



**VENTURE** NEQ US 67 & COCKRELL HILL RD  
WINCO ANCHORED PAD AVAILABLE

214.378.1212

DUNCANVILLE, TX

KEVIE BEARD  
KBEARD@VENTUREDFW.COM

MCGREGOR CONVERSE  
MCONVERSE@VENTUREDFW.COM

LOCATION

NEQ US 67 & COCKRELL HILL RD

SPACE

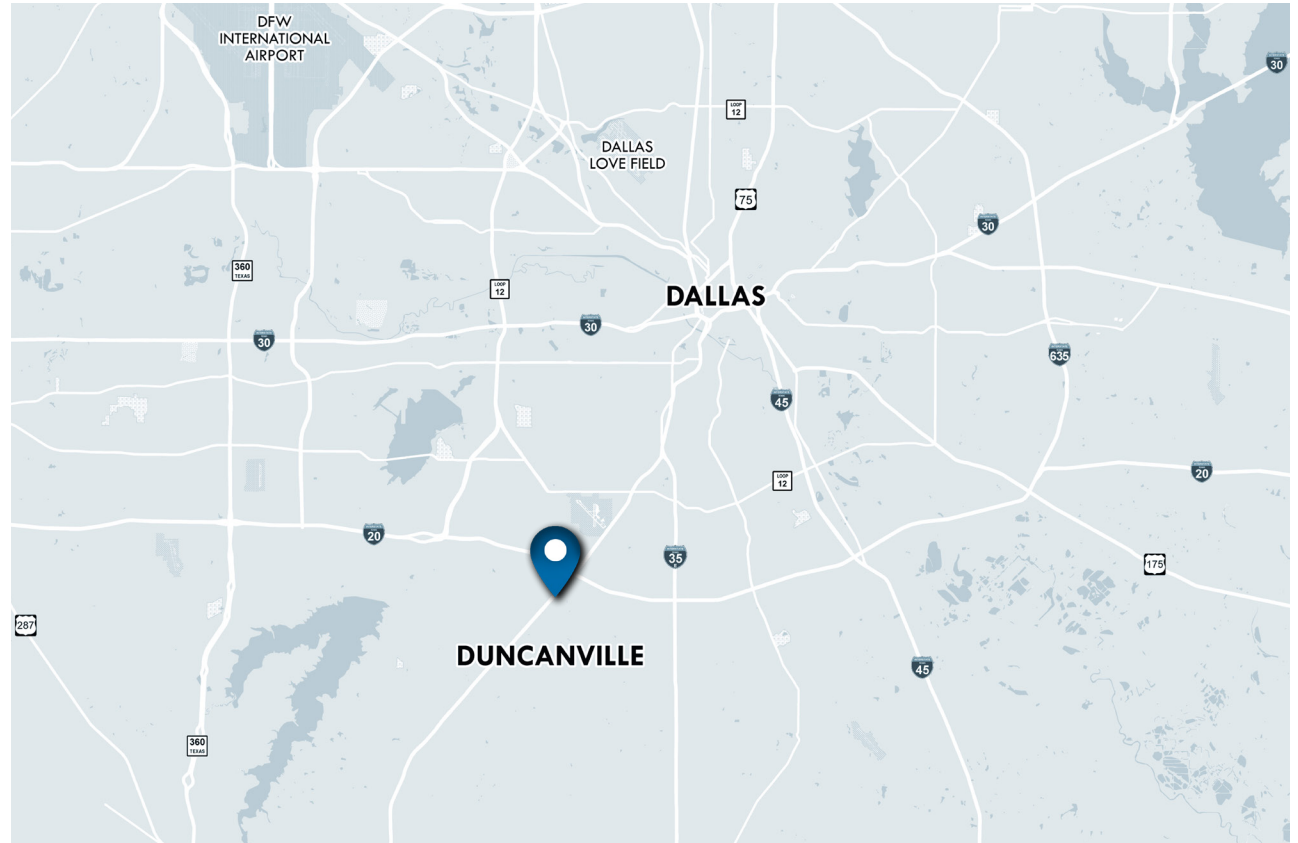
1,400 SF                      1.05 AC

TRAFFIC COUNTS

**US 67**                                      **COCKRELL HILL RD**  
 81,514 VPD 2021                      26,738 VPD 2019

PROPERTY HIGHLIGHTS

- ★ ANCHORED BY FULL SERVICE WINCO GROCERY STORE
- ★ DIRECT ACCESS TO WINCO PARKING LOT
- ★ EXCELLENT VISIBILITY TO SH 67 TRAFFIC

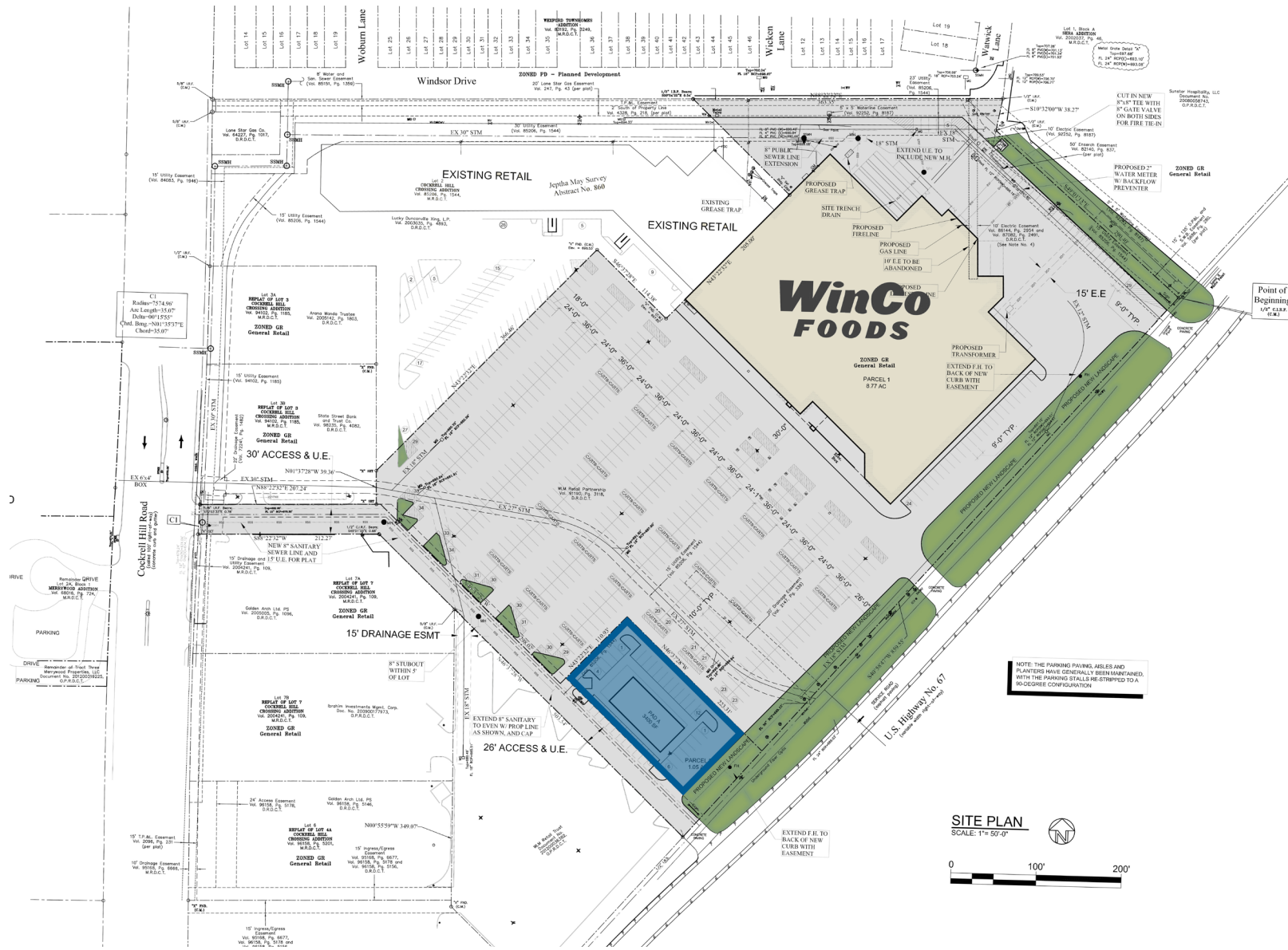


2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE TIME
EST. POPULATION	12,890	81,086	218,743	533,150
EST. DAYTIME POPULATION	4,654	31,471	73,208	146,753
EST. AVG. HH INCOME	\$60,867	\$68,264	\$73,422	\$73,753

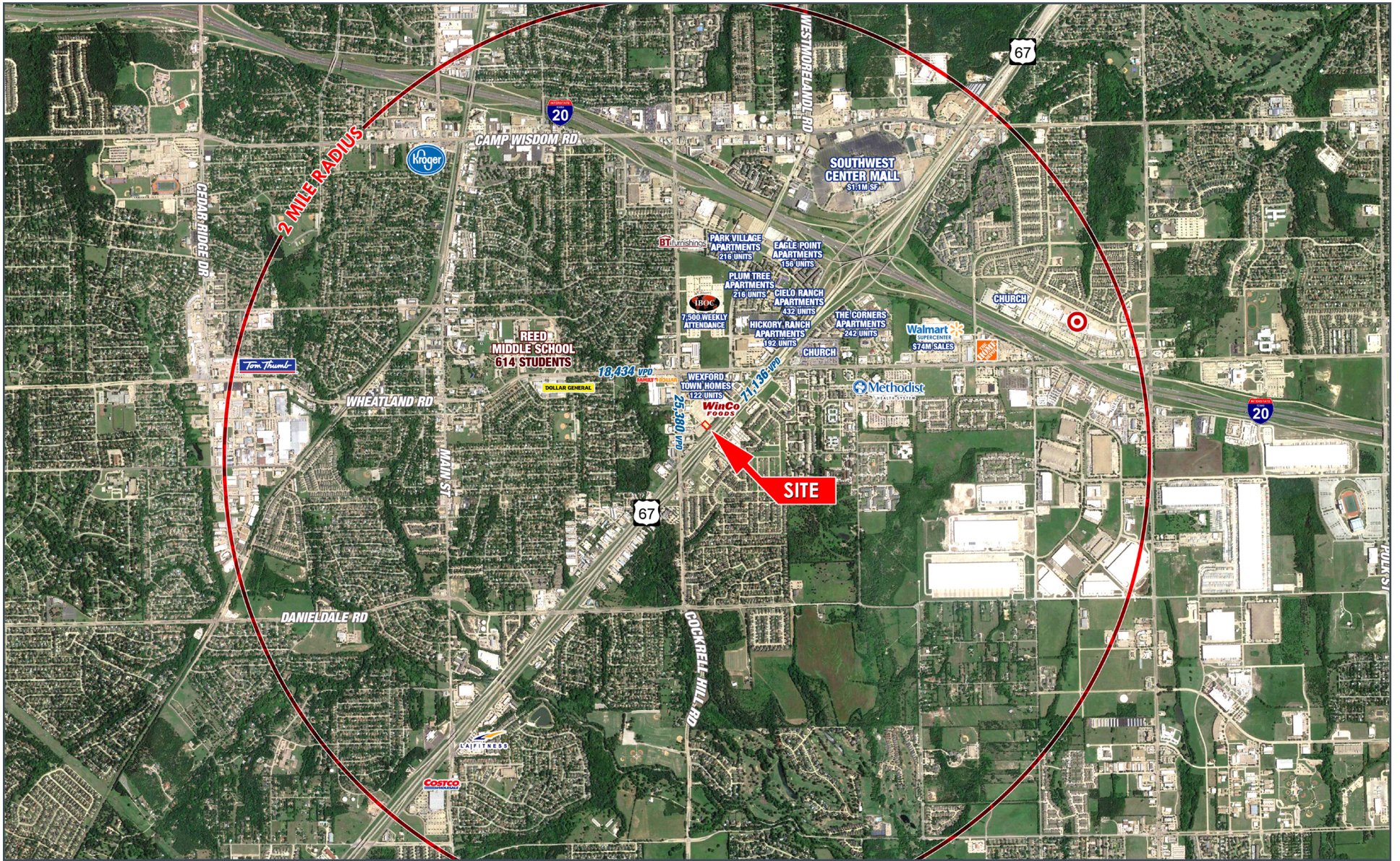
AREA ATTRACTIONS

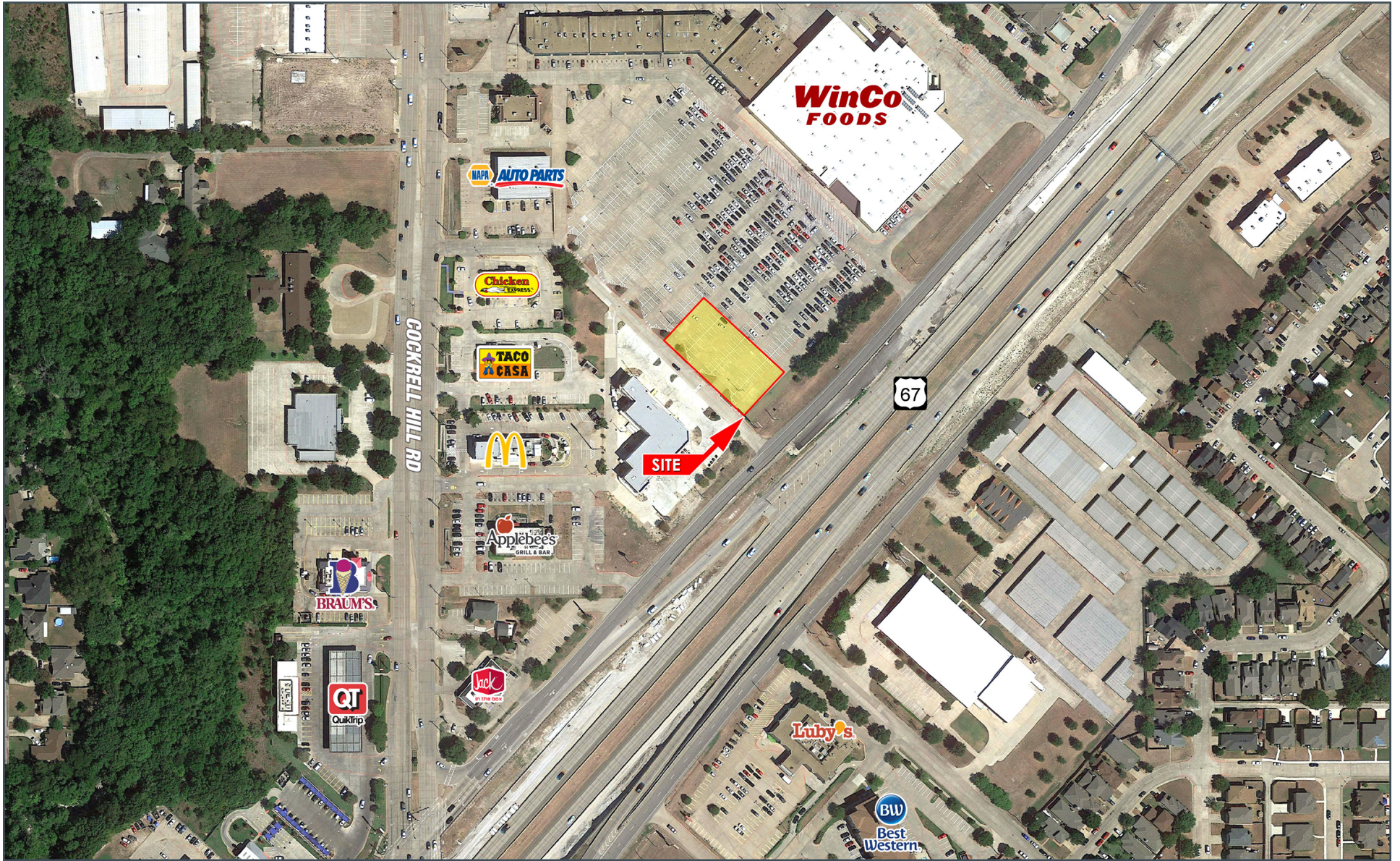




NOTE: THE PARKING PAINTING, ASBESTOS PLANTERS HAVE GENERALLY BEEN MAINTAINED, WITH THE PARKING STALLS RE-STRIPTED TO A 90-DEGREE CONFIGURATION.









8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**KEVIE BEARD**

Partner  
214.378.1212  
[kbeard@venturedfw.com](mailto:kbeard@venturedfw.com)

**MCGREGOR CONVERSE**

Senior Vice President  
214.378.1212  
[mconverse@venturedfw.com](mailto:mconverse@venturedfw.com)

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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>476641</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>Kevie Beard</b>	<b>433339</b>	<b>kbeard@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



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<b>McGregor Converse</b>	<b>332850</b>	<b>mconverse@venturedfw.com</b>	<b>214-378-1212</b>
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