



 **VENTURE**

HARWOOD CROSSING FOR LEASE

214.378.1212

SEC HARWOOD RD & MAIN ST
EULESS, TX

TONYA HAGOOD
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LOCATION

SEC HARWOOD ROAD & MAIN STREET

SIZE

GROSS LEASABLE AREA
33,009 SF

AVAILABLE SPACES

SUITE 102 2,352 SF	SUITE 103 1,930 SF
SUITE 104 1,580 SF	SUITE 111 1,225 SF

TRAFFIC COUNTS

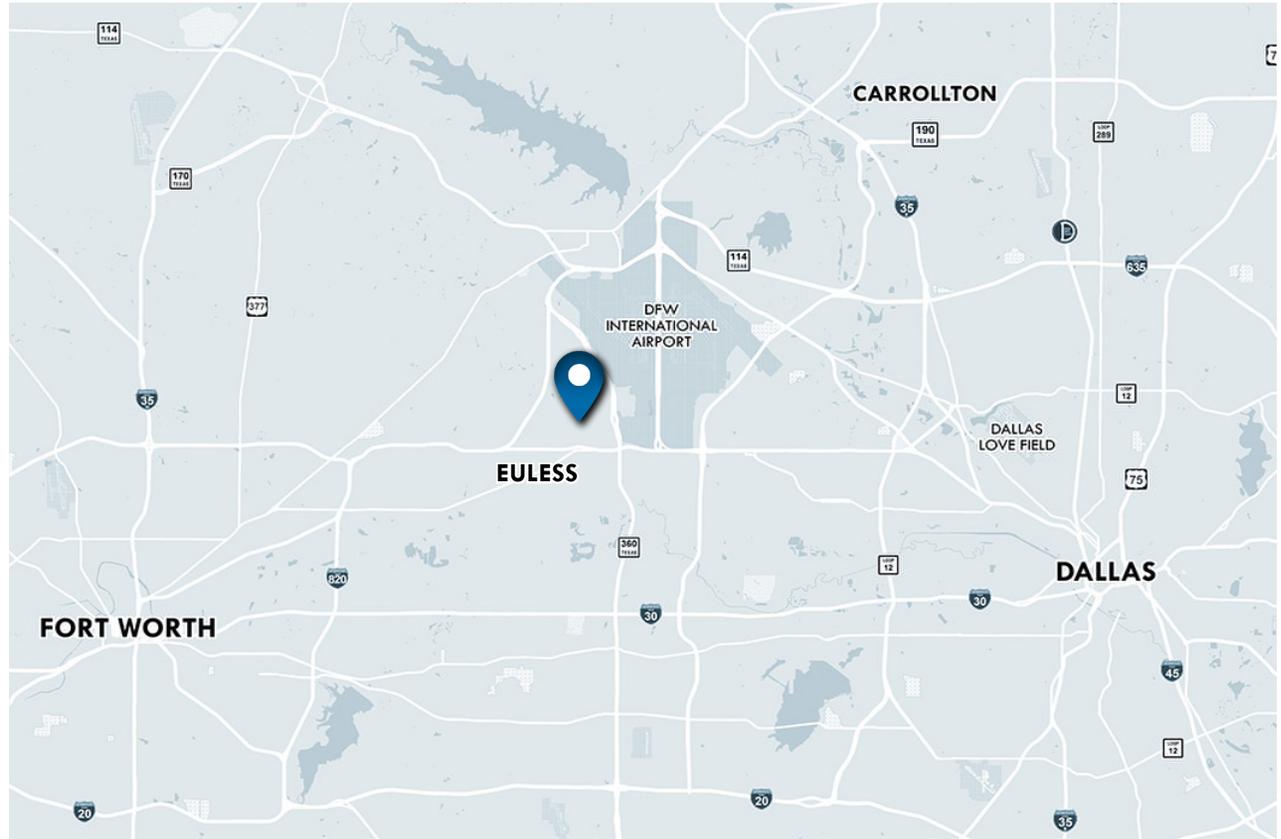
MAIN ST 13,882 VPD 2014	HARWOOD RD 6,725 VPD 2018
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PROPERTY HIGHLIGHTS

★ RECENTLY EXPANDED KROGER & SHOPPING CENTER RENOVATION

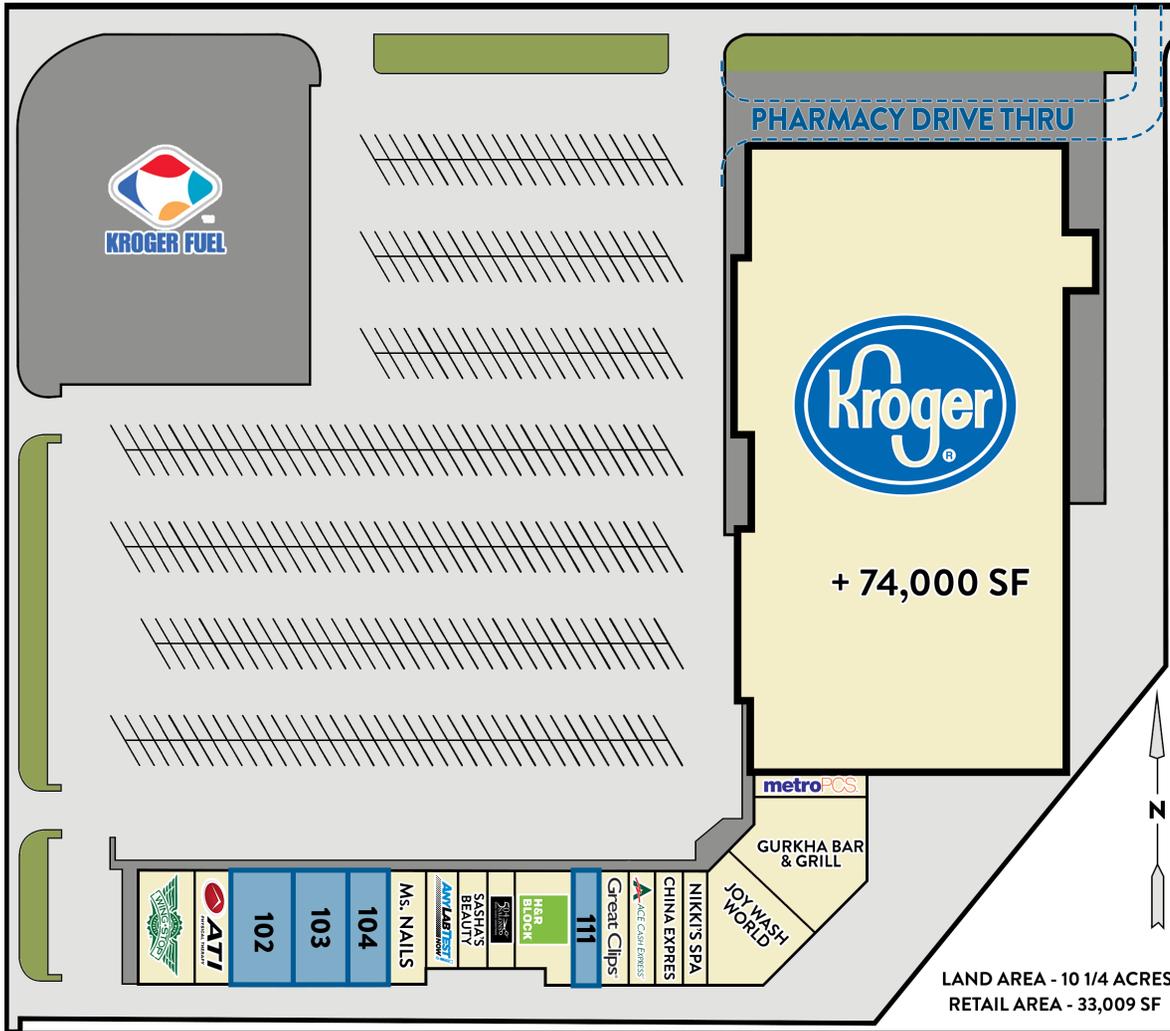
★ NNN'S

TAXES	\$2.73 PSF
CAM	\$0.52 PSF
INS	\$1.92 PSF
TOTAL	\$5.17 PSF



2020 DEMOGRAPHIC SUMMARY

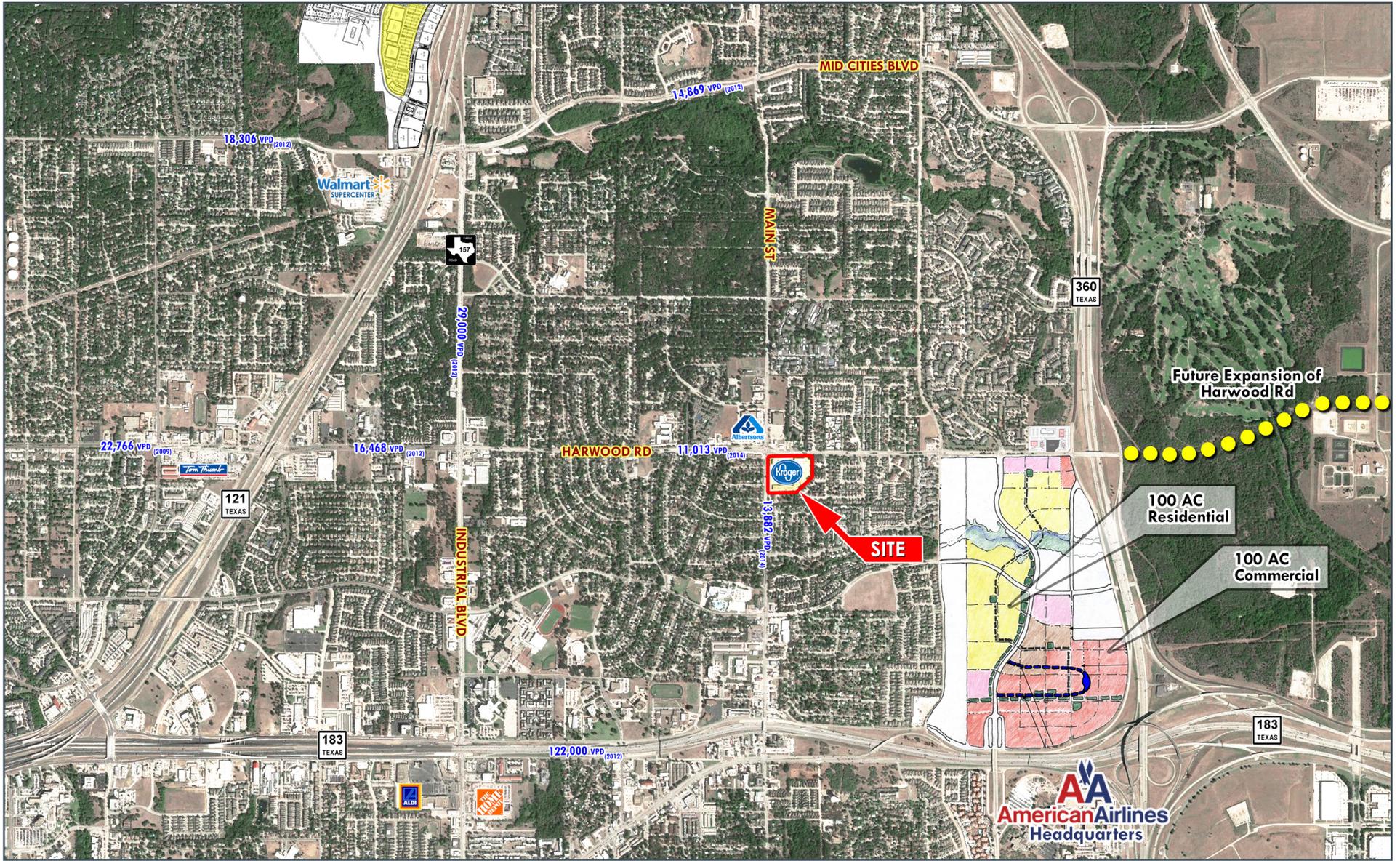
	1 MILE	3 MILES	5 MILES	TRADE AREA
EST. POPULATION	22,902	99,197	212,395	68,066
EST. DAYTIME POPULATION	3,453	68,610	162,955	21,291
EST. AVG. HH INCOME	\$76,578	\$91,500	\$91,656	\$88,197



LAND AREA - 10 1/4 ACRES
RETAIL AREA - 33,009 SF

AVAILABLE SPACES

SUITE	TENANTS	SF
100	Wing Stop	2,762
101	ATI	2,000
102	AVAILABLE (RESTAURANT)	2,352
103	AVAILABLE (DENTAL OFFICE)	1,930
104	AVAILABLE	1,580
105	Ms. Nails	1,589
106	Any Lab Test Now	1,039
107	Sasha's Beauty Salon	1,050
108	504 Salon	1,050
109-110	H&R Block	2,295
111	AVAILABLE	1,225
112	Great Clips	1,225
113	Ace Cash Express	1,225
114	China Express	1,225
116	Nikki's Spa	1,190
117	Joy Wash World	3,414
118	Gurkha Bar & Grill	4,636
119	MetroPCS	1,241





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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



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date