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## SHOPS AT THE PINES FOR LEASE

NEC FLOWER MOUND RD & MORRISS RD  
FLOWER MOUND, TX



LOCATION

NEC FLOWER MOUND RD & MORRISS RD

AVAILABLE SPACES

**SUITE 190**  
2,958 SF FORMER CLEANERS

**SUITE 150**  
1,261 SF 2ND GEN RETAIL

**SUITE 145**  
1,238 SF

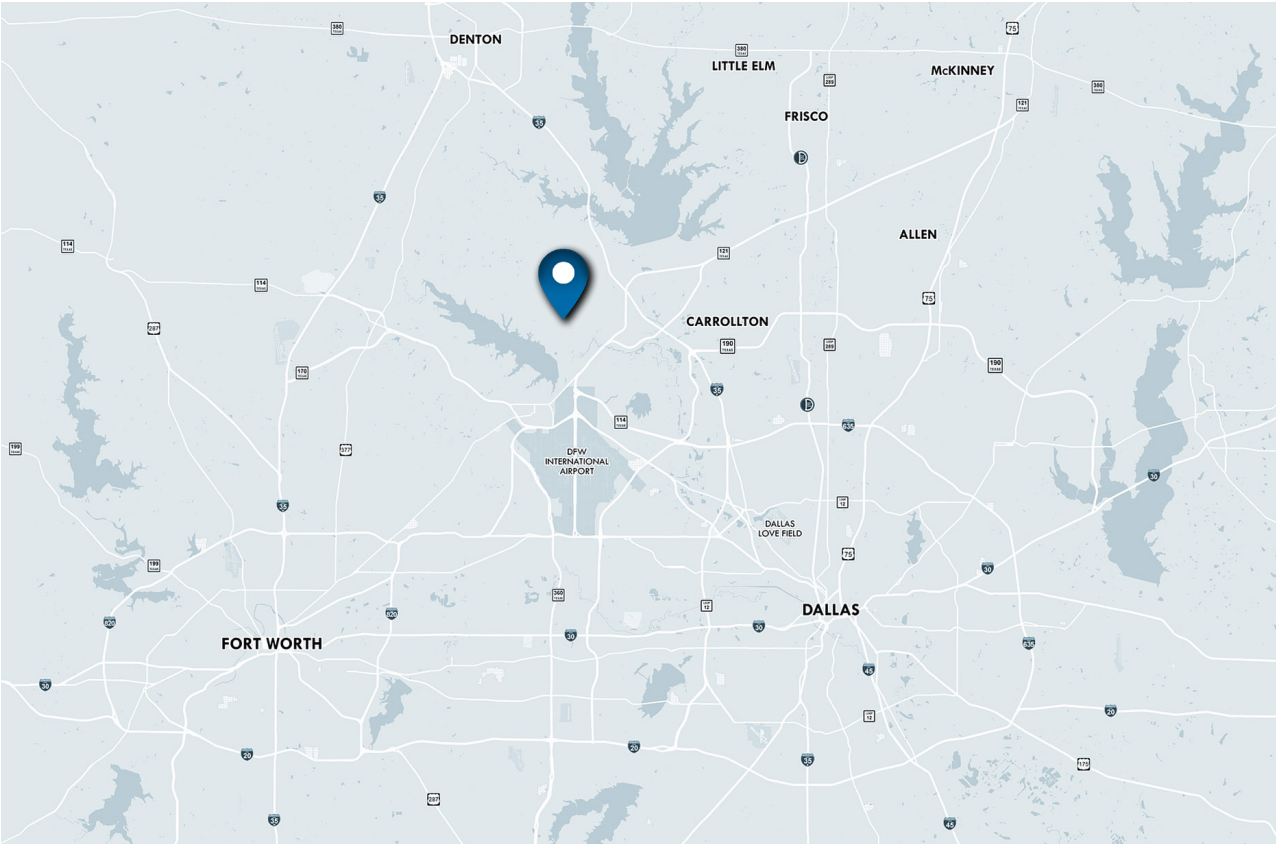
**SUITE 110**  
2,461 SF 2ND GEN RESTAURANT  
\*TENANT OPERATING - DO NOT DISTURB

TRAFFIC COUNTS

**FLOWER MOUND RD**    **MORRISS RD**  
17,897 VPD 2023        20,539 VPD 2023

PROPERTY HIGHLIGHTS

- ★ EXCELLENT VISIBILITY FROM THE INTERSECTION
- ★ ACROSS THE STREET FROM KROGER
- ★ GREAT DENSITY: OVER 99,000 PEOPLE IN 3-MILE RADIUS
- ★ DOWN THE STREET FROM 100,000 SF COMMUNITY ACTIVITY CENTER OF FLOWER MOUND

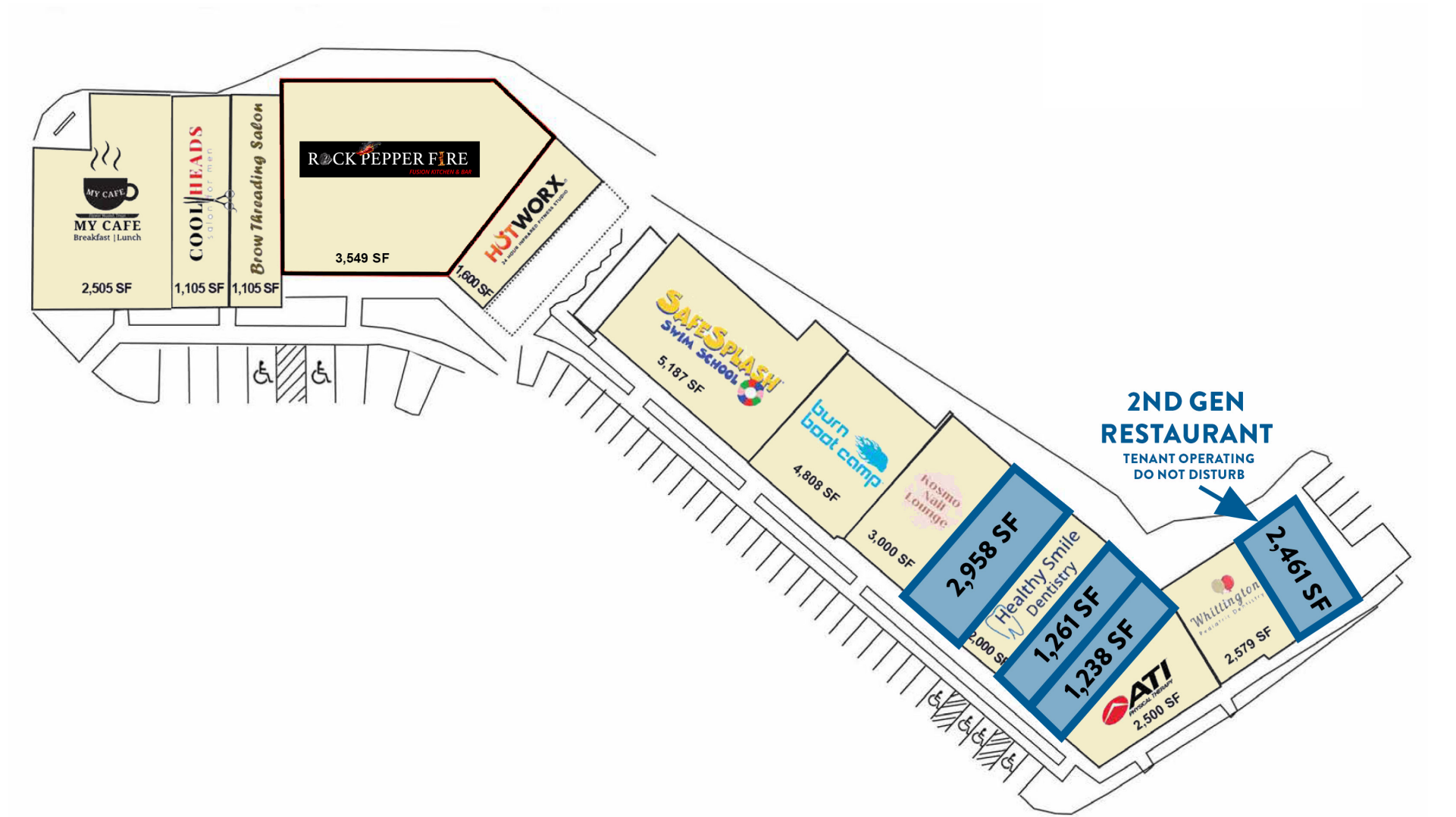


2025 DEMOGRAPHIC SUMMARY

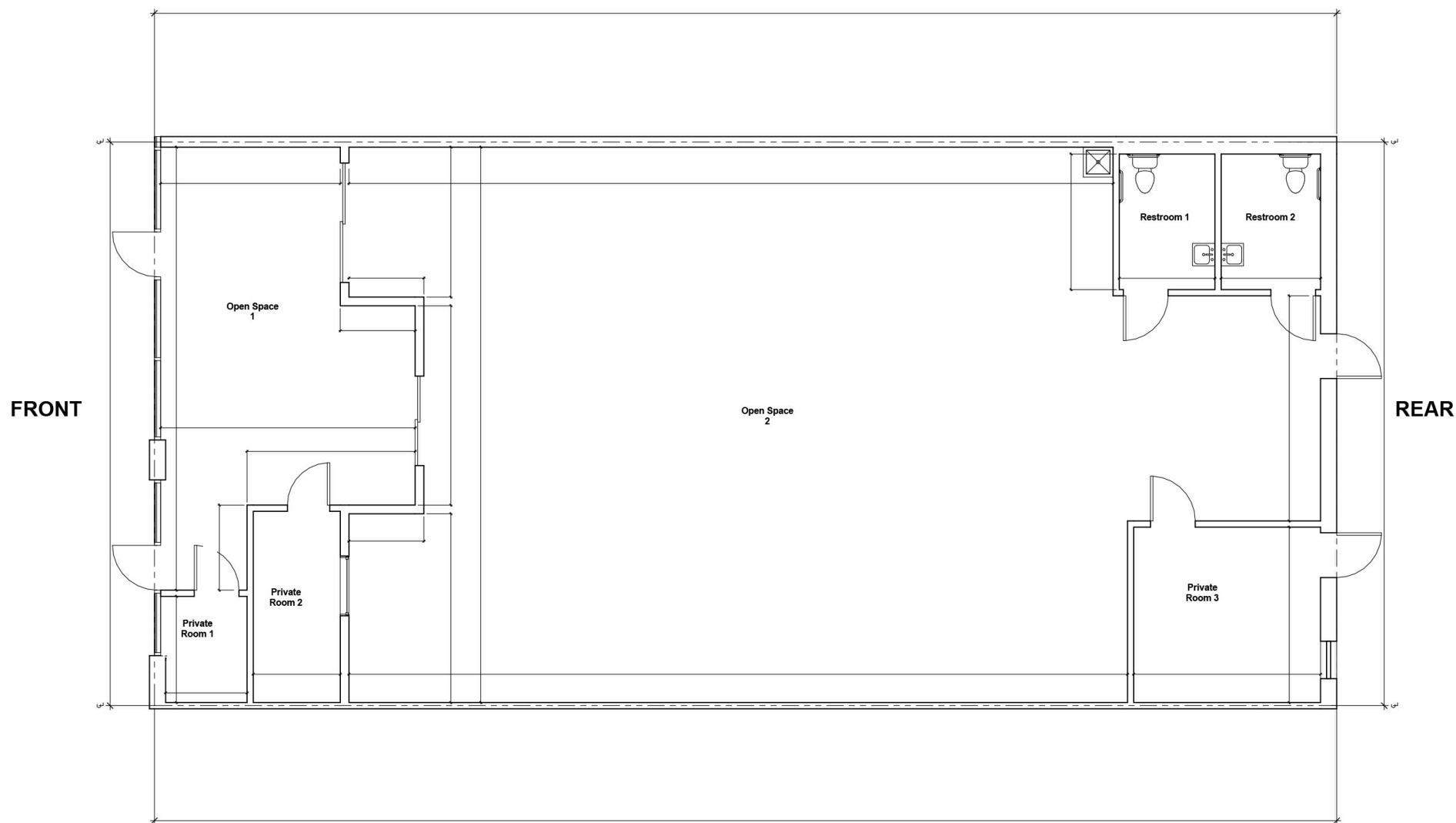
	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,586	101,335	229,425
EST. DAYTIME POPULATION	2,273	36,138	106,576
EST. AVG. HH INCOME	\$191,323	\$148,931	\$156,534

AREA ATTRACTIONS



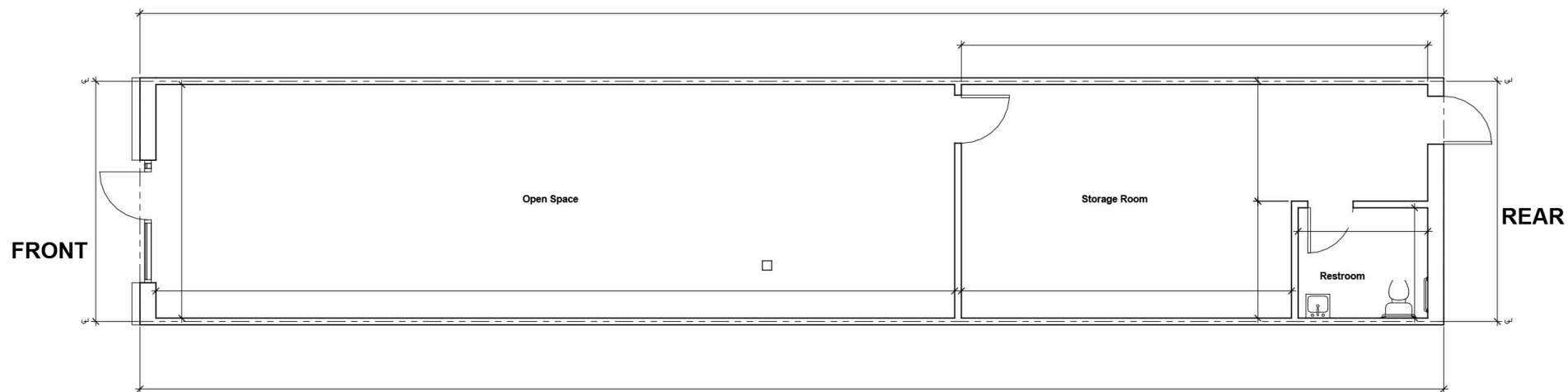


2,958 SF

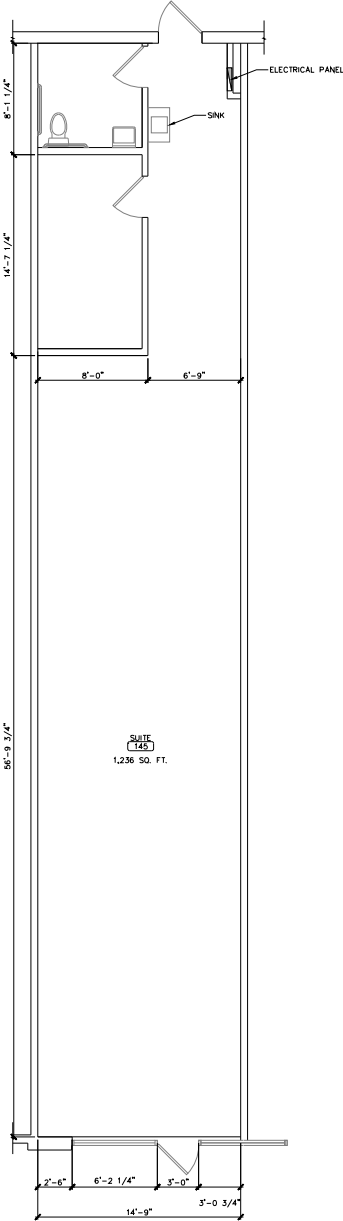




1,261 SF



1,238 SF





Architectural floor plan of Suite 210, a 2,400 sq. ft. space. The plan shows a central open area with a large window, a reception desk on the right, and restrooms on the left. Dimensions are provided for various sections and overall measurements. Key features include a water heater, electrical panels, and a reach-in cooler.

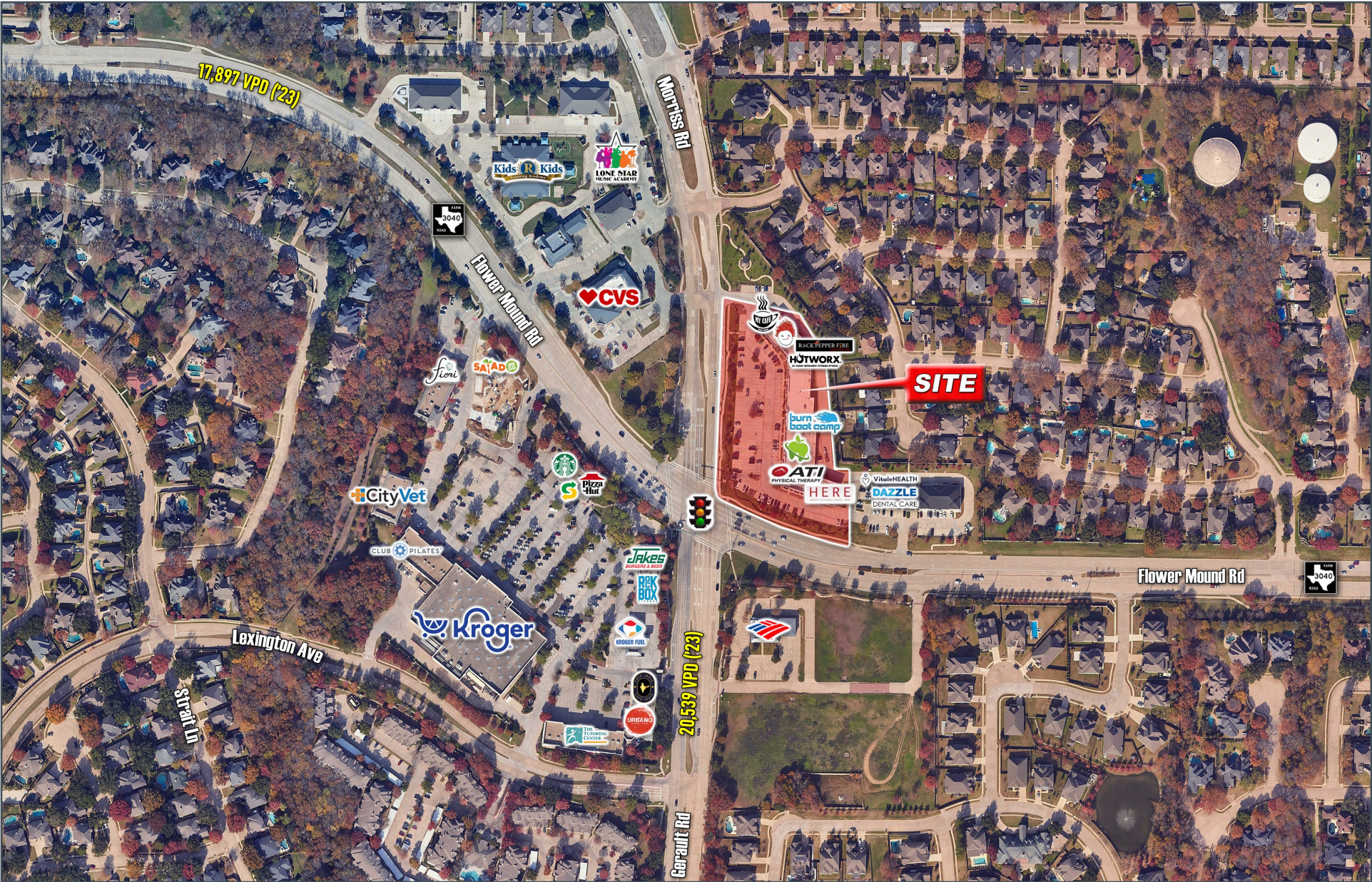
Overall dimensions and section measurements:

- Top horizontal dimensions: 9'-8 1/2", 6'-7", 3'-0", 3'-6", 14'-1", 5'-6 1/2"
- Left vertical dimensions: 12'-8 1/2", 7'-0 1/2", 7'-10", 26'-9"
- Right vertical dimensions: 13'-4 1/4", 6'-6", 18'-0 1/4", 2'-5", 11'-10 1/2", 1'-10"
- Bottom horizontal dimensions: 6'-7", 5'-2", 10'-10", 5'-2", 13'-1 3/4"

Room and Area Labels:

- SUITE 210
- 2,400 SQ. FT.
- REACH IN COOLERS
- WATER HEATER
- ELECTRICAL PANELS

















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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.

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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.

<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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@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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Agent's Supervisor's Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
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