



VENTURE
COMMERCIAL

EXCHANGE & 75 RETAIL FOR LEASE OR SALE

8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
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US 75 & EXCHANGE PARKWAY
ALLEN, TX

PARTNER **XTEAM**
RETAIL ADVISORS

MIKE SMITH MSMITH@VENTUREDFW.COM | IAN PETERMAN IPETERMAN@VENTUREDFW.COM

LOCATION

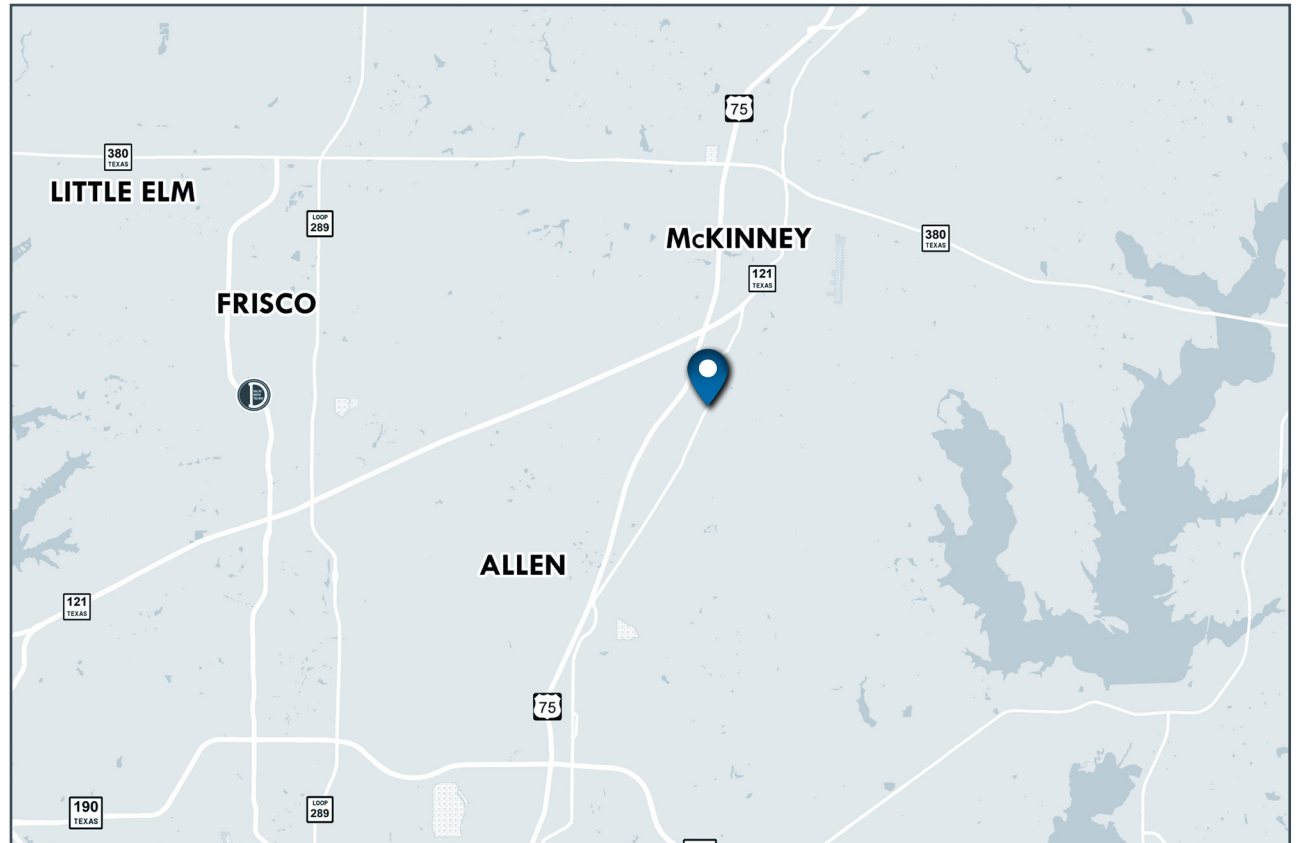
US 75 & EXCHANGE PARKWAY
ALLEN, TX

SIZE

LAND
.78 ACRES

TRAFFIC COUNTS

HIGHWAY 75	EXCHANGE PKWY
252,398 VPD	23,596 VPD



2017 DEMOGRAPHIC SUMMARY

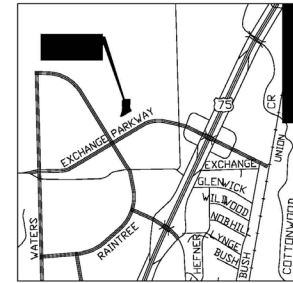
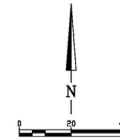
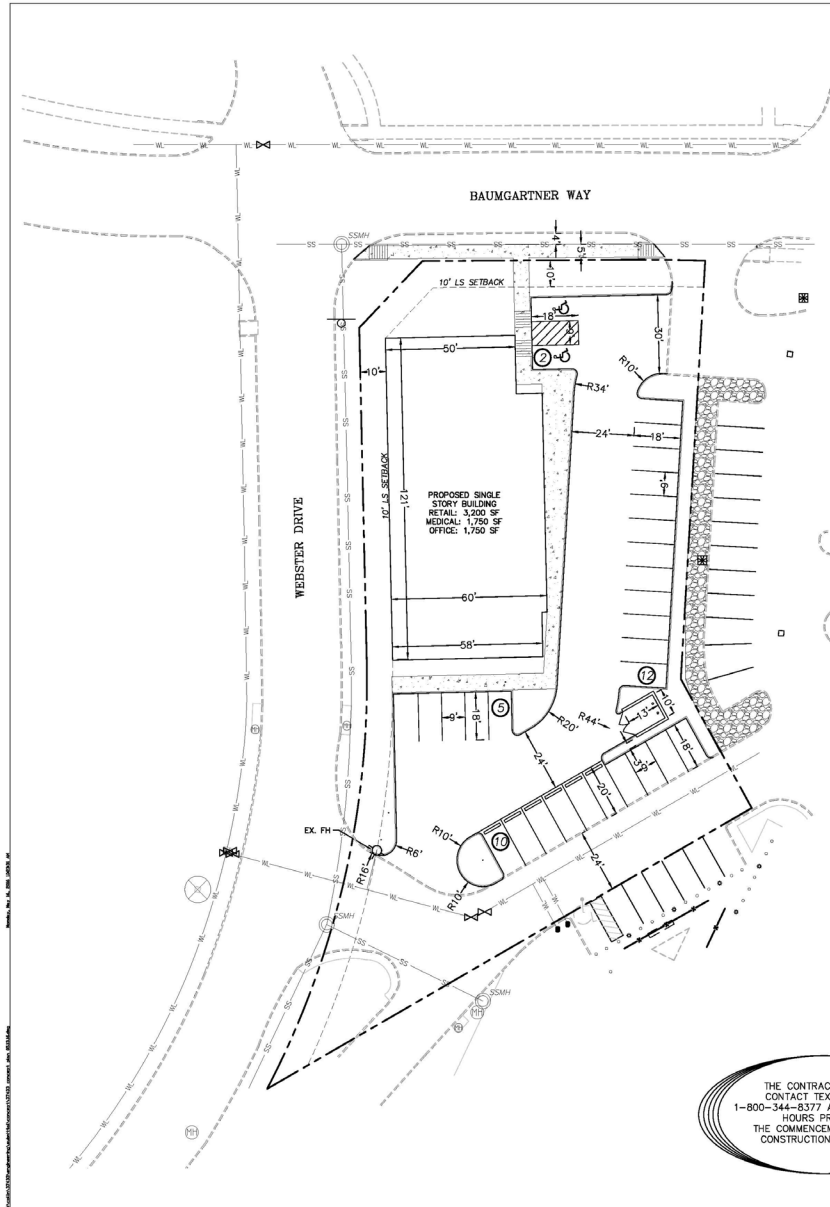
	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,662	100,886	224,435
EST. AVG. HH INCOME	\$183,638	\$138,042	\$133,715

AREA ATTRACTIONS



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Vicinity Map 1"=1000'

SITE DATA:

ZONED: PD-180 MIX
 PROPOSED USE: RETAIL 3,200 SF
 MEDICAL OFFICE 1,750 SF
 GENERAL OFFICE 1,750 SF
 PROPOSED MAX HEIGHT: 35'
 PROPOSED AREA: 6,900 S.F.
 PARKING REQUIRED (RETAIL-1/200): 16 SPACES
 (MED: 1/250): 7 SPACES
 (OFFICE: 1/300): 6 SPACES
 TOTAL: 30 SPACES
 PARKING PROVIDED: 29 SPACES
 HANDICAP SPACES REQUIRED: 2 SPACES
 HANDICAP SPACES PROVIDED: 2 SPACES
 LOT AREA: 0.78 AC

THE CONTRACTOR SHALL
 CONTACT TEXAS 811 AT
 1-800-344-8377 A MINIMUM OF 48
 HOURS PRIOR TO
 THE COMMENCEMENT OF ANY
 CONSTRUCTION ACTIVITIES.

PRELIMINARY PLANS

THIS DOCUMENT IS PROVISIONAL
 AND FOR REVIEW ONLY. IT IS NOT
 INTENDED FOR CONSTRUCTION,
 BIDDING OR PERMIT PURPOSES.
 CLINT D. LANNEN, PE # 107845
 DATE: 05/13/2016

TBPE FIRM
 REGISTRATION NO.
 F-119209

1519 Engineering

6045 E. Franklin Avenue, Suite A, Webster, TX, 76070
 Ph: 254-775-5119
 www.1519.com

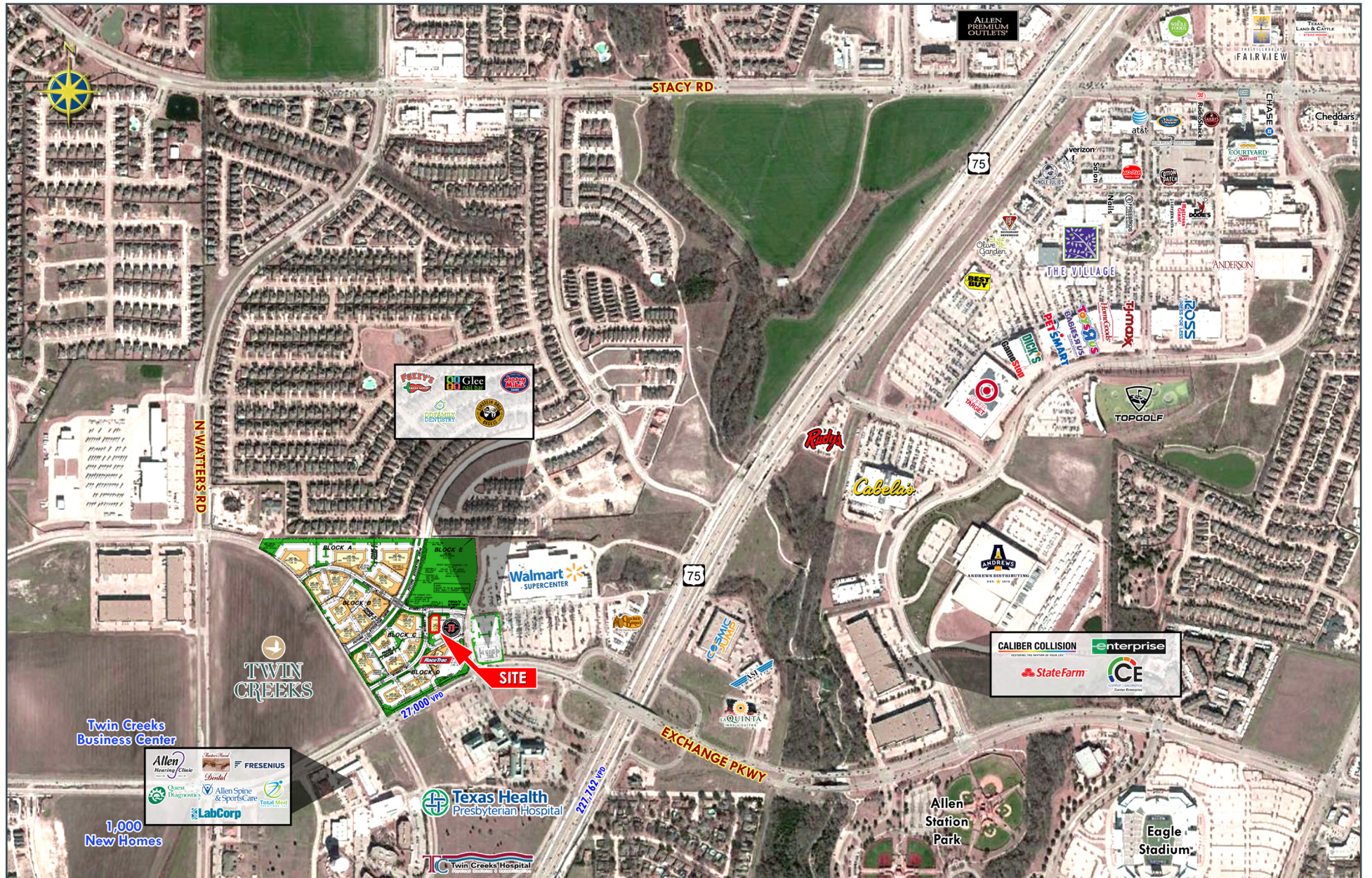
LOT 3, BLOCK D
 BOSSY BOOTS ADDITION
 0.78 ACRES, ZONE PD-180
 ALLEN, COLLIN COUNTY, TEXAS

CONCEPTUAL SITE PLAN

DRAWN: CDL
 DATE: 05/12/2016
 1519 JOB#: 37433
 SHEET NO:
 EXHIBIT



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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:

- 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.

Venture Commercial Real Estate, LLC	476647	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
Michael B. Smith	635303	msmith@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date