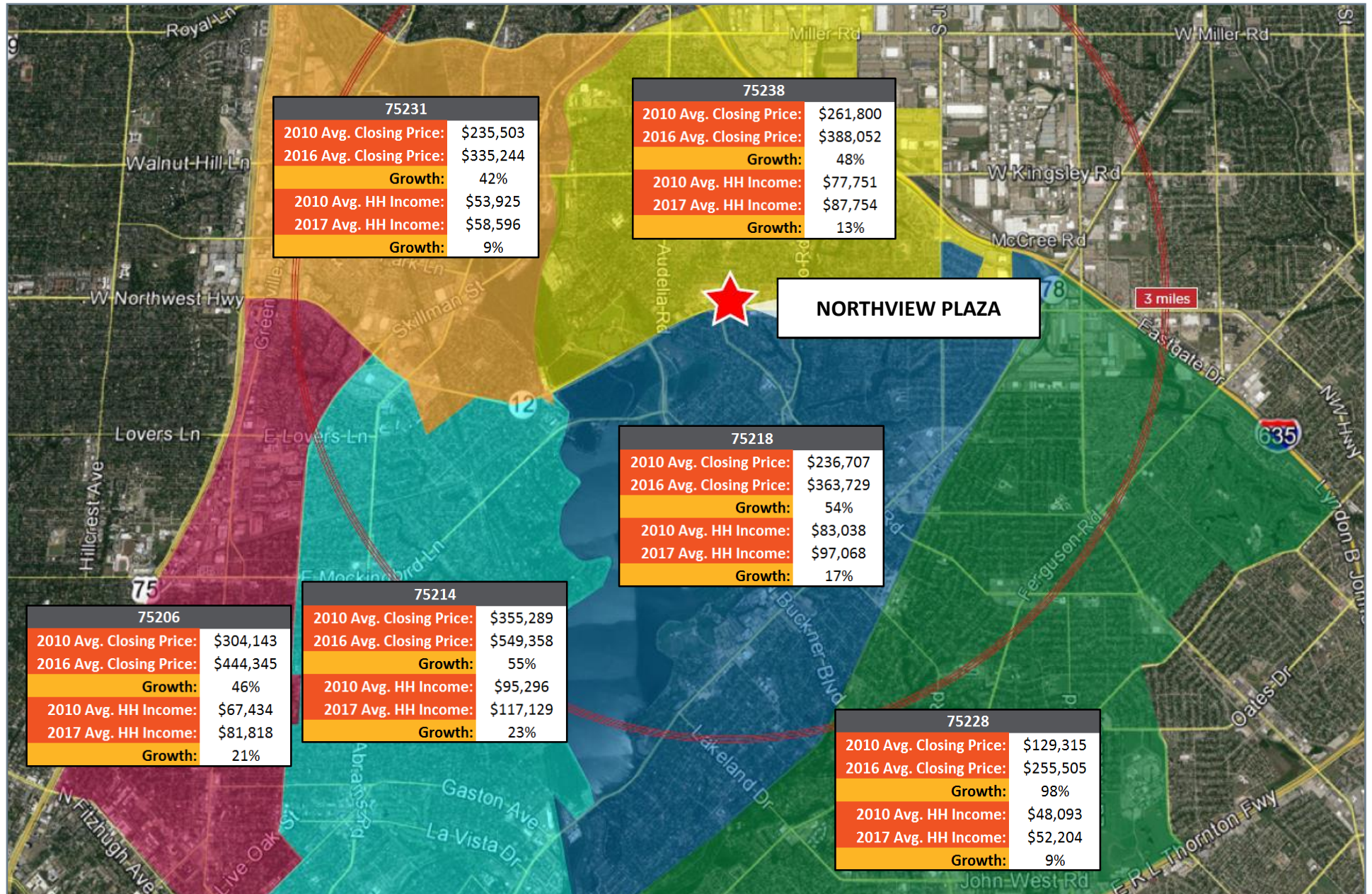
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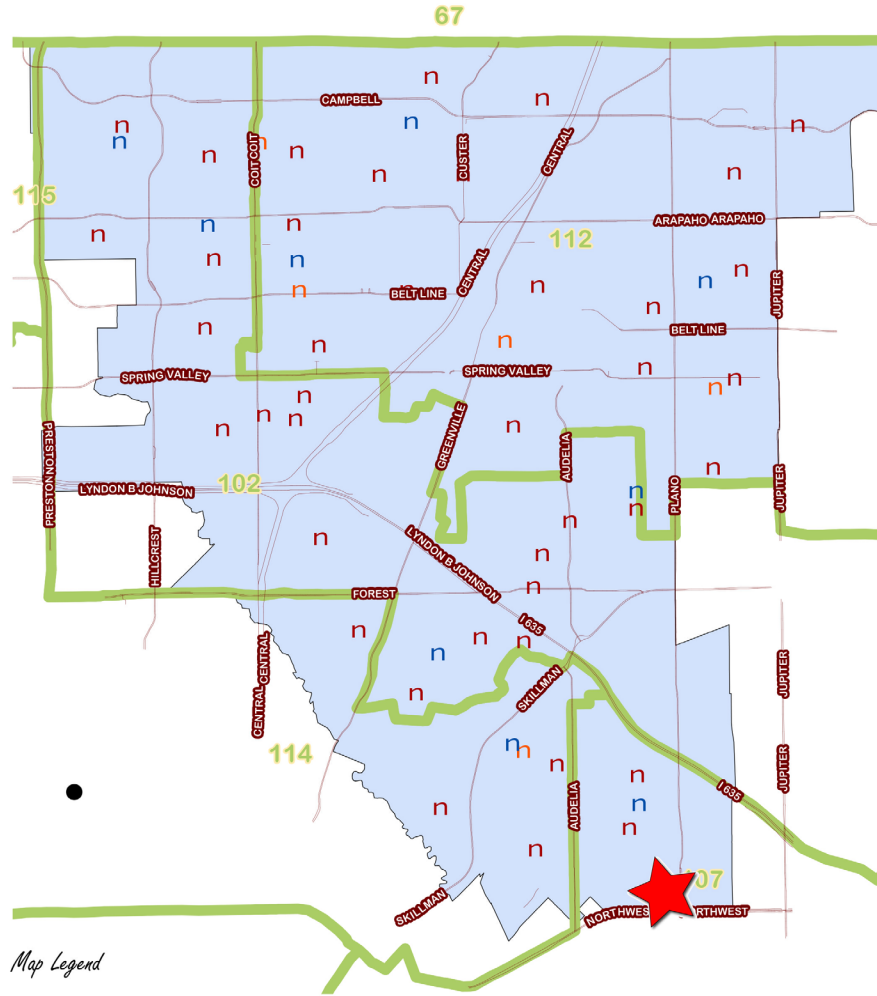
UNIT	TENANTS	SF
100	White Rock Chiropractic	3,600
<b>105</b>	<b>AVAILABLE</b>	<b>2,807</b>
240	Petco	5,000
300	Kroger	58,890
400	Go 4 It Sports Grill	4,795
420	Clean Care	900
430	Sinh Tailor	884
440	Yiyi Foot Massage	1,040
450	Good Vapes	1,544
1600	T-Mobile	1,376
1610	Great Clips	1,202
<b>1615</b>	<b>S Nails (AVAILABLE 4.1.19)</b>	<b>1,356</b>
1625	Allstate	951
1645	Pho Hanabi	1,950
<b>1650</b>	<b>AVAILABLE</b>	<b>2,691</b>
1655	Twin Bows Embroidery	1,775
1685	Highlands Nail Bar	3,729
<b>2400</b>	<b>AVAILABLE</b>	<b>3,411</b>
<b>2600</b>	<b>AVAILABLE</b>	<b>3,399</b>
2700	Jazzercise	2,591
<b>2850</b>	<b>AVAILABLE</b>	<b>2,412</b>
2900	Machado Jiu Jitsu	3,599
Pad	McDonald's	2,500







**Richardson ISD**  
*Legislative District Boundaries*



*Map Legend*

- Major Streets
- RISD\_Boundary
- Texas House
- High School Locations
- Junior High Locations
- Elementary Locations



Compiled and Provided by the Office for Special Projects





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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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476647</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent's Supervisor's Name	License No.	Email	Phone
<b>Ryan Smith</b>	<b>638784</b>	<b>rsmith@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date