



 **VENTURE**

**LONG PRAIRIE PLAZA** FOR LEASE

214.378.1212

1400 LONG PRAIRIE RD  
FLOWER MOUND, TX

NATALIA SINGER  
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MIA UREÑA  
MURENA@VENTUREDFW.COM

LOCATION

1400 LONG PRAIRIE RD

SIZE

**NORTH BUILDING**     **SOUTH BUILDING**  
8,970 SF                    9,100 SF

AVAILABLE SPACES

**NORTH BUILDING**  
**SUITE 150**  
1,125 SF

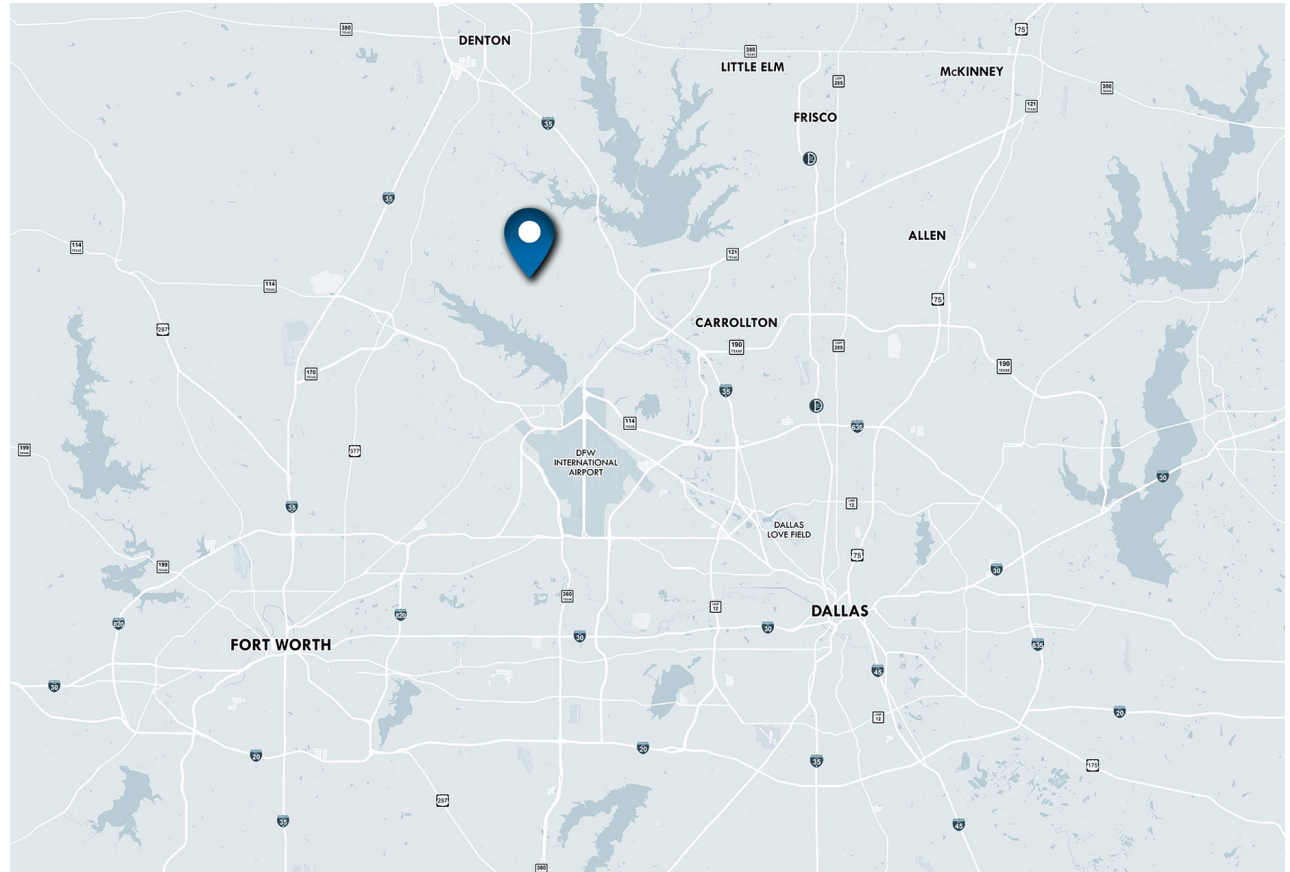
**SOUTH BUILDING**  
**SUITE 140/150**  
2,200 SF

TRAFFIC COUNTS

**LONG PRAIRIE RD**     **FLOWER MOUND RD**  
43,250 VPD 2022     25,297 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **CLOSE PROXIMITY TO LAKESIDE BUSINESS DISTRICT WITH OVER 4,000 EMPLOYEES**
- ★ **EXCELLENT VISIBILITY FROM LONG PRAIRIE RD WITH OVER 43,000 VPD**
- ★ **8 SCHOOLS WITHIN A 2-MILE RADIUS**
- ★ **ADJACENT TO TOLL BROTHERS NEW RESIDENTIAL DEVELOPMENT WITH HOMES AT \$800,000 OR HIGHER**

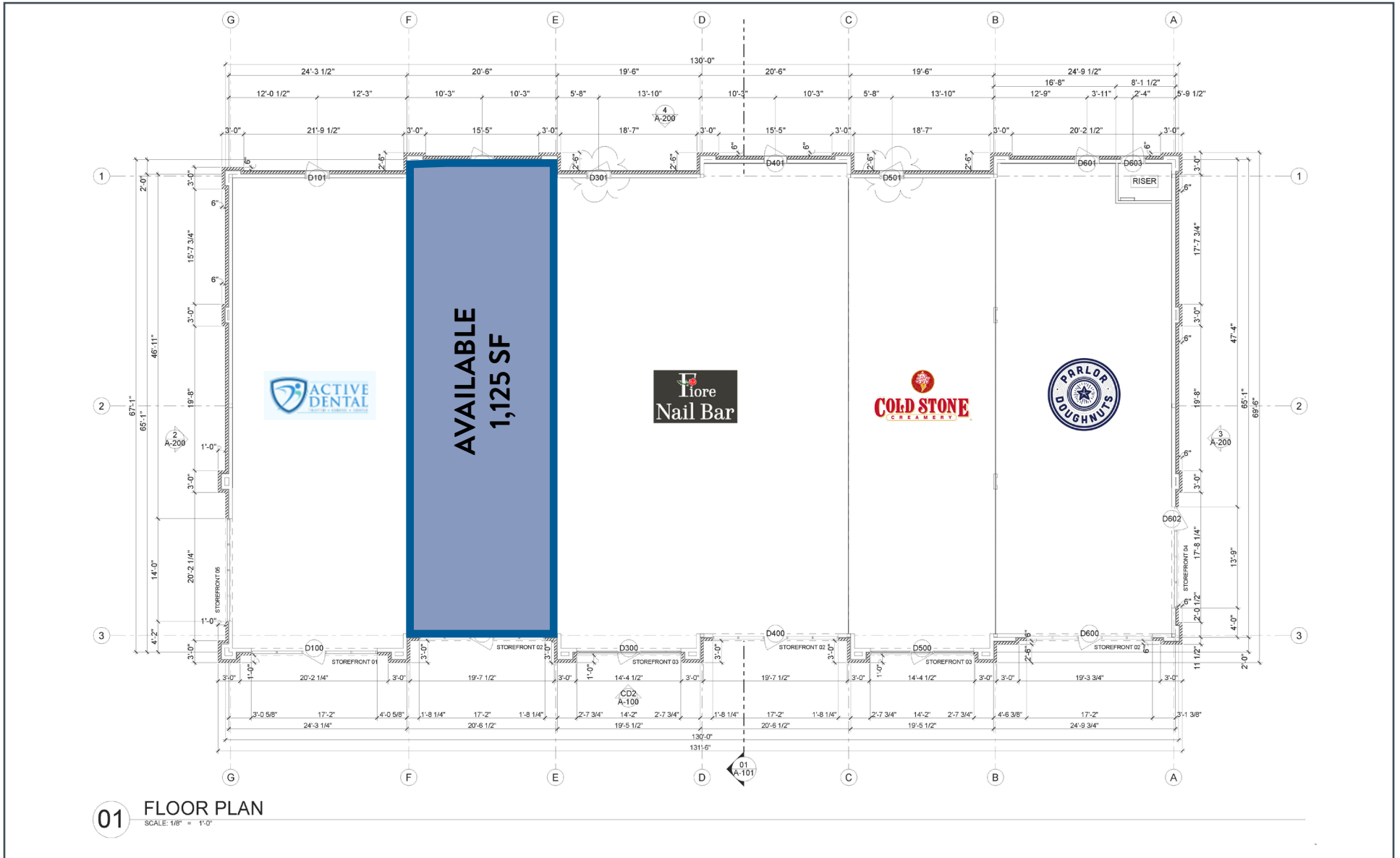


2023 DEMOGRAPHIC SUMMARY

|                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION         | 12,713    | 76,495    | 210,188   |
| EST. DAYTIME POPULATION | 3,260     | 21,207    | 72,256    |
| EST. AVG. HH INCOME     | \$196,993 | \$184,776 | \$155,684 |

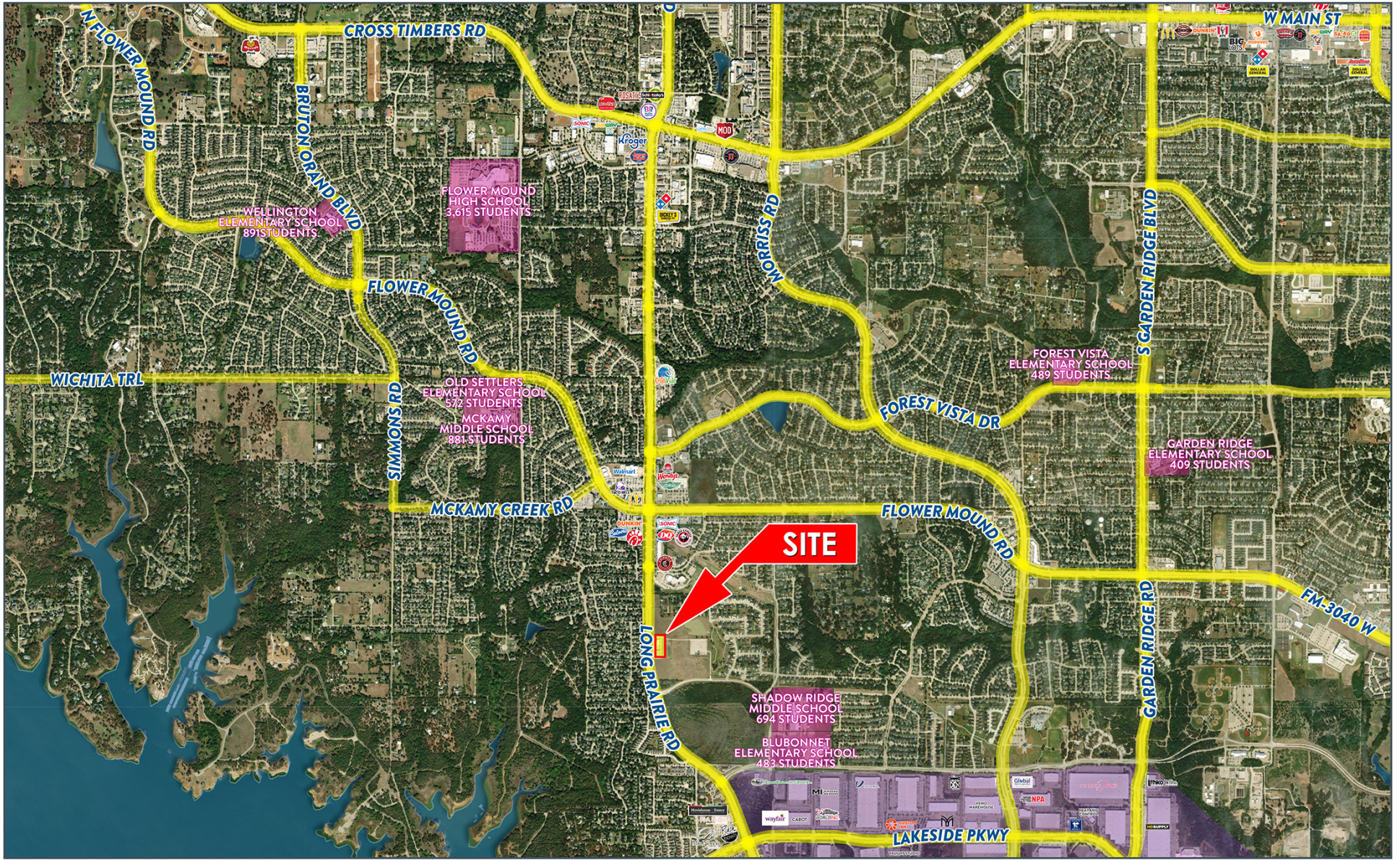
AREA ATTRACTIONS













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SUITE 720  
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**NATALIA SINGER**

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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.

|   |               |                                |                     |
|---|---------------|--------------------------------|---------------------|
| <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

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Date





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| <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>                     | <b>XXXXXXXXXXXX</b> | <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b> | <b>XXXXXXXXXXXX</b> |
| 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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| Agent's Supervisor's Name                               | License No.   | Email                          | Phone               |
| <b>Mia Ureña</b>  | <b>748118</b> | <b>murena@venturedfw.com</b>   | <b>214-378-1212</b> |
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