

FUTURE BLINK FITNESS ANCHORED CENTER



PROPERTY SNAPSHOT



86,195
2021 POPULATION
3 MILE RADIUS



53,707
2021 DAYTIME POPULATION
3 MILE RADIUS



\$93,722
2021 AVERAGE INCOME
3 MILE RADIUS



32,229 VPD
TEXAS PKWY



Shadow Anchored

Est. Visitors for Fiesta Mart
252.2K Annually*
(*Source: Placer.ai Aug 1, 2020 - Jul 31, 2021)

Anchored

blink
FITNESS

FOR LEASE

\$15.00- \$19.00 PSF NNN

*NNNS \$6.00 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Suite A		15,000 SF
Suite B	(Can Be Divided)	3,478 SF
Suite C		1,640 SF
Suite D		1,600 SF
Suite E		1,200 SF
Suite F		SF
Suite G		2,276 SF
Suite H		2,160 SF

PROPERTY HIGHLIGHTS

- Prime shopping center location at hard corner of major Texas Parkway intersection
- Excellent Tenant Mix
- Great visibility and access
- Family Dollar Anchored Center
- Shadow Anchored by Fiesta Mart
- 300,000 visitors within the last 12 months
- Future Blink Fitness Anchored Center
- +/-15,000 SF End-Cap Junior Anchor Opportunity
- In-Line 2nd Generation spaces
- Seeking Junior Anchors, Restaurants, Grocery, Service, Medical, and Retail tenants
- Great visibility from Texas Parkway
- Prominent Pylon Signage will be installed
- New Ownership – Renovations in progress

TRAFFIC COUNT

Independence Blvd: 6,891 VPD
Texas Pkwy: 32,229 VPD
(TxDOT 2019)

AREA TRAFFIC GENERATORS



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Quail Corner

NWC OF INDEPENDENCE BLVD AND TEXAS PKWY
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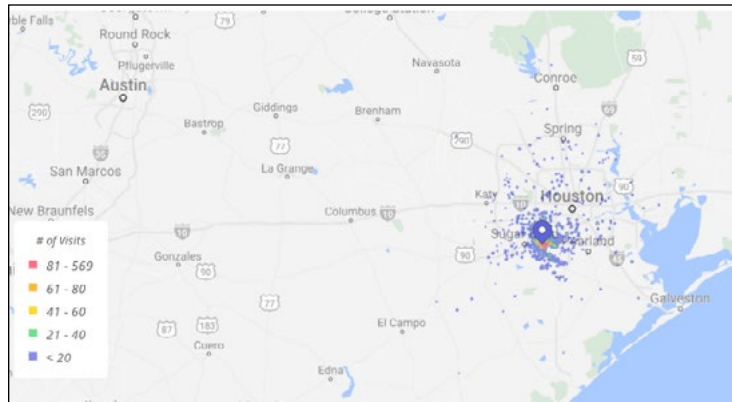


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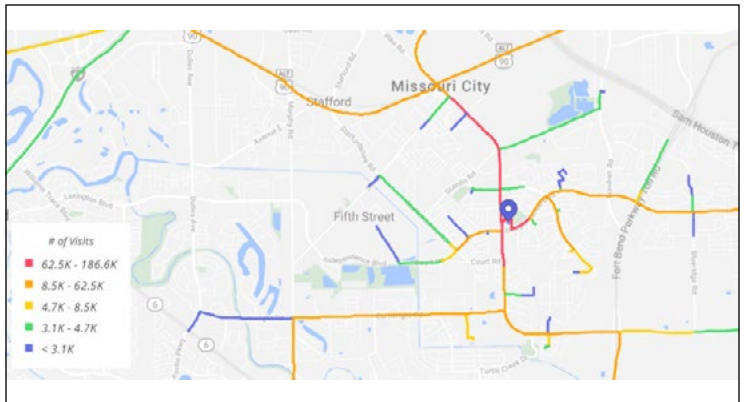
Metrics

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
Fiesta Mart / Independence Blvd	53.7K	252.2K	4.70

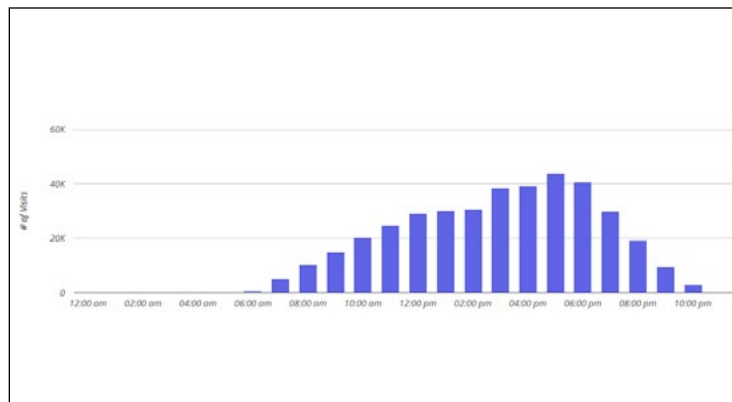
Fiesta Mart - Trade Area - Home Location



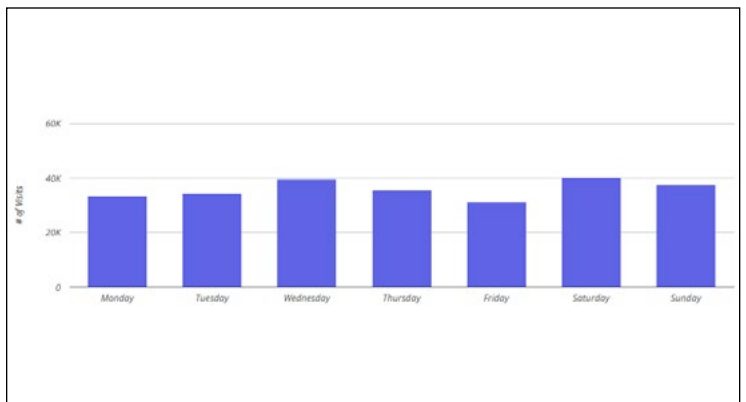
Fiesta Mart - Customer Journey Routes - Prior Location



Fiesta Mart - Hourly Visits



Fiesta Mart - Daily Visits



Aug 1, 2020 - Jul 31, 2021

Data provided by Placer Labs Inc. (www.placer.ai)

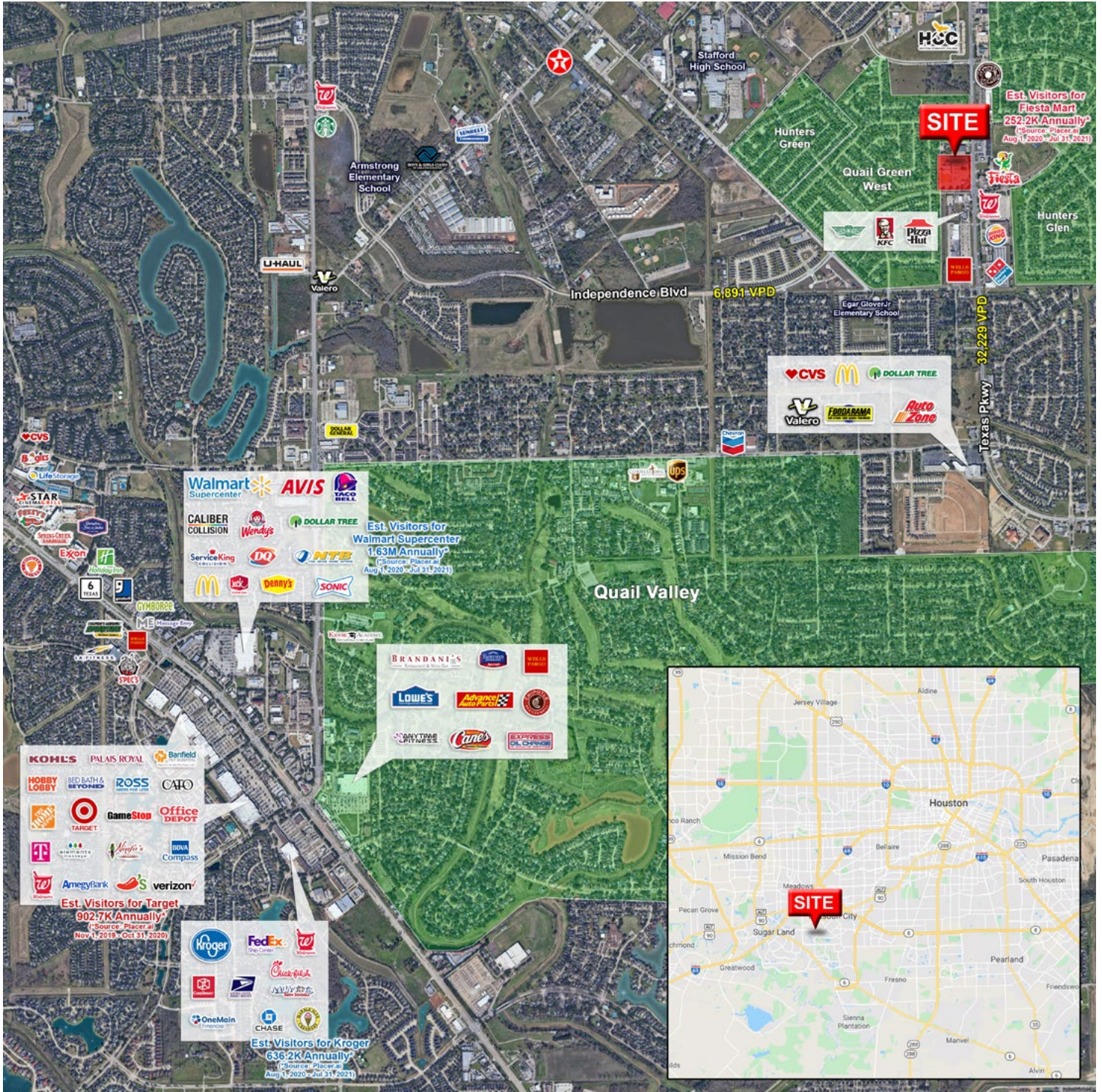


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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 sponsored by a broker 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 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. 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date