



 **VENTURE WINDSOR RIDGE CROSSING** 100% LEASED

214.378.1212

NEQ FM 2499 & WINDSOR DR
FLOWER MOUND, TX

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MIA UREÑA
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LOCATION

NEQ FM 2499 & WINDSOR DR

SIZE

PHASE 1 **PHASE 2**
 8,377 SF & 8,549 SF 10,520 SF

AVAILABLE SPACES

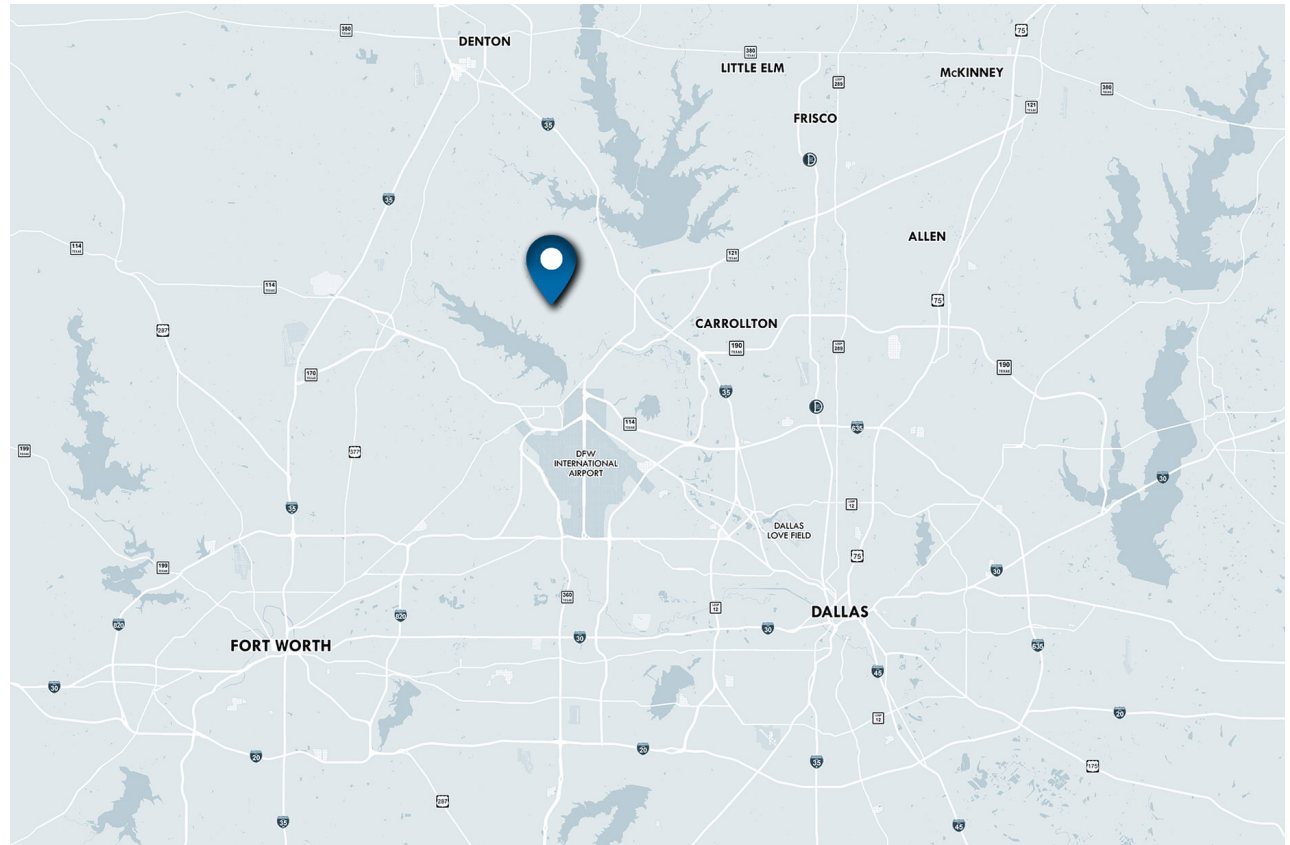
100% LEASED

TRAFFIC COUNTS

FM 2499 **CROSS TIMBERS RD**
 39,966 VPD 2019 30,749 VPD 2019

PROPERTY HIGHLIGHTS

- ★ **ADJACENT TO TEXAS HEALTH PRESBYTERIAN HOSPITAL**
- ★ **CLOSE PROXIMITY TO THE RIVERWALK 158 AC MIXED USE PROJECT**
- ★ **STRONG TRAFFIC & INCOMES**
- ★ **PROMINENT PATIO OPPORTUNITIES AVAILABLE**
- ★ **LOCATED AT A SIGNALIZED INTERSECTION**

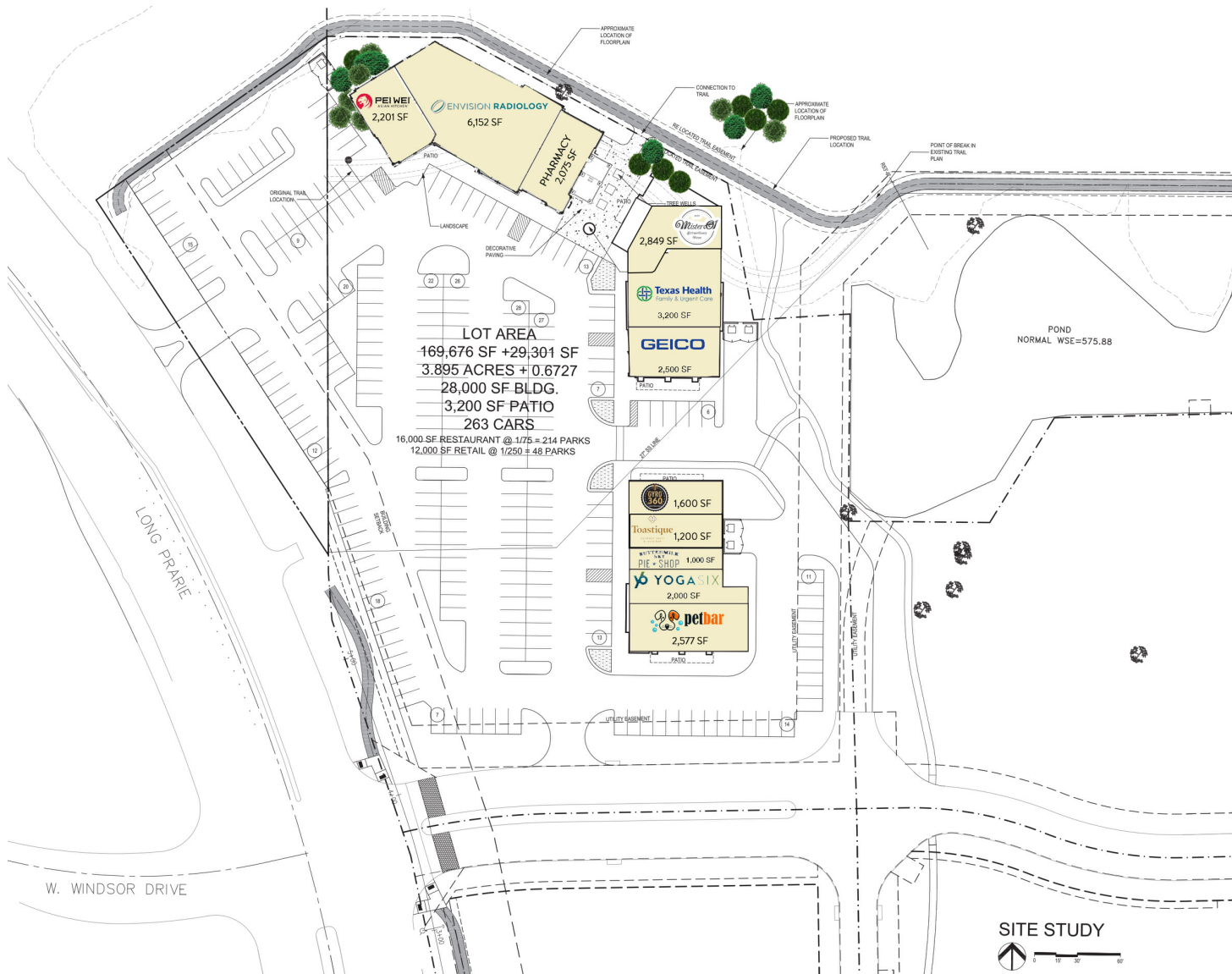


2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,456	105,570	198,226
EST. DAYTIME POPULATION	4,310	30,309	61,515
EST. AVG. HH INCOME	\$152,406	\$180,112	\$162,659

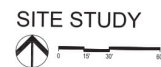
AREA ATTRACTIONS

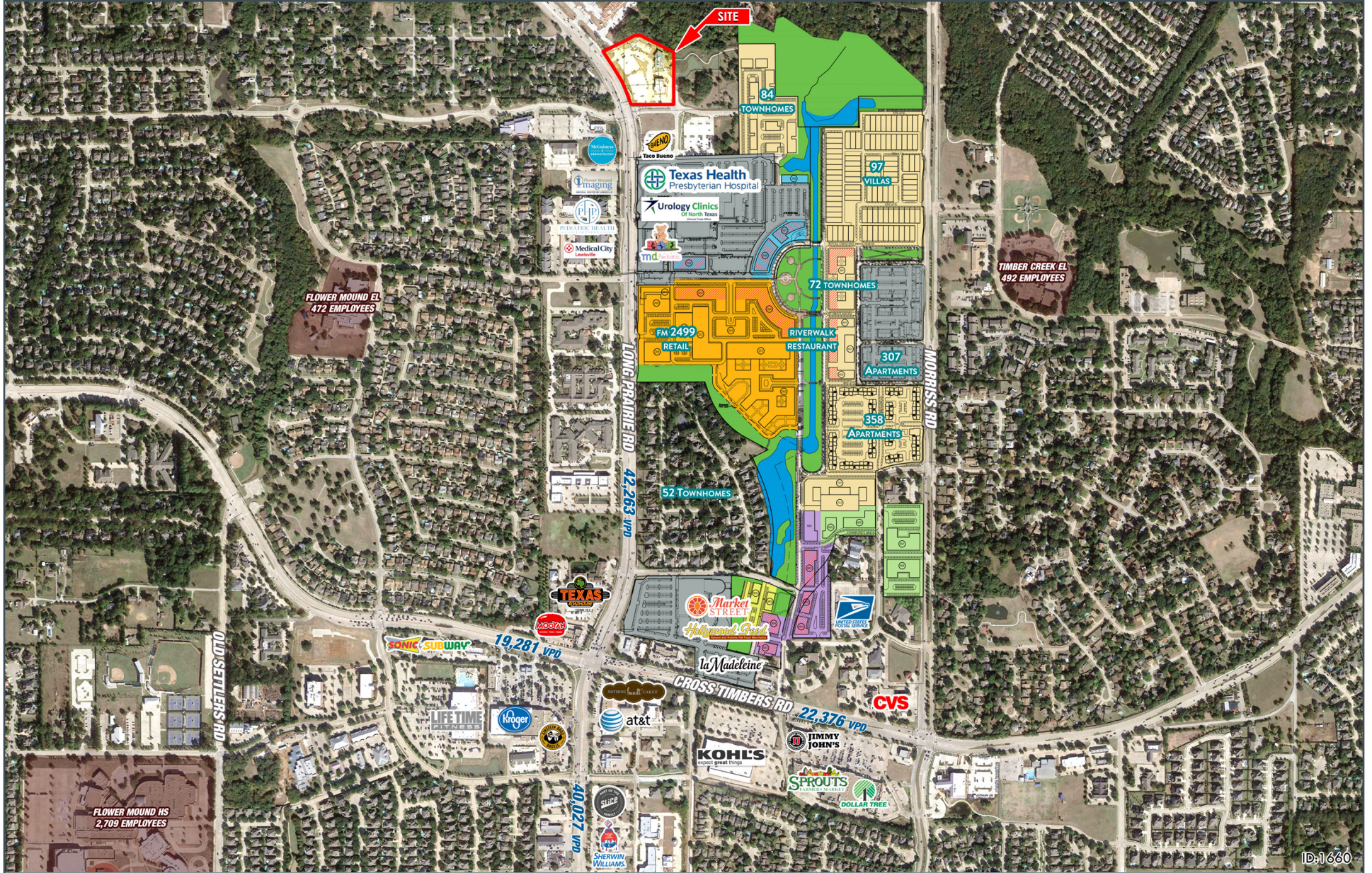




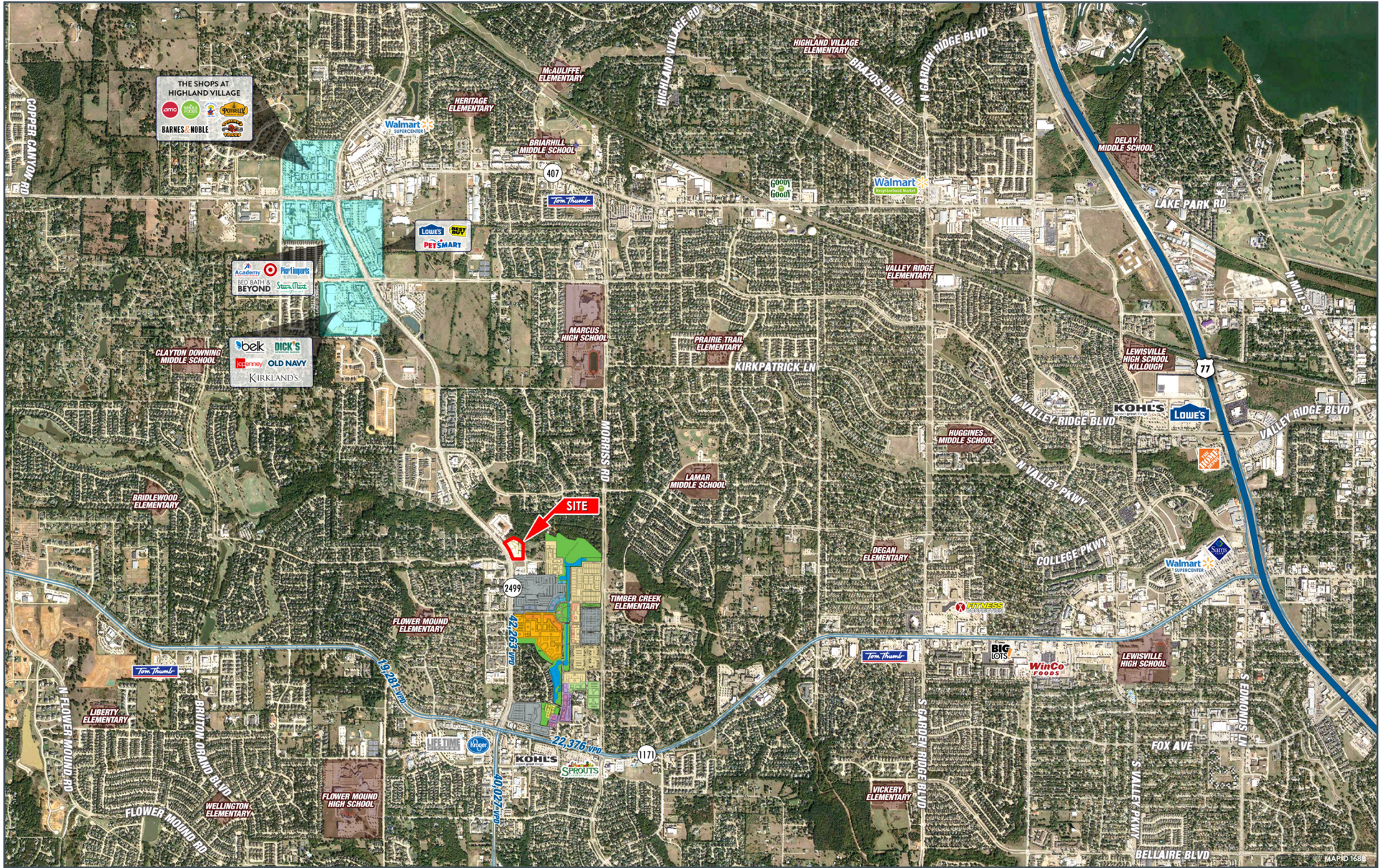
AVAILABLE SPACES

TENANTS	SF
Pei Wei	2,201
Envision Radiology	6,152
Pharmacy	2,075
Mister O1	2,849
Texas Health Family & Urgent Care	3,200
Geico	2,500
Gyro 360	1,600
Toastique	1,200
Buttermilk Sky Pie Shop	1,000
Yoga Six	2,000
Petbar	2,577





ID:1660







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MIA UREÑA

Transaction Manager
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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:

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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
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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Mia Ureña	748118	murena@venturedfw.com	214-378-1212
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