

AVAILABLE
1,243-2,563 RSF

Dallas West
DANCE CENTRE

BRANDED BOWLS
YOUR GO-TO PRODUCTIONS

Prestige



ARGYLE NEIGHBORHOOD SHOPS FOR LEASE

214.378.1212

NEQ US HWY 377 & FM 407
ARGYLE, TX

NATALIA SINGER
NSINGER@VENTUREDFW.COM

SAMARA JANOWSKI
SJANOWSKI@VENTUREDFW.COM

SLATE

LOCATION

NEQ US HWY 377 & FM 407

SIZE

LAND 1.88 AC **BUILDING** 19,653 SF

AVAILABLE SPACES

SUITE 202
1,243 SF

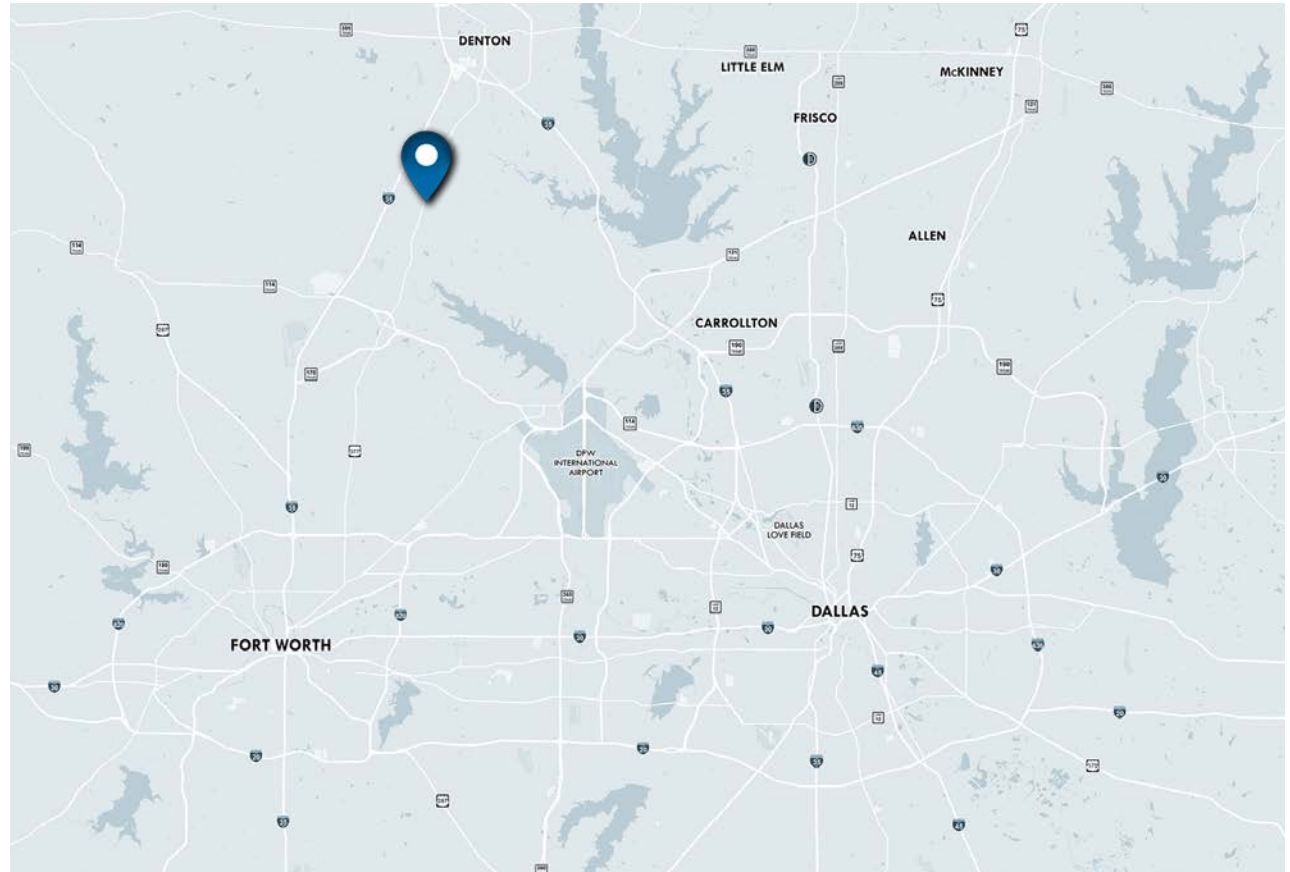
SUITE 204
1,320 SF

TRAFFIC COUNTS

HWY 377 16,599 VPD **FM 407** 13,891 VPD

PROPERTY HIGHLIGHTS

- ★ **FM 407 FRONTAGE**
- ★ **2 MILES FROM I-35W**
- ★ **UNDER-SERVED TRADE AREA**

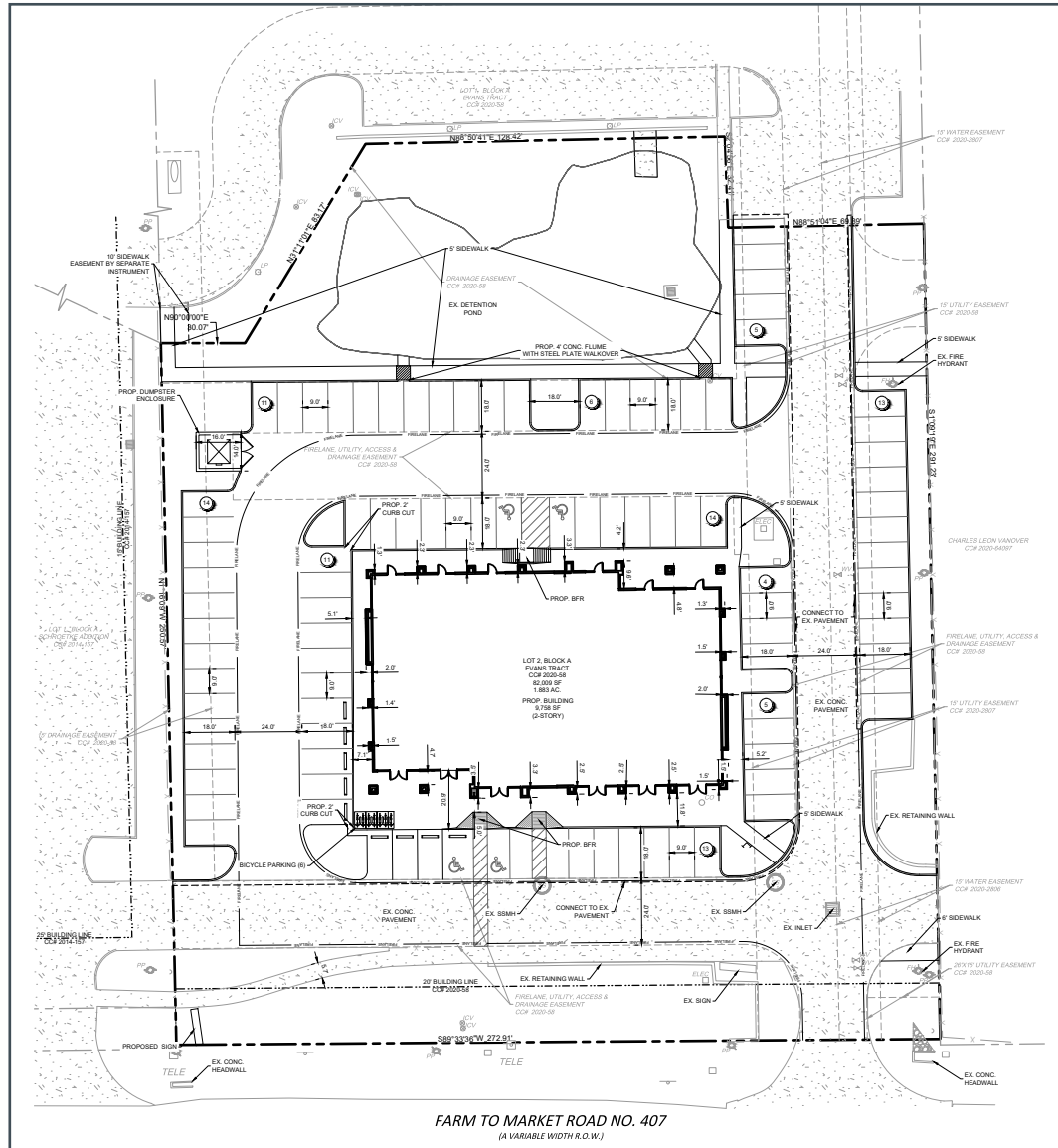


2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,299	18,848	48,722
EST. DAYTIME POPULATION	1,290	11,091	26,121
EST. AVG. HH INCOME	\$208,334	\$155,597	\$174,899

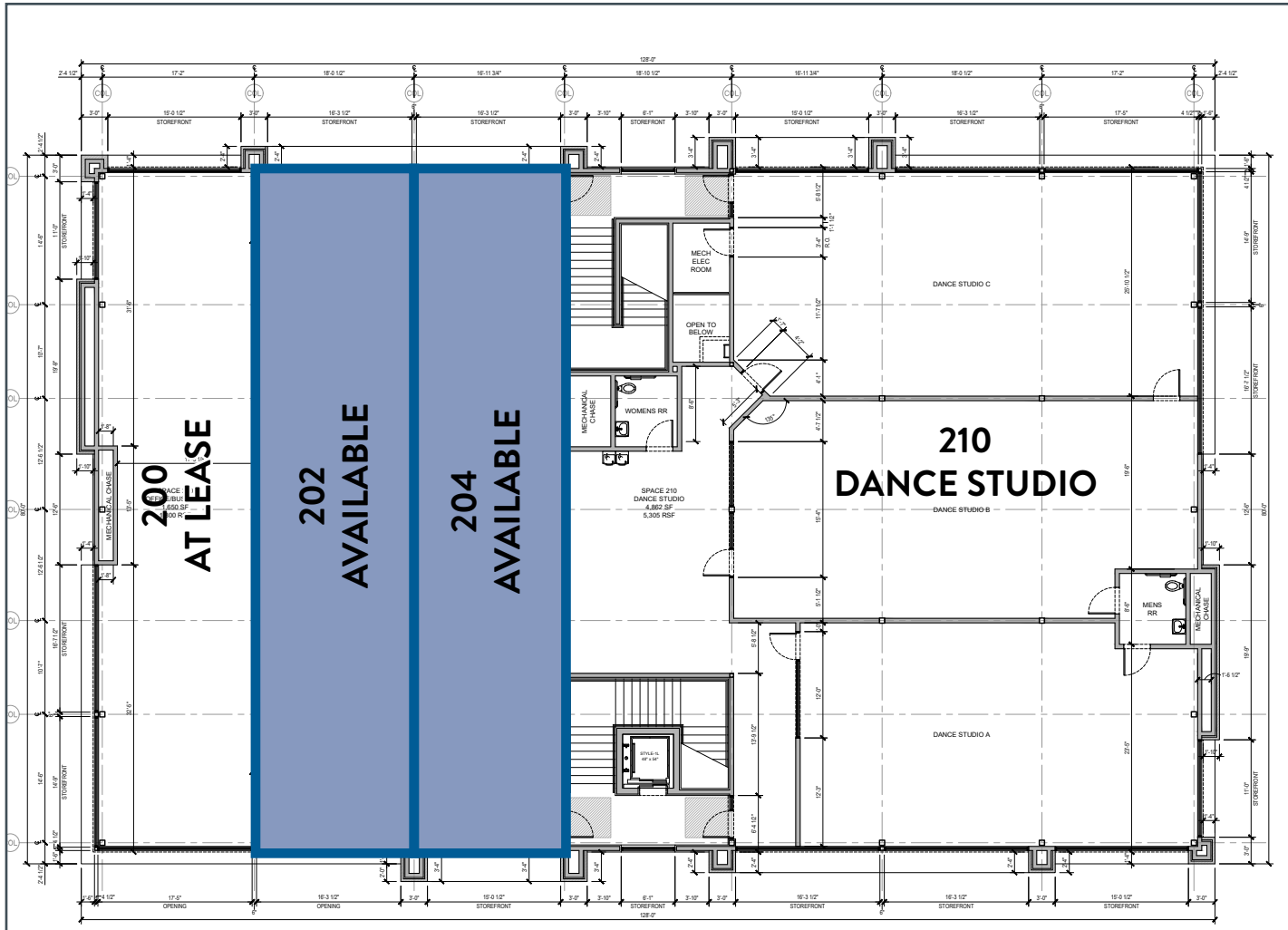
AREA ATTRACTIONS





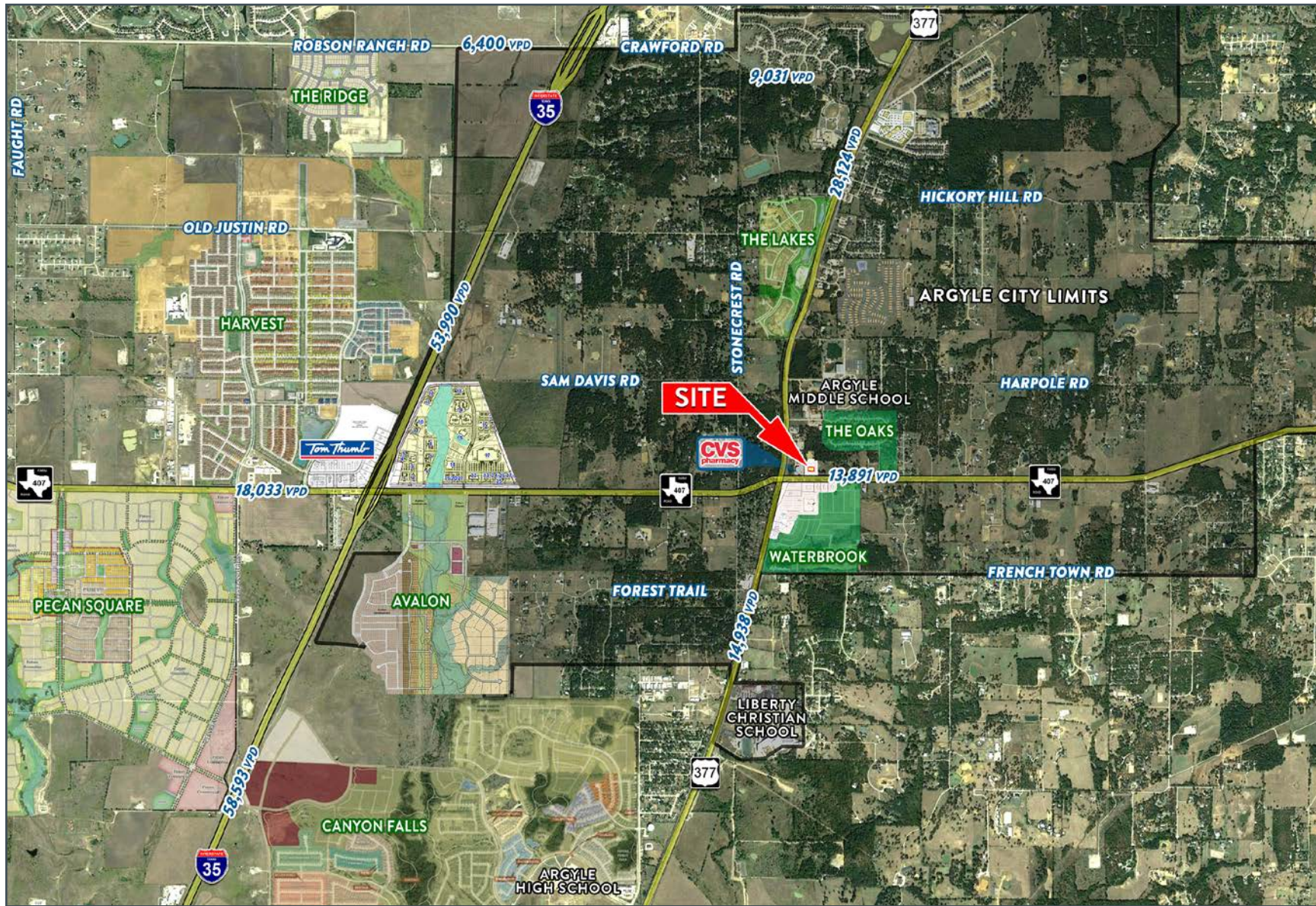


UNIT	TENANTS	USF	RSF
FIRST FLOOR			
100	Branded Bowls	2,726	2,978
104	Nail Salon	1,409	1,539
106	At Lease	1,135	1,240
108-110	At Lease	3,000	3,278



UNIT	TENANTS	SF
SECOND FLOOR		
200	At Lease	1,650
202	AVAILABLE	1,243
204	AVAILABLE	1,320
210	Dance Studio	5,305







1 - FRONT ELEVATION (SOUTH) SCALE 3/16"=1'-0"

METAL CANTY/FASCIA & SIDEFRONT COLOR

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1

251 Tricorn Black

3 COAT STUCCO COLOR WHITE

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

257 Extra White

LEUDERS LIMESTONE 6" RUNNING BOND

ADHESIVE BRICK MODULAR EDGEM



1 - SIDE ELEVATION (EAST) SCALE 3/16"=1'-0"





SLATE

8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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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
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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Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Samara Janowski	739321	sjanowski@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date