



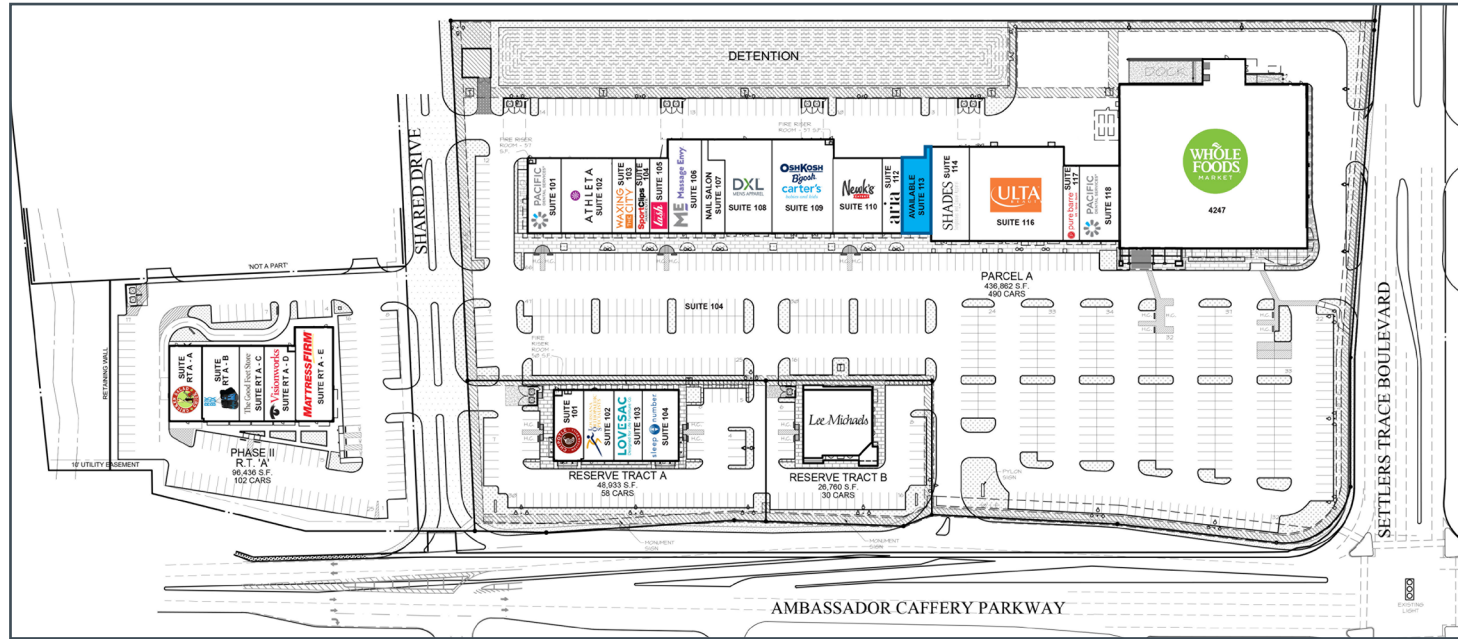
 **VENTURE | AMBASSADOR CROSSING** FOR LEASE

214.378.1212

BENJAMIN HINES **TIM HENSON**
BHINES@VENTUREDFW.COM THENSON@VENTUREDFW.COM
GERARD THIBODEAUX - LOUISIANA BROKER
803.730.6146

4247 AMBASSADOR CAFFERY PKWY
LAFAYETTE, LA

A PROJECT OF  **The Ainbinder**
Company



UNIT	TENANTS	SF	UNIT	TENANTS	SF
4247	Whole Foods	36,170	117	Pure Barre	1,400
101	Pacific Dental	2,795	118	Pacific Dental	3,400
102	Athleta	4,364	PHASE 1 RES TR A		
103	Waxing the City	2,000	101	Chipotle	2,349
104	Sport Clips	1,200	102	Louisiana Orthopedic Specialists	2,438
105	Amazing Lash	1,600	103	Lovesac	2,266
106	Massage Envy	3,500	104	Sleep Number	2,952
107	Nail Salon	2,100	PHASE 1 RES TR B		
108	DXL (Casual Male)	5,400	Tract B Lee Michael's Jewelers		
109	Carter's/Oshkosh	6,463	PHASE 2 RTA		
110	Newk's	4,200	A	Chicken Salad Chick	2,800
112	aria	1,613	B	Rock Box Fitness	3,200
113	AVAILABLE	2,661	C	The Good Feet Store	1,600
114	Shades	4,026	D	Vision Works	3,164
116	ULTA	10,000	E	Mattress Firm	4,000

LOCATION

4247 AMBASSADOR CAFFERY PKWY

SIZE

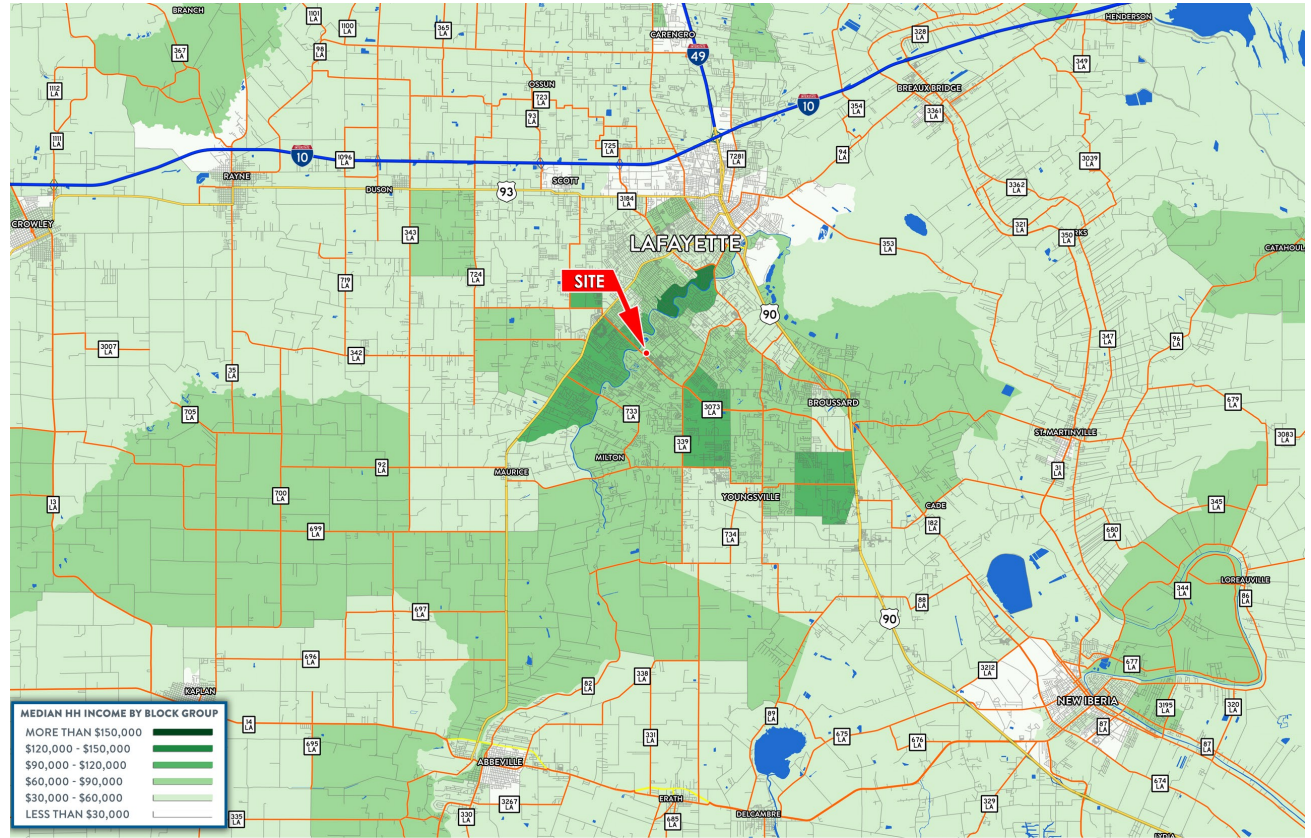
PHASE I LAND	PHASE II LAND
11.7 AC	2.32 AC
BUILDING	BUILDING
108,590 SF	14,800 SF

TRAFFIC COUNTS

AMBASSADOR CAFF	KALISTE SALOOM
44,689 VPD	34,817 VPD

PROPERTY HIGHLIGHTS

- ★ EASY ACCESS & EXCELLENT VISIBILITY
- ★ LOCATED IN AN AFFLUENT NEIGHBORHOOD & THE RETAIL CORRIDOR OF LAFAYETTE
- ★ SURROUNDED BY TARGET, KOHL'S, DSW, ACADEMY, BOOKS A MILLION AND COSTCO
- ★ THE ONLY WHOLE FOODS IN LAFAYETTE

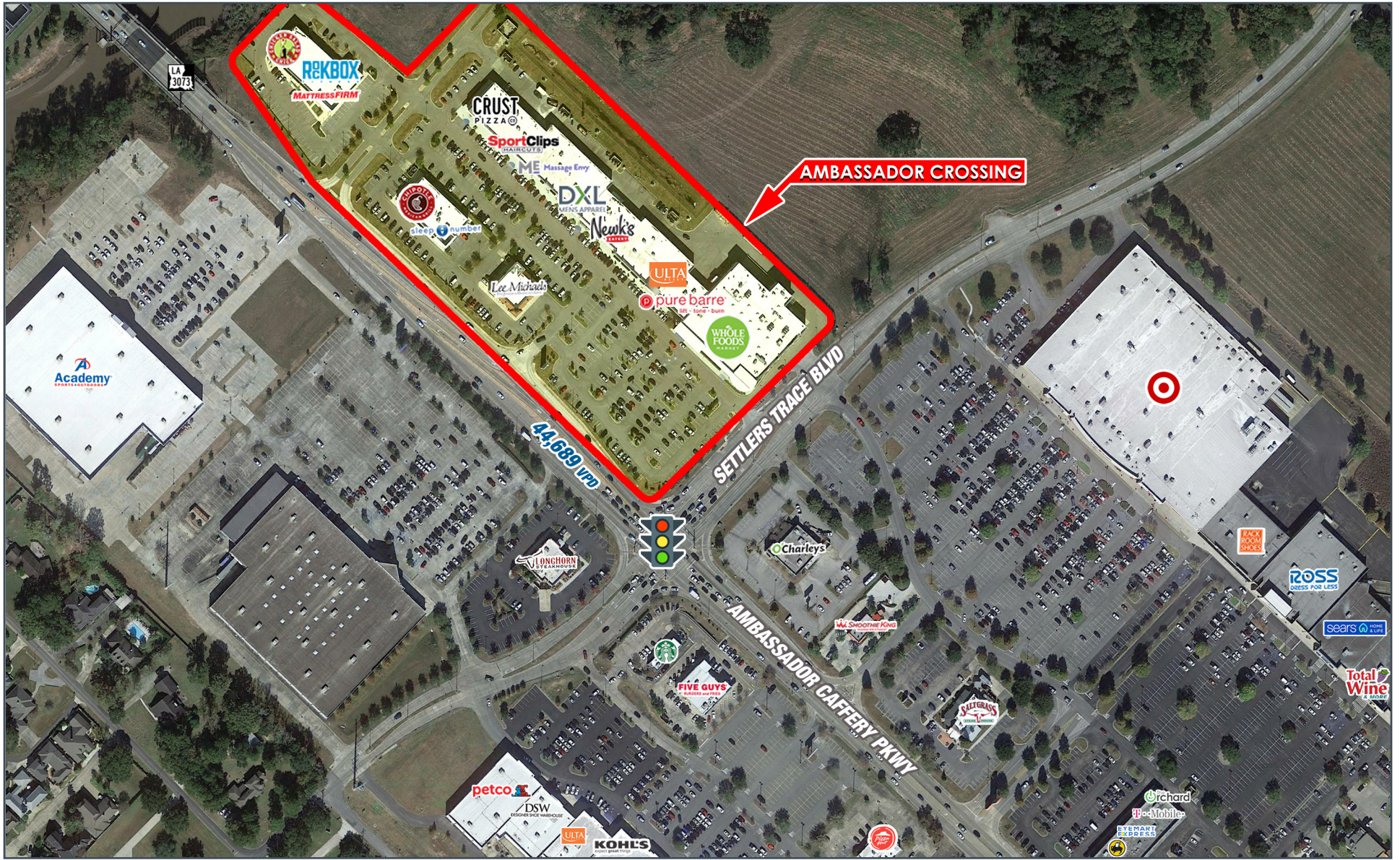


2023 DEMOGRAPHIC SUMMARY

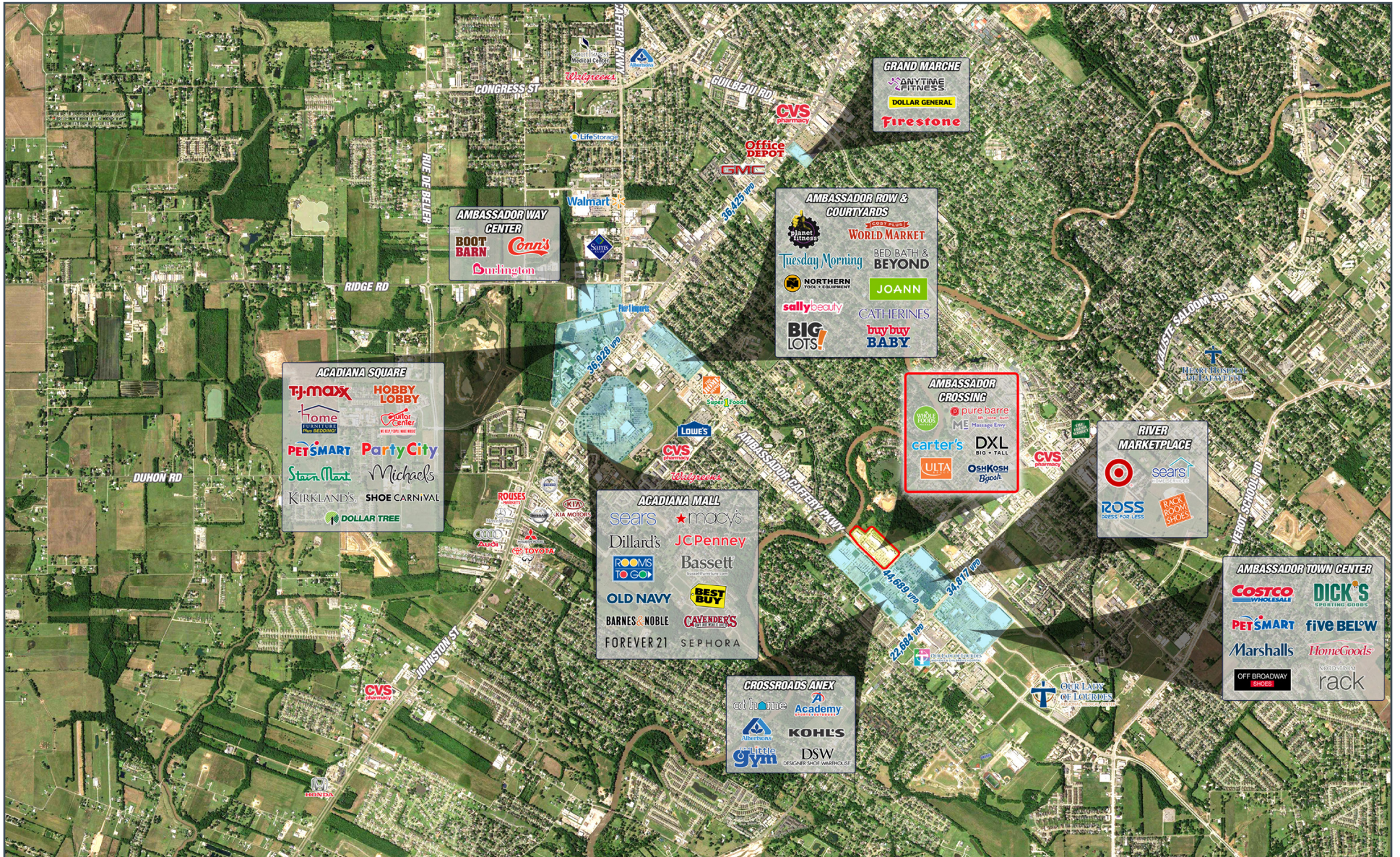
	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,061	66,428	133,460
EST. DAYTIME POPULATION	7,308	33,189	89,193
EST. AVG. HH INCOME	\$153,241	\$134,787	\$110,925

CO-TENANTS













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SUITE 720
DALLAS, TEXAS 75225
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GERARD THIBODEAUX

Louisiana Broker
803.730.6146



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



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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
Tim Henson	623244	thenson@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date