

# GREAT LAKES CENTER

FOR LEASE

GAINESVILLE, TEXAS

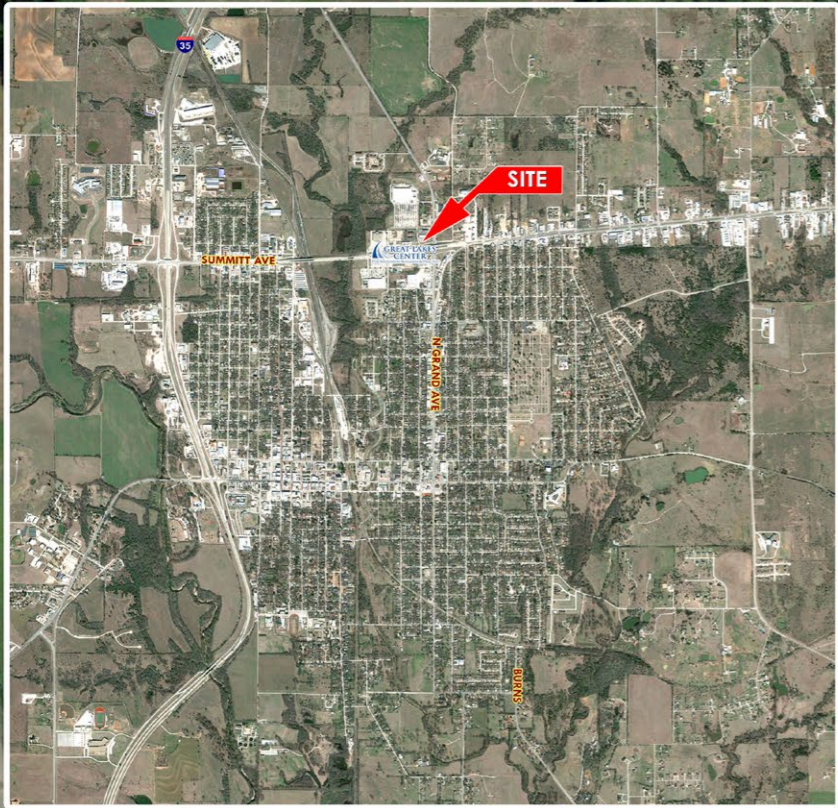
NWQ SUMMIT AVE (HWY 82) & GRAND AVE

MICHAEL WILSON

TONYA HAGOOD

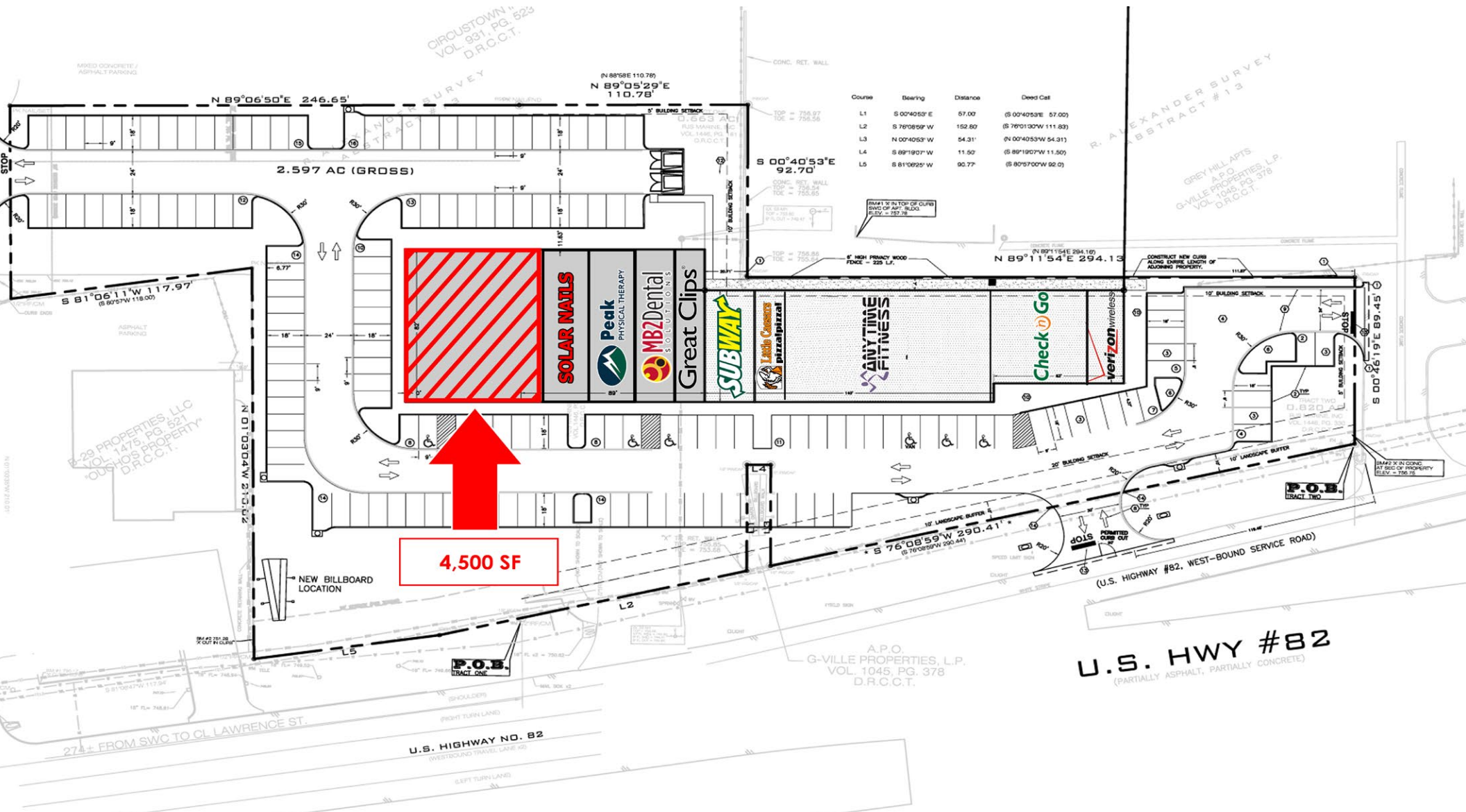


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



- HIGHLIGHTS**
- Excellent access and visibility
  - Join Subway, Little Caesars, Anytime Fitness, Verizon and Check 'n Go
  - Shadow anchored by Walmart Supercenter

# GREAT LAKES CENTER



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	4,957	17,259	19,881	SUMMIT AVE (U.S. HWY 82)	28,036 VPD (TXDOT 2015)
2017 EST AVG HH INCOME	\$56,233	\$62,473	\$64,951	GRAND AVE	8,475 VPD (TXDOT 2015)



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.
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.
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.
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.

Table with 4 columns: Name, License No., Email, Phone. Rows include Venture Commercial Real Estate, LLC; Michael E. Geisler; and Agent's Supervisor's Name Michael Wilson.

Buyer/Tenant/Seller/Landlord Initials Date

