# UNIVERSITY PLAZA

## FOR LEASE

## STEPHENVILLE, TEXAS

2029-2133 W. WASHINGTON STREET

**CHRIS CORBIN** 

**RYAN SMITH** 



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

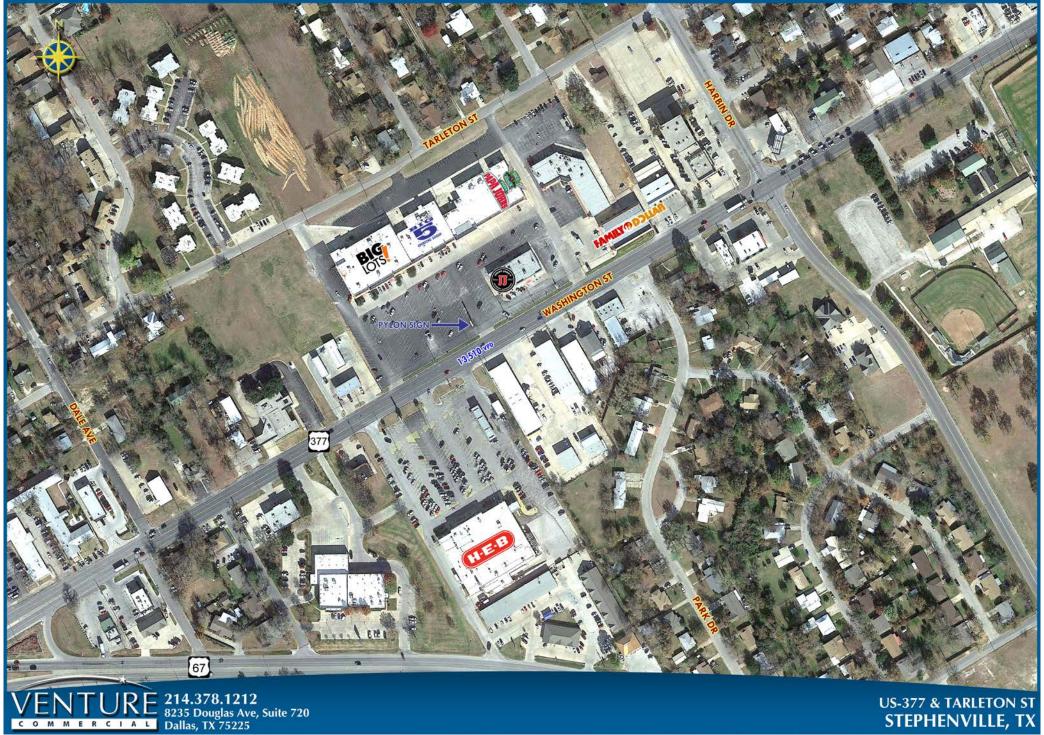


VENTUREDFW.COM



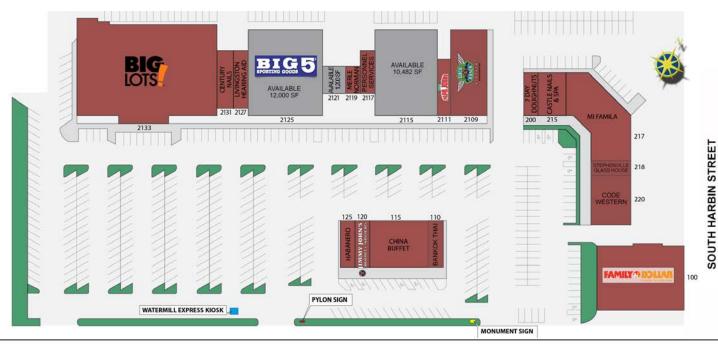
VENTURE 214.378.1212 8235 Douglas Ave, Suite 720 Dallas, TX 75225

US-377 & TARLETON ST STEPHENVILLE, TX



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## UNIVERSITY PLAZA



W. WASHINGTON STREET

#### HIGHLIGHTS

- Tarlton State University 2015 Enrollment 12,326 Students
- Excellent in-line and end-cap opportunities.
- Pylon/monument visibility from Washington Street.
- Total Leasable Area 98,022 SF

	UNIT	TENANT	SF
	100	Family Dollar	10,200
	110	Bankok Thai	1,625
	115	China Buffet	5,200
	120	Jimmy John's	1,300
	125	Habanero	1,300
	200	7 Day Doughnuts	1,352
	215	Castle Nails & Spa	1,721
	217	Mi Familia	6,205
	218	Stephenville Glass House	1,200
-	220	Code Western	6,319
	2109	Back at the Ranch	6,000
	2111	Papa John'S Pizza	1,600
	2115	Available	10,482
	2133	Big Lots	25,020
	2131	Century Nails	1,600
	2127	Livingston Hearing Aid	1,600
	2125	Big 5 Sporting Goods	12,000
		(Available)	
	2121	Available	1,200
	2119	Merle Norman	765
	2117	Personnel Services	1,200

DEMOGRAPHICS	5 MILE	10 MILE	25 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	24,300	30,471	56,152	SOUTH LOOP 67	17,590 VPD
2017 EST AVG HH INCOME	\$54,623	\$56,022	\$60,520	W. WASHINGTON	13,510 VPD





### **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:
  - o 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.

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
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XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Email ccorbin@venturedfw.com	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov



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Designated Broker's Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Real Estate, LLC	<u>476641</u>	info@venturedfw.com	<u>214-378-1212</u>

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