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CARILLON PARC FOR LEASE

NEQ SH 114 & N WHITE CHAPEL BLVD
SOUTHLAKE, TX



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LOCATION

NEQ SH 114 & N WHITE CHAPEL BLVD
SOUTHLAKE, TX

SIZE

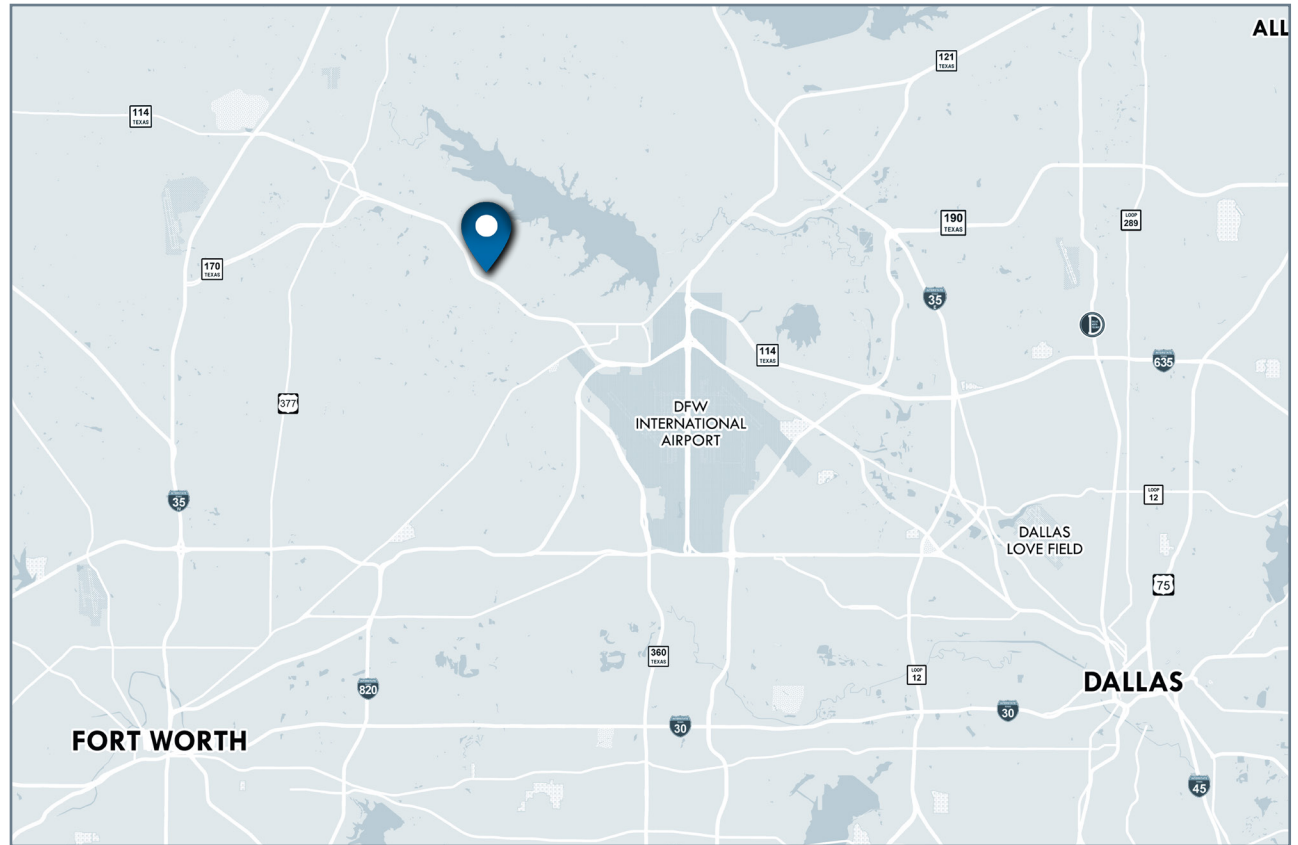
ACREAGE
42 AC

TRAFFIC COUNTS

SH 114 N WHITE CHAPEL BLVD
126,779 VPD 2016 4,238 VPD 2016

PROPERTY HIGHLIGHTS

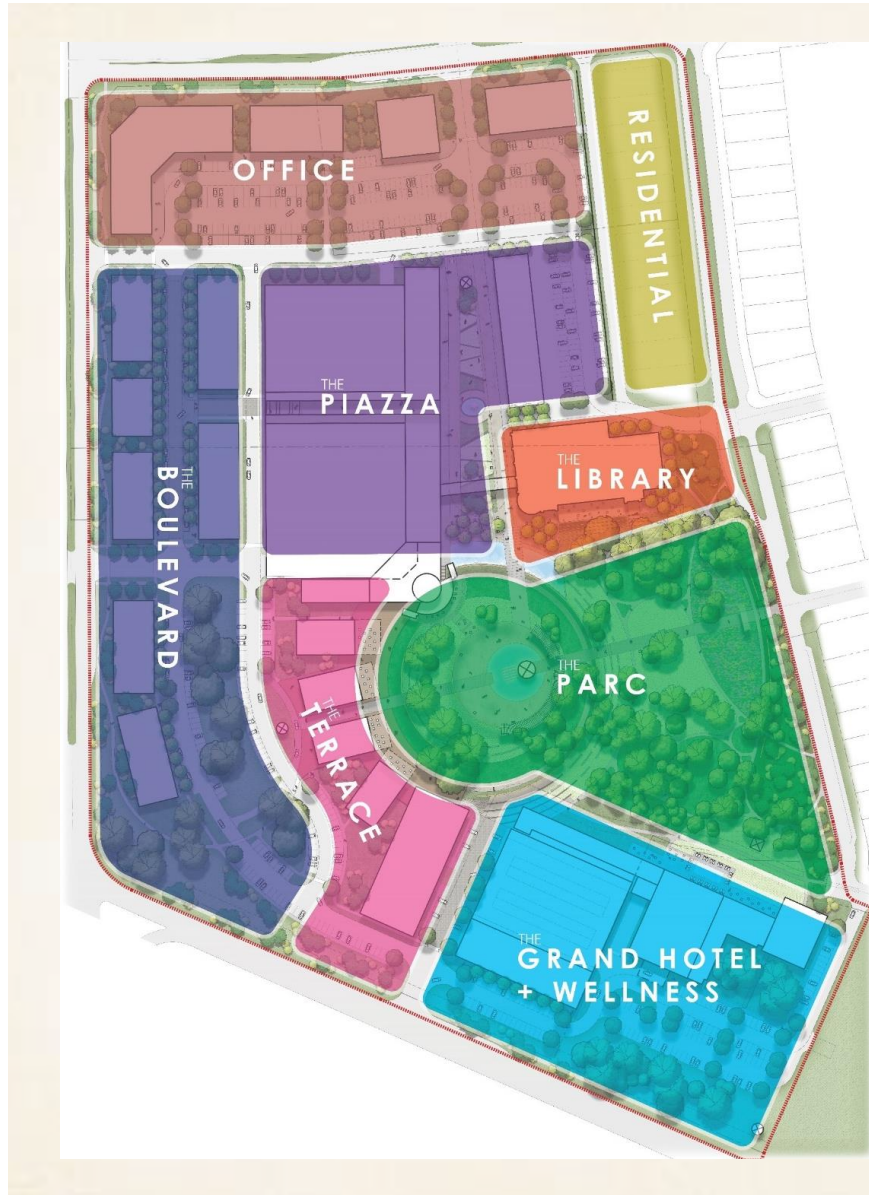
- ★ NEW MIXED-USE DEVELOPMENT
- ★ WILL FEATURE THE NEW 60,000 SF SOUTHLAKE LIBRARY AND PERFORMANCE HALL
- ★ PARK & GARDEN INCLUDING AMPITHEATRE, OBSERVATION TOWER AND FOUNTAINS
- ★ HIGH-END, CURATED TENANT MIX
- ★ TRAFFIC VOLUMES HAVE GROWN 42% ON FRONTAGE ROAD FRONTING THE SITE FROM 2015-2016 ALONE



2018 DEMOGRAPHIC SUMMARY

	1 MILE	2 MILES	3 MILES	10 MILES	30 MILES
EST. TOTAL POPULATION	4,199	15,744	43,240	703,346	5,546,255
5 YEAR GROWTH RATE	1.7%	1.7%	1.9%	2.2%	1.9%
MEDIAN HH INCOME	\$245,664	\$226,902	\$199,007	\$104,320	\$78,547
AVERAGE HH INCOME	\$295,104	\$284,524	\$264,515	\$128,864	\$98,280
DAYTIME POPULATION	1,420	12,914	25,693	284,112	2,653,487
MEDIAN HOME VALUE	\$357,825	\$382,264	\$384,680	\$243,264	\$220,118





The Grand Hotel + Wellness

Exclusive hotel with connected Wellness Center, parking garage, pool deck, and associated retail

The Terrace

Chef-driven, unique dining, café, and food destination

The Boulevard

High-end retail shopping district

The Piazza

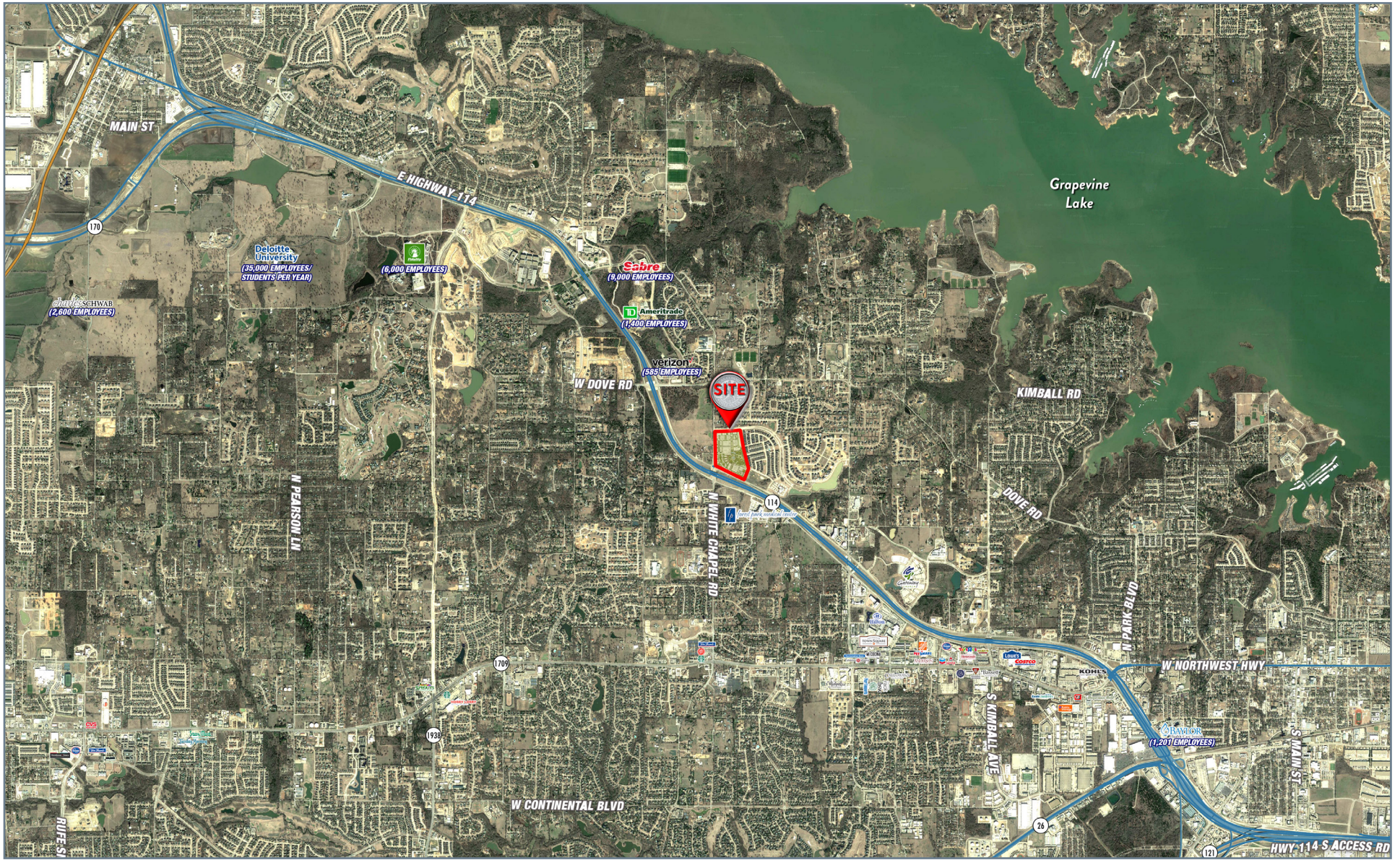
Artisan retail plaza, experiential shopping, outdoor café dining, central park space, and central civic fountain

The Library

Two-story civic library with first floor educational programming and second story conference center and event space

The Parc

Large central open space within preserved tree stands, trails, central lawn, wildflower meadow, and outdoor amphitheater







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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
Ryan Smith	638784	rsmith@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name	License No.	Email	Phone
Todd Griffiths	660352	tgriffiths@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date