

For Lease

THE TOWERS

1543 S Bowen Road Pantego, TX 76013



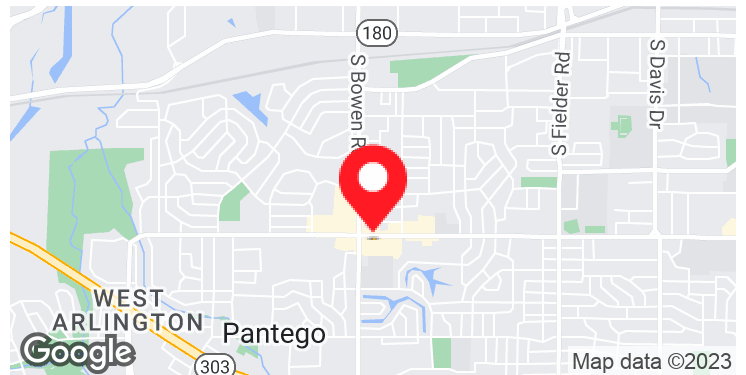
PROPERTY HIGHLIGHTS

- Planet Fitness Coming Soon
- Centrally located between I-20 and I-30
- Great neighborhood with lots of rooftops
- Near the Arlington Entertainment District

LOCATION OVERVIEW

Located at the Southeast corner of W Park Row Drive and S Bowen Road.

SPACES	LEASE RATE	SPACE SIZE
1513	Negotiable	900 SF
1525 A	Negotiable	3,850 SF
1525 B	Negotiable	2,300 SF
1525 E	Negotiable	3,850 SF



Presented by

Karen Mitchell
Karen@HudsonPeters.com
214.558.8865

The information contained herein was obtained from sources believed reliable; however, Hudson Peters Commercial LLC makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of properties and pricing is submitted subject to errors, omissions, change of price or condition prior to sale or lease or withdrawal without notice. Unless expressly stated otherwise, nothing contained in this message should be construed as a digital or electronic signature, nor is it intended to reflect an intention to make an agreement by electronic means.



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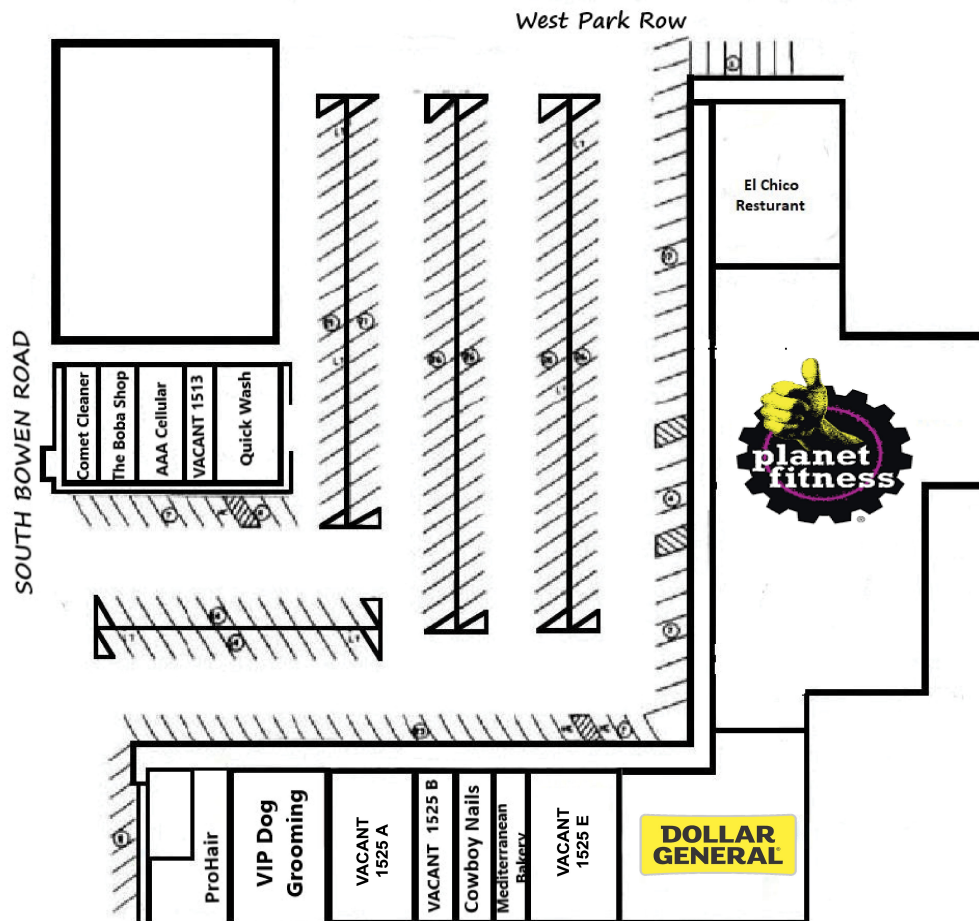
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Unit	Tenant
1507	Comet Cleaners
1509	Boba Shop
1511	Cellular World
1515	Quick Wash
1517	Pro Hair
1519	VIP Dog Grooming
1523	The Lash Cove
1525-C	Cowboy Nail Salon
1525-D	Mediterranean Bakery
1527	Dollar General
1535	Planet Fitness
1541	Martial Arts & Fitness Center
1543	OakSeason
1549	El Chico

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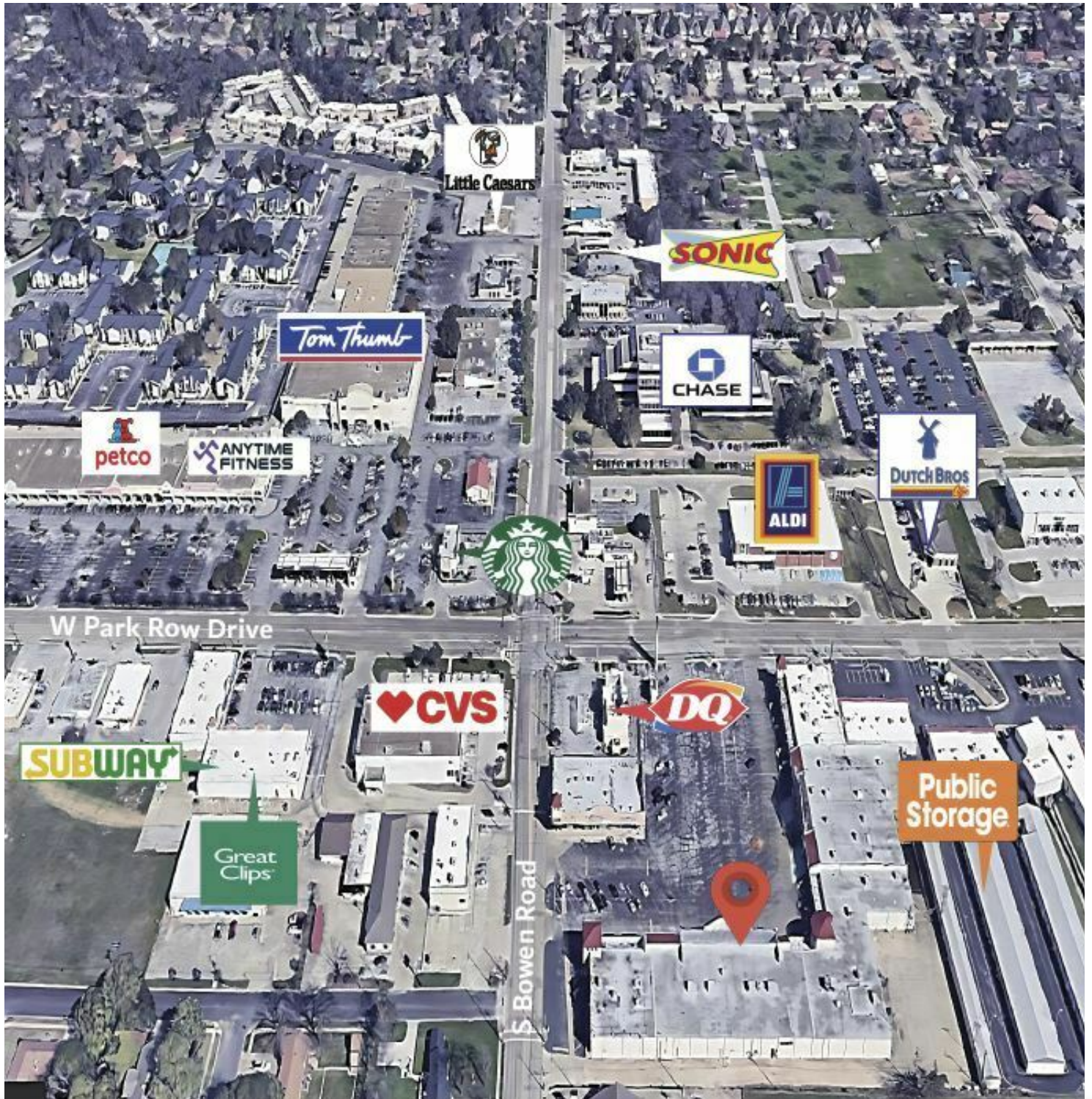
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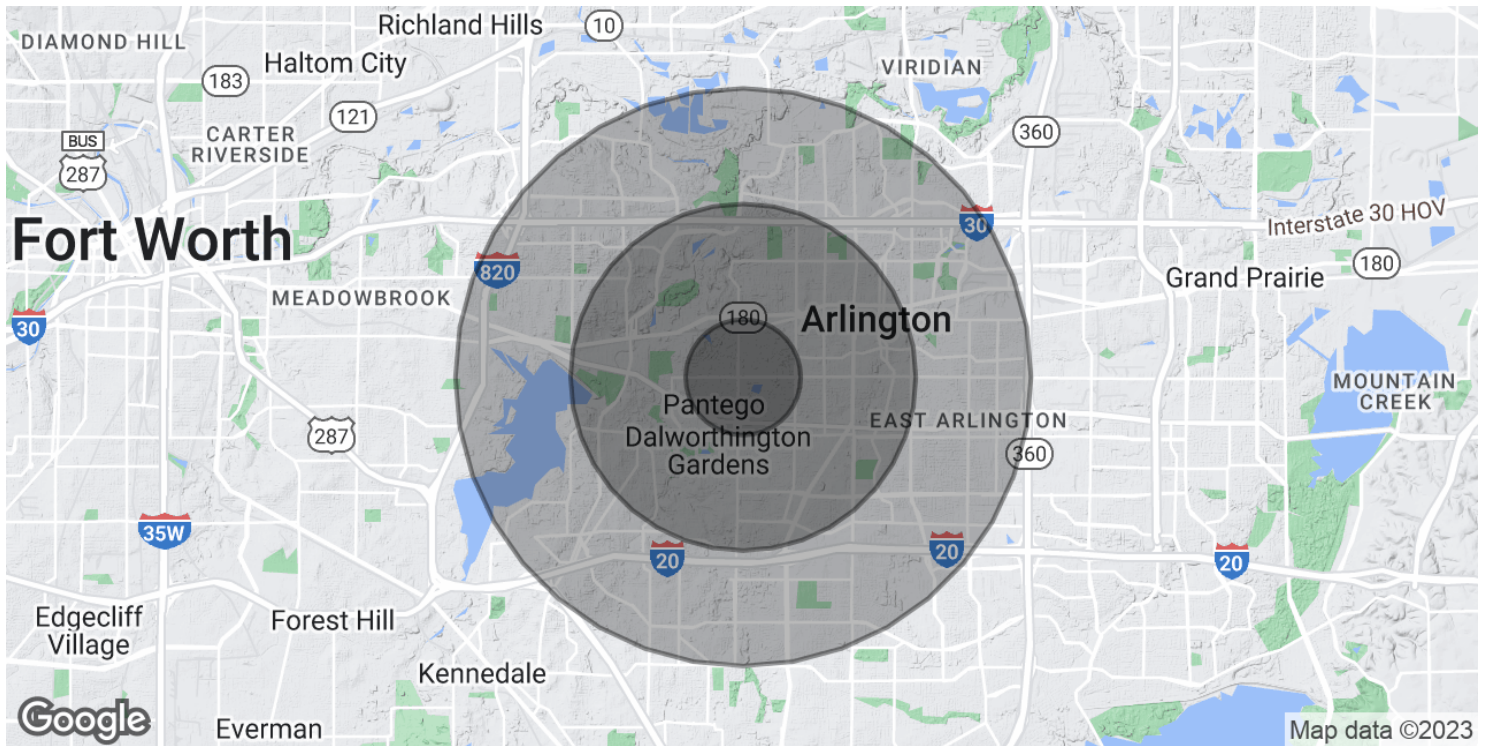
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,941	111,663	296,161
Average Age	37.5	35.7	35.4
Average Age (Male)	34.3	34.6	33.9
Average Age (Female)	39.2	36.5	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,587	44,979	115,392
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$72,912	\$68,909	\$70,255
Average House Value	\$194,542	\$156,166	\$157,089

TRAFFIC COUNTS

S Bowen Rd and W Park Rd	30,000/day
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* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - 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
 - o any coincidental 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.

Hudson Peters Commercial, LLC	582122	hudson@hudsonpeters.com	(972)980-1188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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