



 **VENTURE** FORMER ALBERTSONS GARDEN CENTER FOR LEASE

214.378.1212

NWC HWY 174 & HWY 67
CLEBURNE, TX

LAWRENCE WILSON
LWILSON@VENTUREDFW.COM

JOHN ZIKOS
JZIKOS@VENTUREDFW.COM

DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

LOCATION

NWC HWY 174 & HWY 67

AVAILABLE SPACE

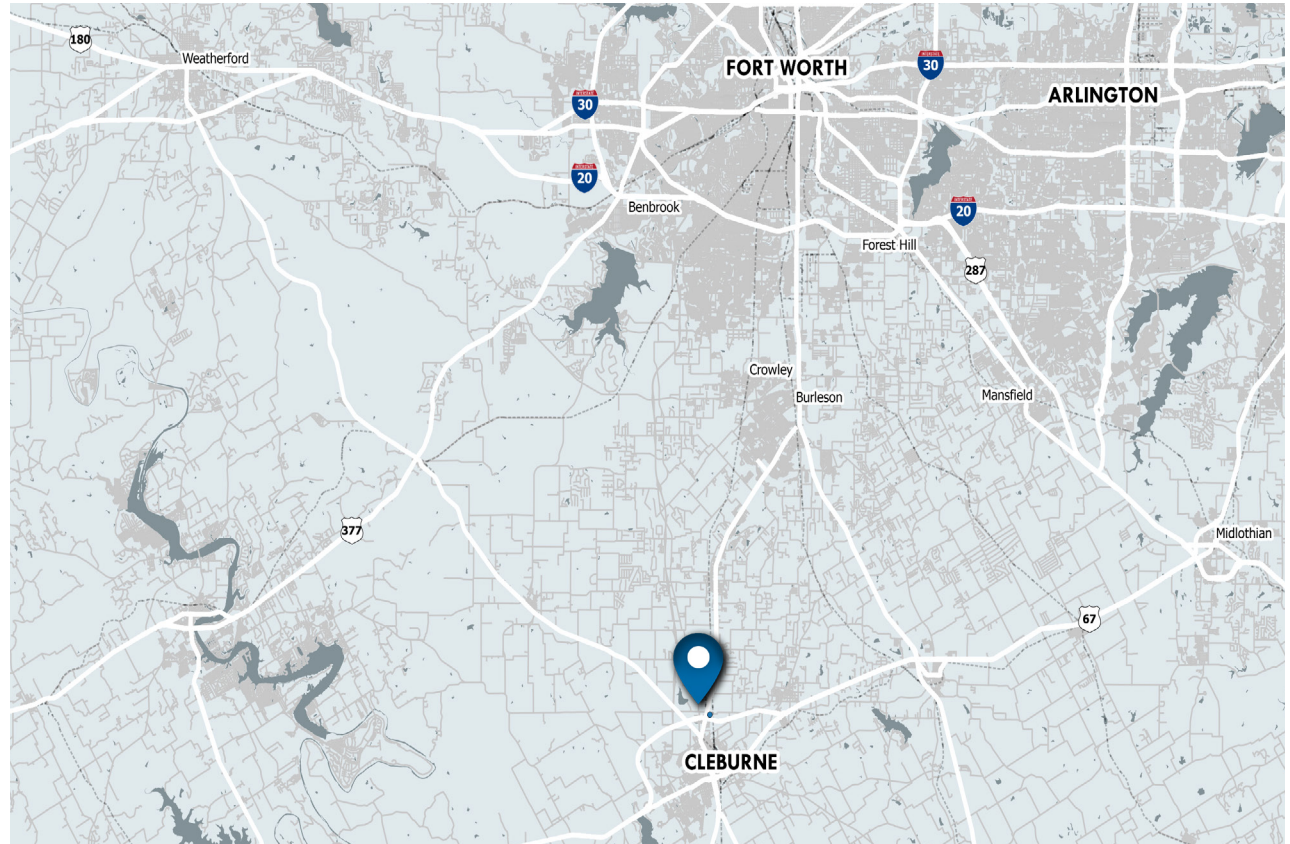
INSIDE AREA **OUTSIDE AREA**
2,554 SF 2,554 SF

TRAFFIC COUNTS

HWY 174 **HWY 67**
27,309 VPD 16,813 VPD

PROPERTY HIGHLIGHTS

- ★ **ADJACENT TO AN ALBERTSONS GROCERY STORE WITH AMPLE PARKING**
- ★ **THE INTERSECTION OF HIGHWAY 67 AND HIGHWAY 174 CARRIES OVER 44,000 VPD**
- ★ **LOCATED WITHIN A REGIONAL RETAIL CORRIDOR WITH LOWE'S AND HOME DEPOT**

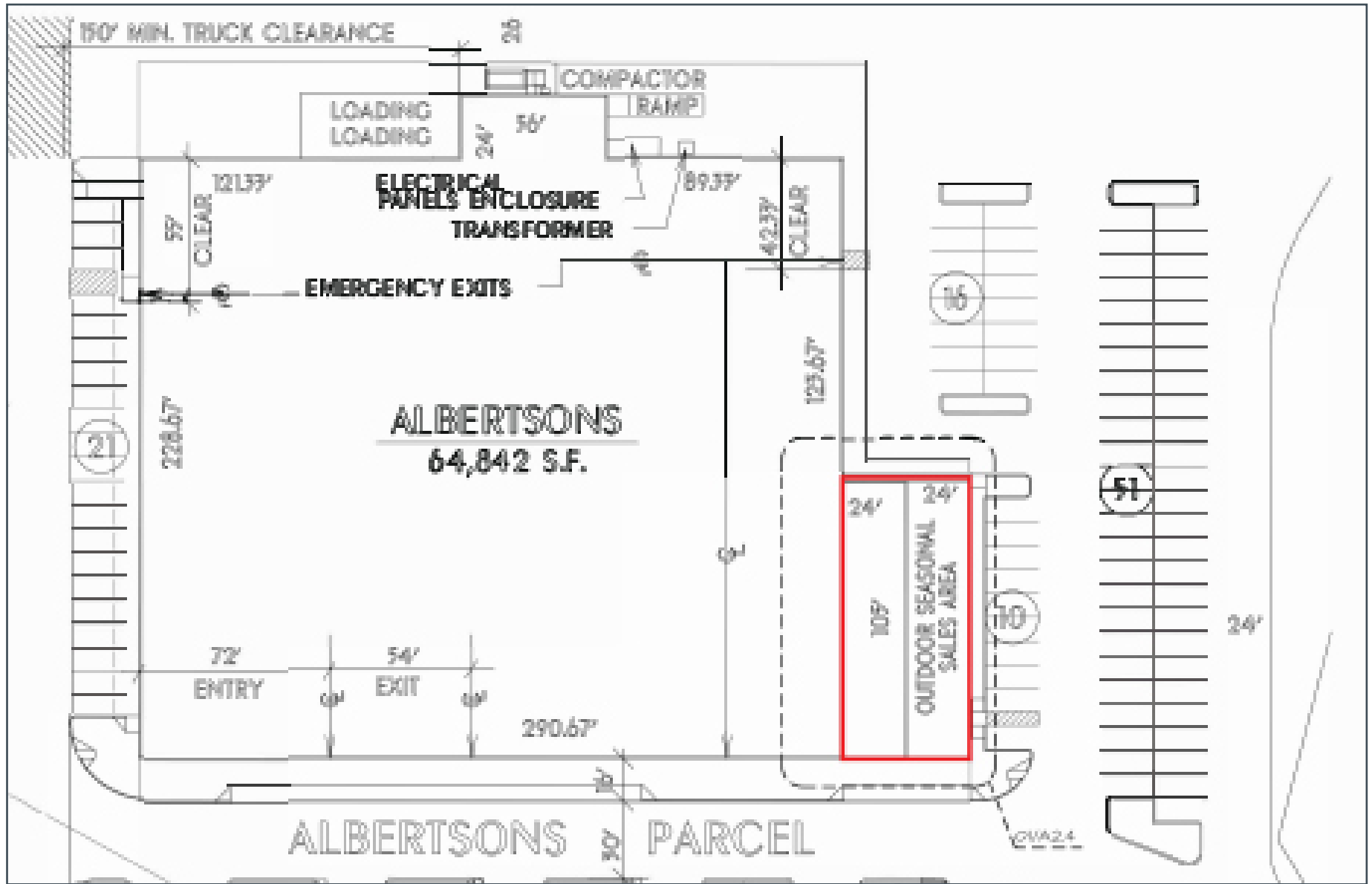


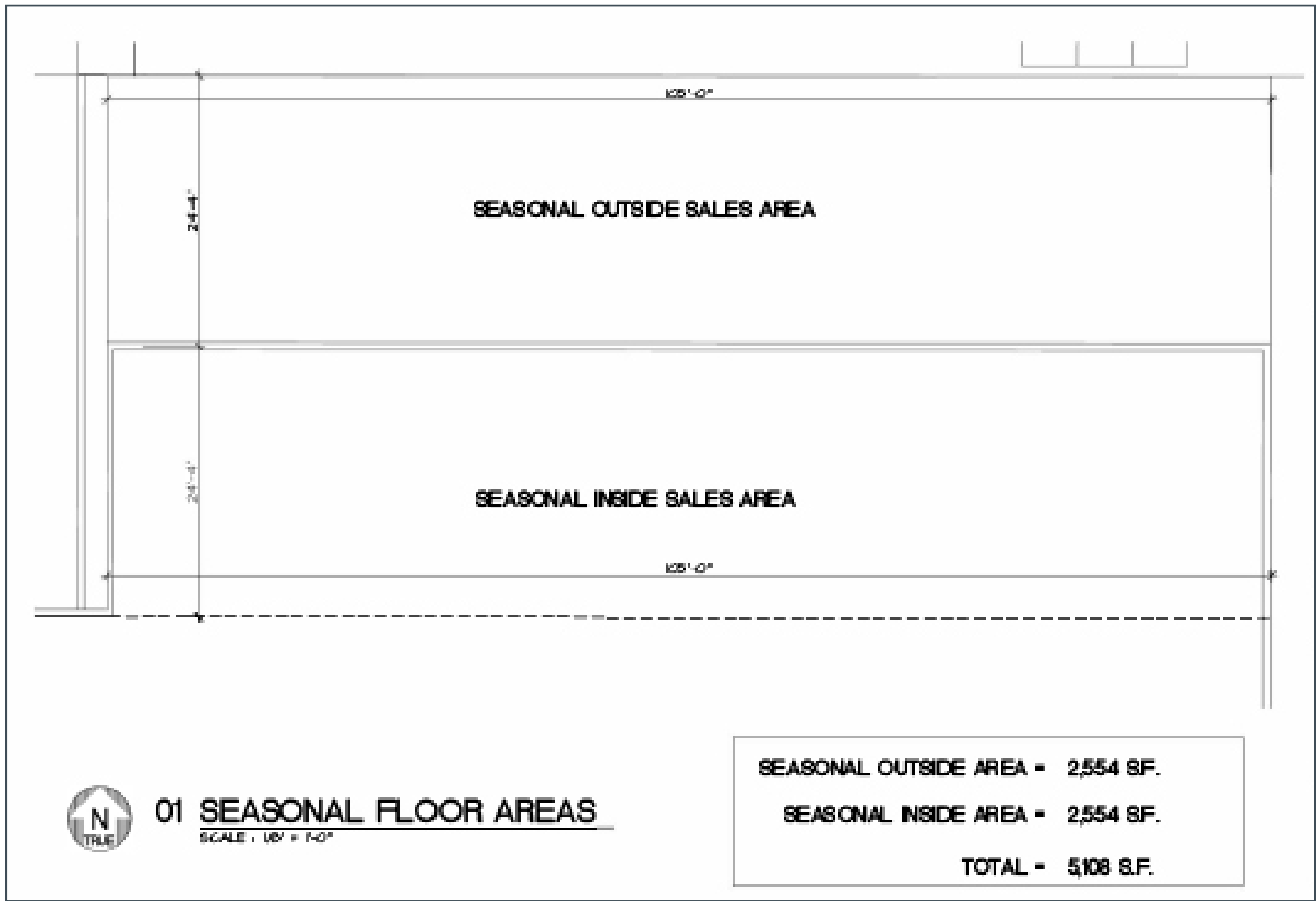
2022 DEMOGRAPHIC SUMMARY

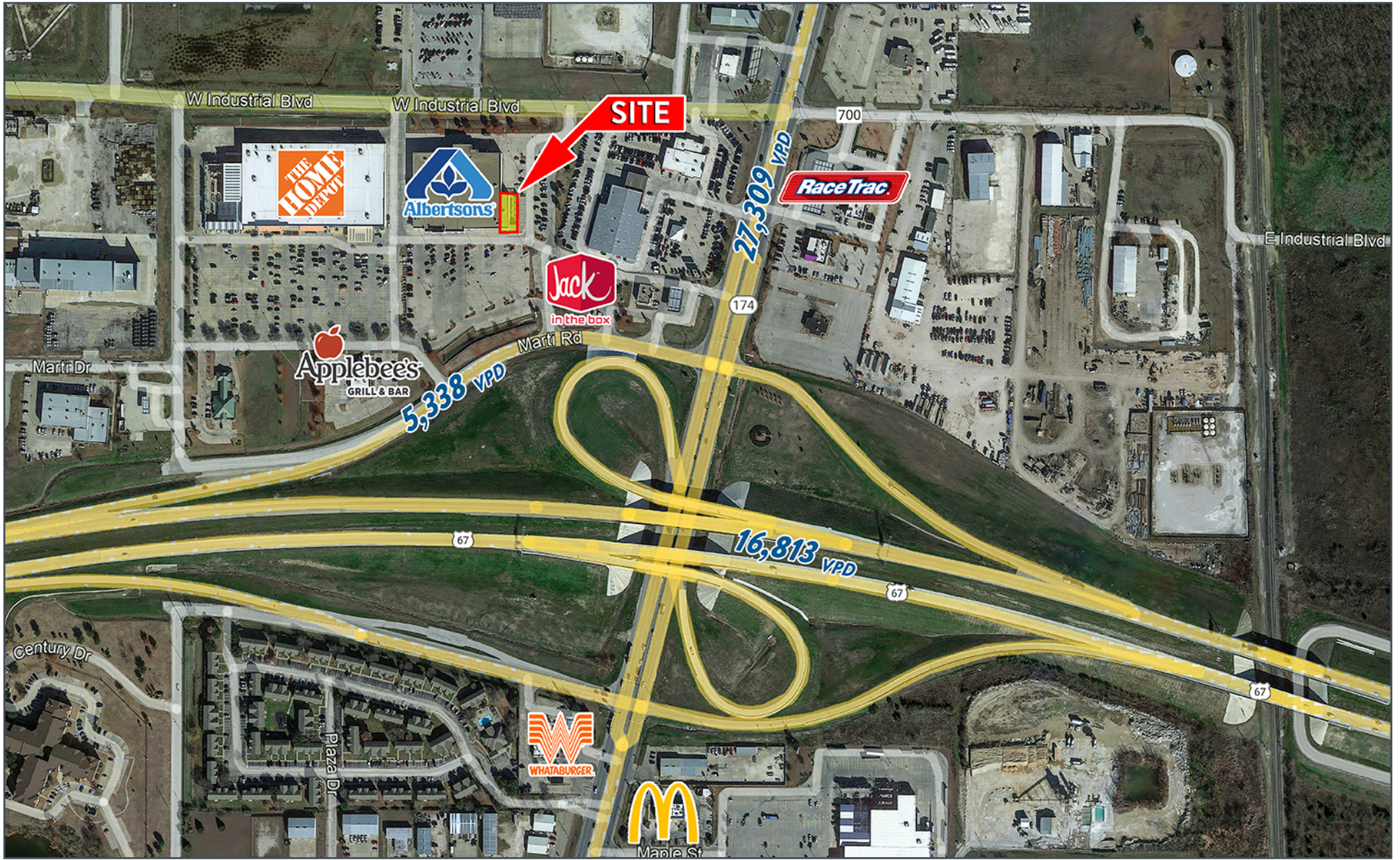
	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,946	23,276	48,850
EST. DAYTIME POPULATION	3,002	16,951	34,670
EST. AVG. HH INCOME	\$47,996	\$61,105	\$66,517

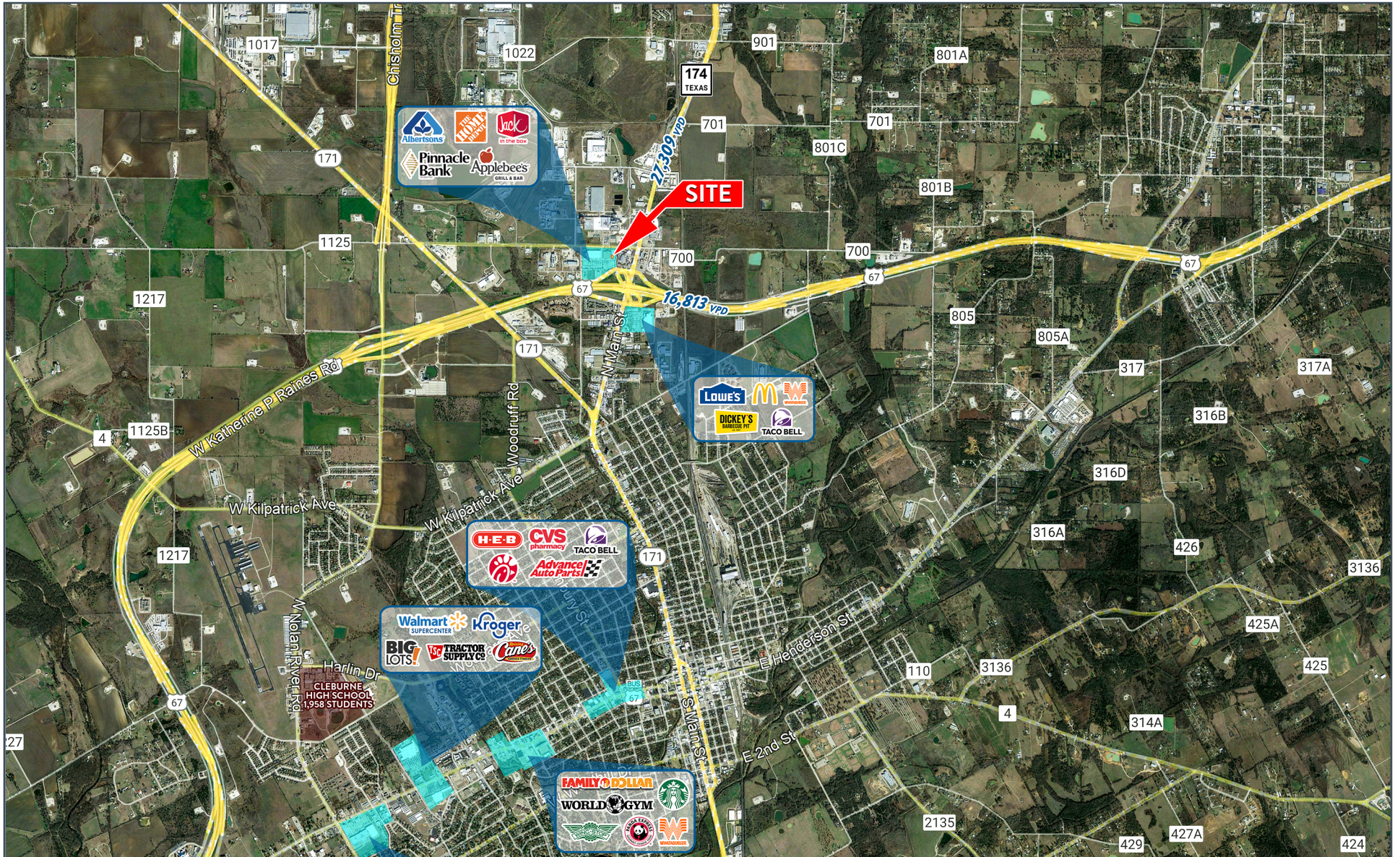
AREA ATTRACTIONS















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SUITE 720
DALLAS, TEXAS 75225
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DEAN STRAKA

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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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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
Lawrence E. Wilson	708761	lwilson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Dean Straka	808009	dstraka@venturedfw.com	214-378-1212
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