



 **VENTURE SOUTHLAKE OAKS PLAZA** FOR LEASE

214.378.1212

W. SOUTHLAKE BLVD & SHADY OAKS DR
SOUTHLAKE, TX

BENJAMIN HINES
BHINES@VENTUREDFW.COM

LOCATION

**W. SOUTHLAKE BLVD & SHADY OAKS DR
SOUTHLAKE, TX**

SIZE

WEST BUILDING **EAST BUILDING**
20,582 SF 16,865 SF

AVAILABLE SPACES

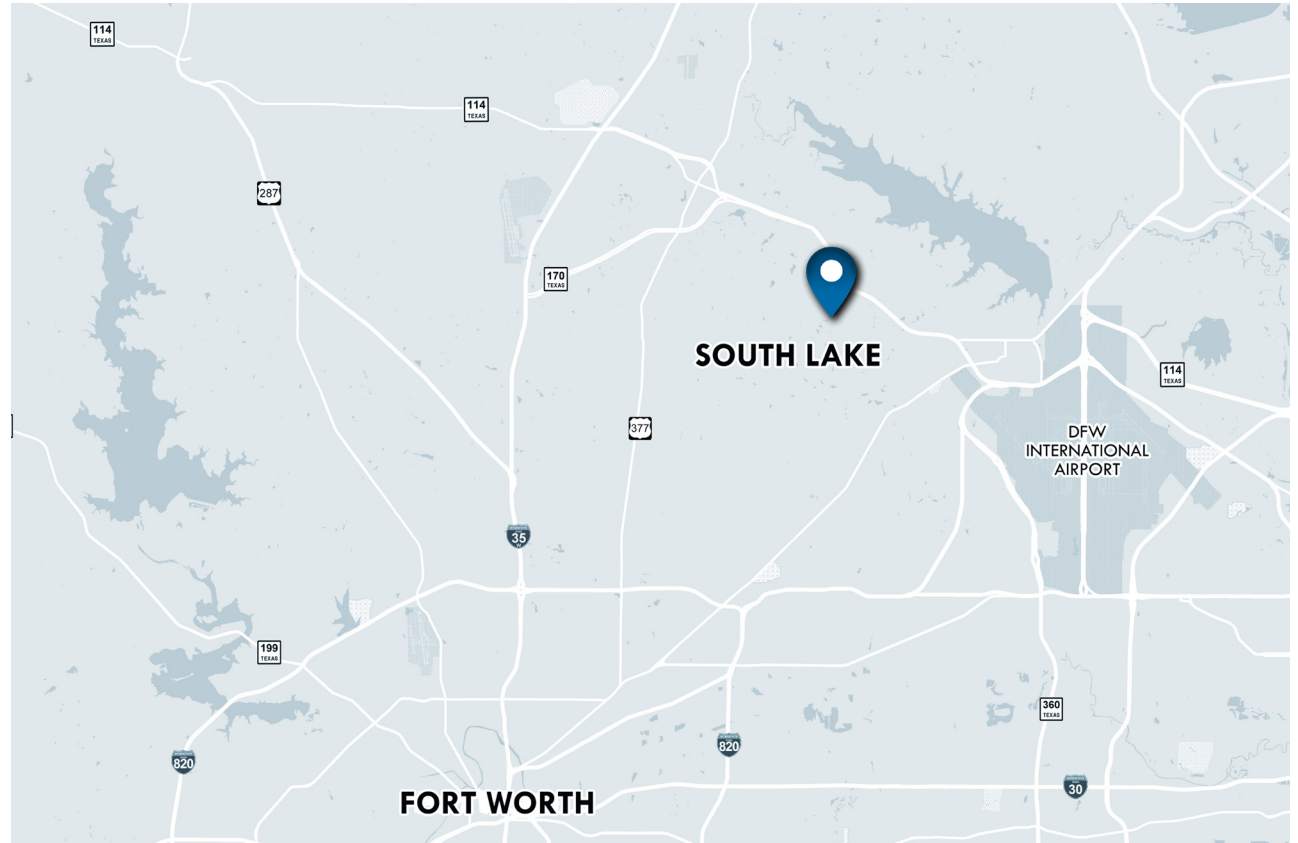
SUITE 120 **SUITE 115**
2ND GEN OFFICE SUITE
2,365 SF 1,975 SF

TRAFFIC COUNTS

W. SOUTHLAKE BLVD **SHADY OAKS DR**
41,054 VPD 3,393 VPD

PROPERTY HIGHLIGHTS

- ★ **ESTABLISHED NEIGHBORHOOD SHOPPING CENTER ADJACENT TO BICENTENNIAL PARK AND THE MARQ**
- ★ **STRONG VISIBILITY TO SOUTHLAKE BLVD**
- ★ **2ND GENERATION SPACES AVAILABLE**



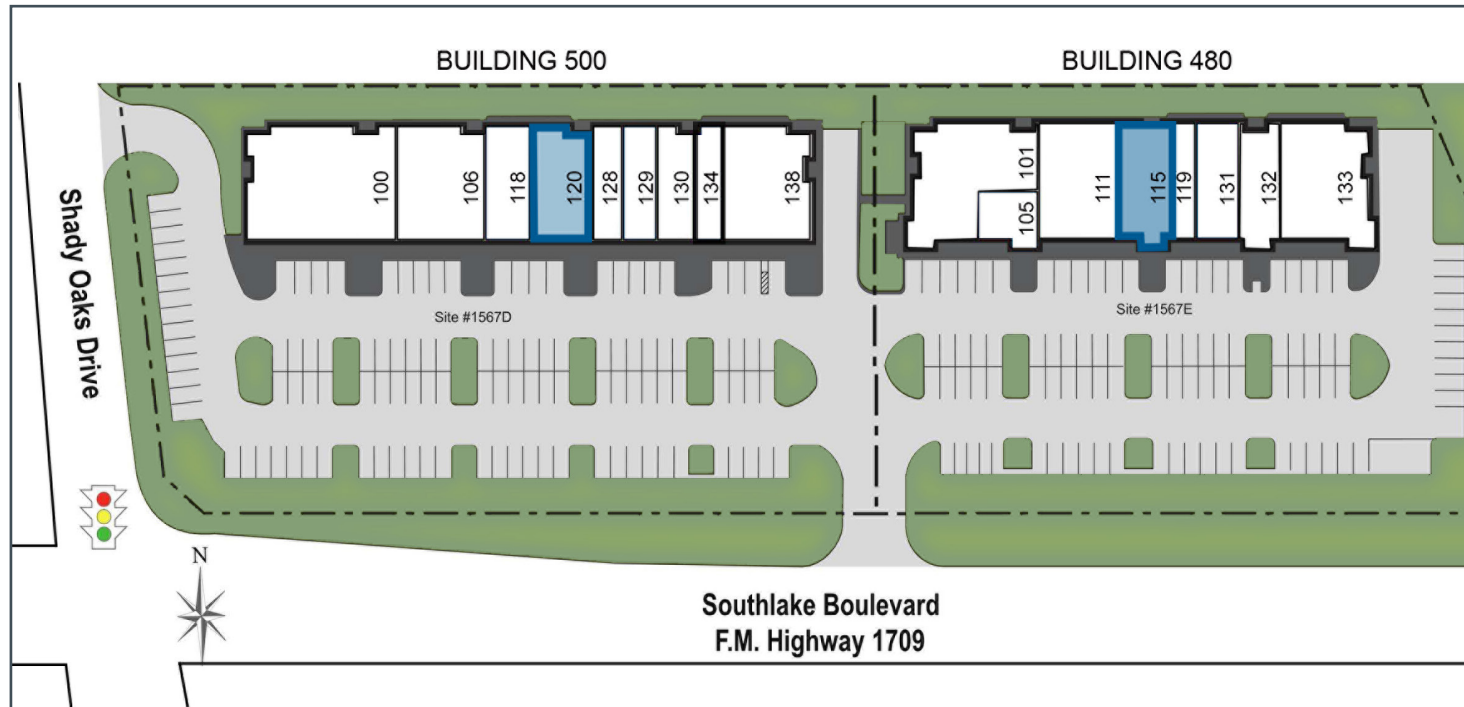
2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,100	48,050	150,074
EST. DAYTIME POPULATION	2,921	39,368	83,312
EST. AVG. HH INCOME	\$433,881	\$343,494	\$242,983

AREA ATTRACTIONS

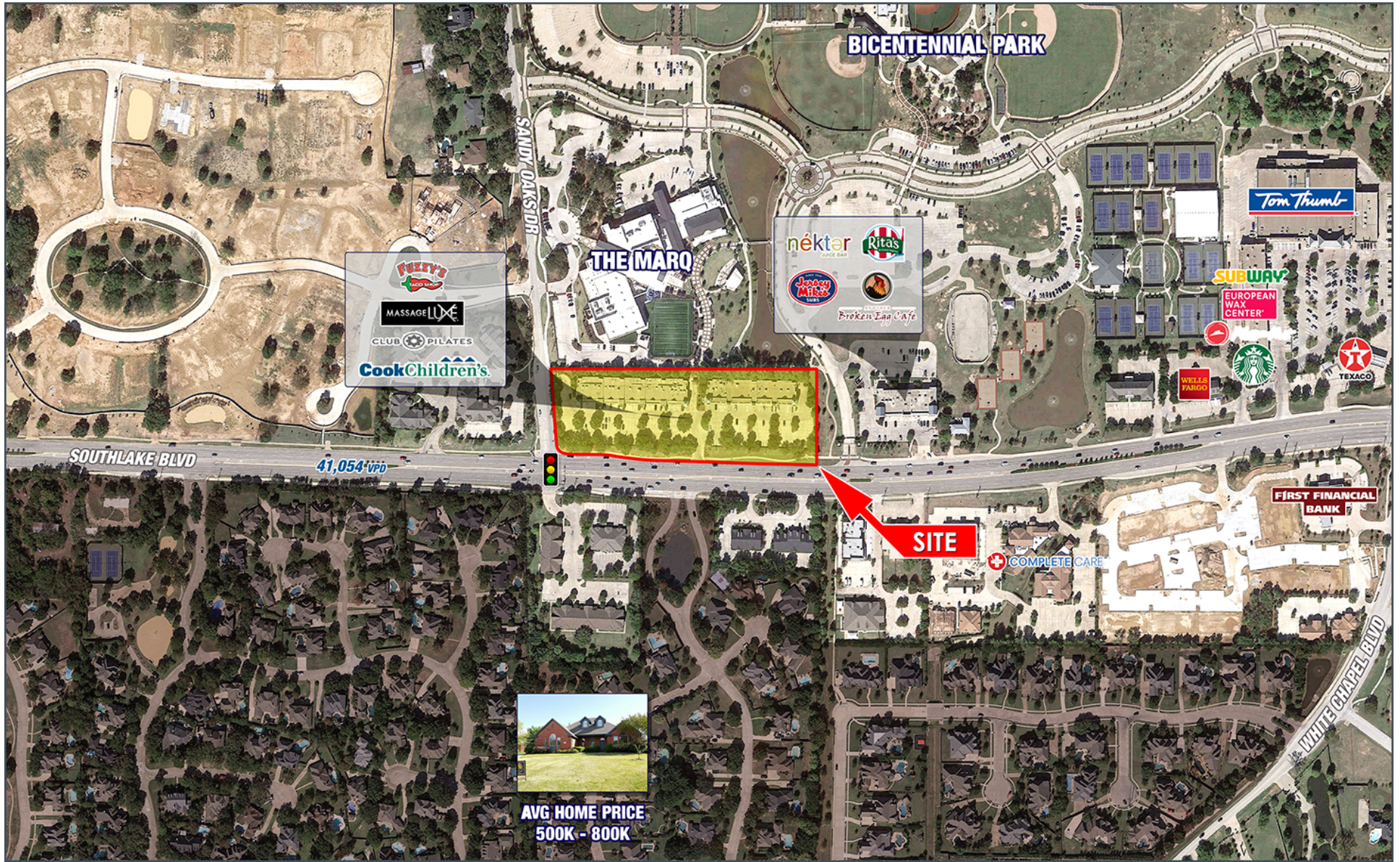


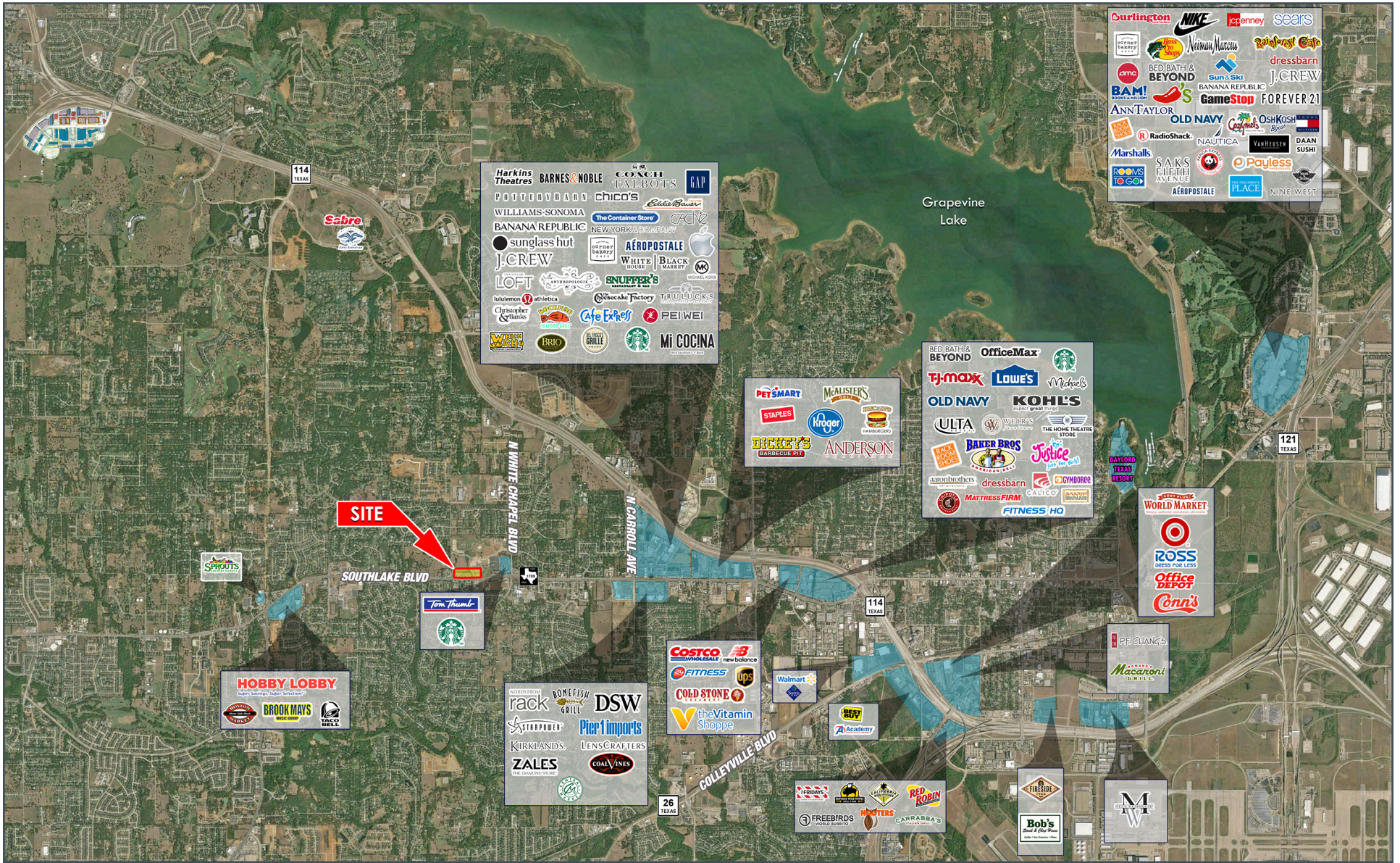
BICENTENNIAL PARK & PLAYGROUND



AVAILABLE SPACES		
SUITE	TENANTS	SF
BUILDING 500		
100	D1 Training	5,357
106	Massage Luxe	3,170
118	Slim4Life	1,625
120	AVAILABLE (2nd Gen Office Suite)	2,365
128	Ida Nail of Southlake	1,105
129	Scenthound	1,250
130	Sigma Dental Specialists	1,675
134	Any Lab Test Now	975
138	Sushi Sam	3,060

AVAILABLE SPACES		
SUITE	TENANTS	SF
BUILDING 480		
101	Fuzzy's Taco Shop	3,496
105	American Shaman	1,050
111	Athletico Physical Therapy	2,925
115	AVAILABLE	1,975
119	Korra Brow and Lash	975
131	Club Pilates	1,625
132	Rohini Bajaj, DDS	1,500
133	Cook Children's Physician	3,319









8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

BENJAMIN HINES
Partner
214.378.1212
bhines@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.

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
Ben Hines	667680	bhines@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date