



LAKESIDE CENTER FOR LEASE

214.378.1212

1420 E HWY 377
GRANBURY, TX

AMY PJETROVIC
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DEVELOPED BY:
UCD
UNITED COMMERCIAL
DEVELOPMENT

LOCATION

1420 E HWY 377
GRANBURY, 76048

AVAILABLE SPACES

12,894 SF

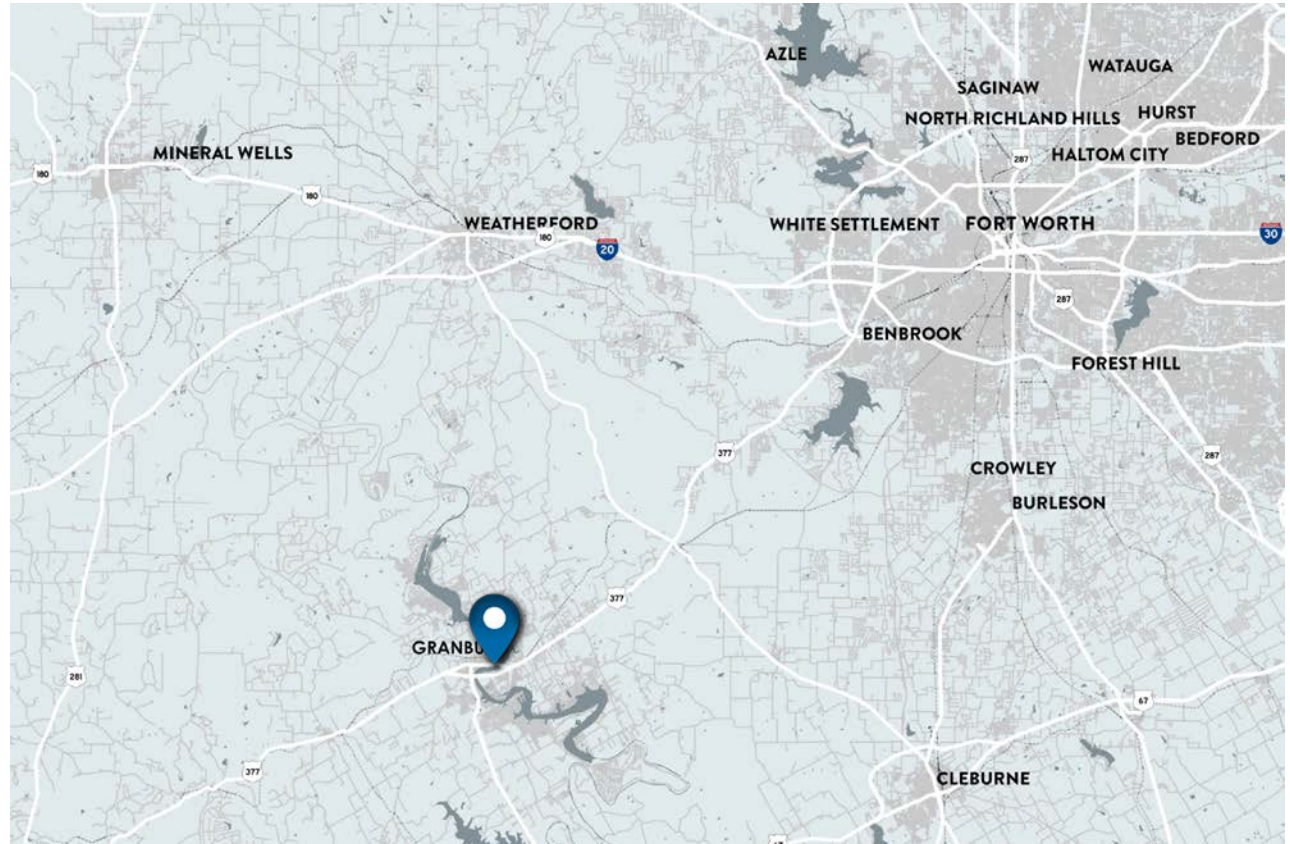
1,556 SF

TRAFFIC COUNTS

E HWY 377
37,020 VPD 2022

PROPERTY HIGHLIGHTS

- ★ EXCELLENT VISIBILITY AND ACCESS
- ★ 2ND GEN JUNIOR BOX OPPORTUNITY
- ★ ANCHORED BY SOLID JUNIOR BOX LINEUP INCLUDING ULTA, 5 BELOW, HOME GOODS, AMONG OTHERS
- ★ LOCATED AT A SIGNALIZED INTERSECTION ON US 377
- ★ FREDDY'S FROZEN CUSTARD RECENTLY OPENED WITH ONE OF STRONGEST OPENINGS WITHIN THE CHAIN

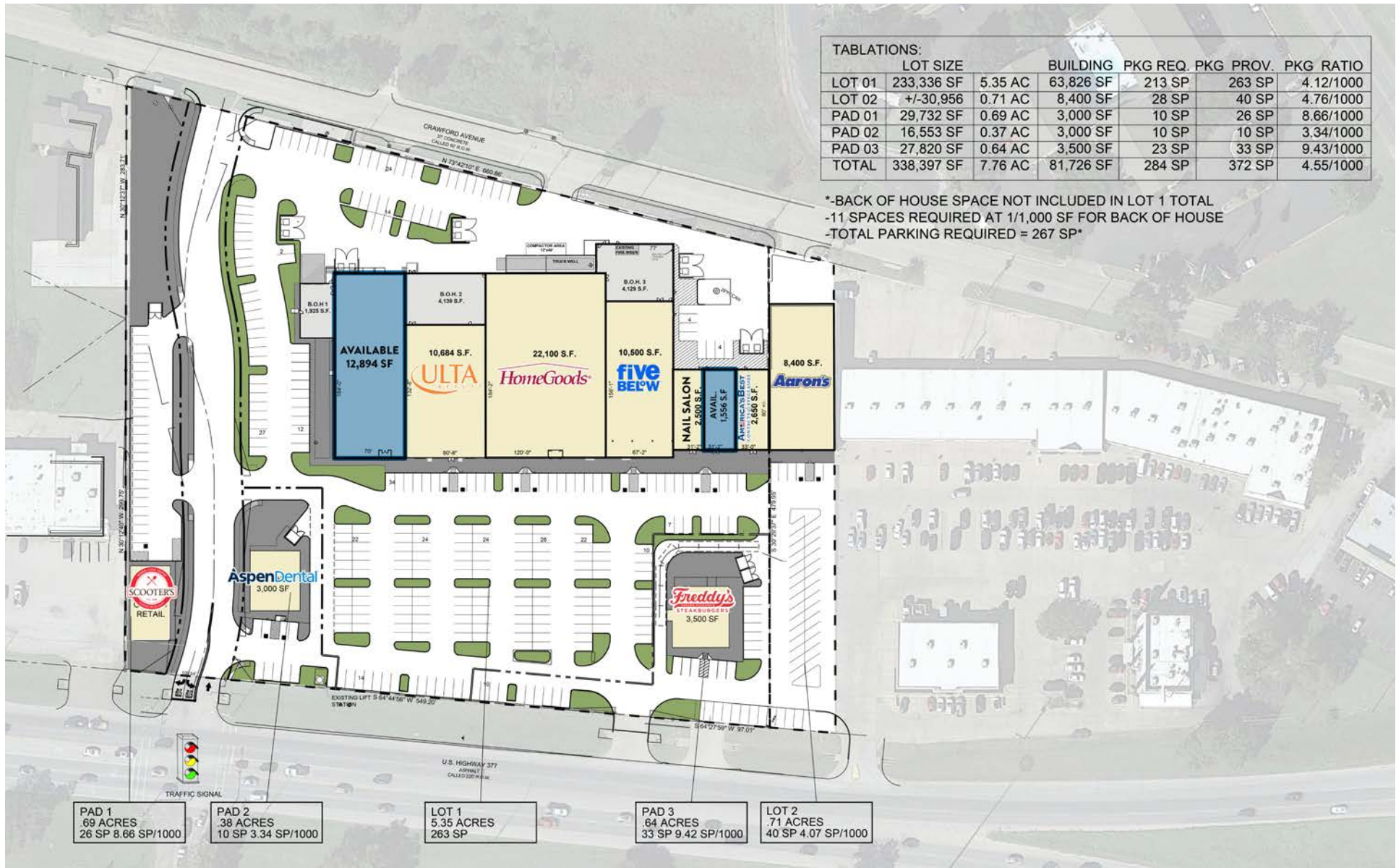


2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,215	21,955	42,790
EST. DAYTIME POPULATION	1,853	9,634	12,794
EST. AVG. HH INCOME	\$80,774	\$92,782	\$103,067

AREA ATTRACTIONS





TABLATIONS:

	LOT SIZE	BUILDING	PKG REQ.	PKG PROV.	PKG RATIO
LOT 01	233,336 SF 5.35 AC	63,826 SF	213 SP	263 SP	4.12/1000
LOT 02	+/-30,956 0.71 AC	8,400 SF	28 SP	40 SP	4.76/1000
PAD 01	29,732 SF 0.69 AC	3,000 SF	10 SP	26 SP	8.66/1000
PAD 02	16,553 SF 0.37 AC	3,000 SF	10 SP	10 SP	3.34/1000
PAD 03	27,820 SF 0.64 AC	3,500 SF	23 SP	33 SP	9.43/1000
TOTAL	338,397 SF 7.76 AC	81,726 SF	284 SP	372 SP	4.55/1000

*-BACK OF HOUSE SPACE NOT INCLUDED IN LOT 1 TOTAL
 -11 SPACES REQUIRED AT 1/1,000 SF FOR BACK OF HOUSE
 -TOTAL PARKING REQUIRED = 267 SP*

PAD 1
69 ACRES
26 SP 8.66 SP/1000

PAD 2
38 ACRES
10 SP 3.34 SP/1000

LOT 1
5.35 ACRES
263 SP

PAD 3
64 ACRES
33 SP 9.42 SP/1000

LOT 2
.71 ACRES
40 SP 4.07 SP/1000







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DEVELOPED BY:



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Principal
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NATALIA SINGER

Senior Vice President
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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
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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Mia Ureña	748118	murena@venturedfw.com	214-378-1212
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