



 **VENTURE**

214.378.1212

RYAN SMITH  
RSMITH@VENTUREDFW.COM

**BROADWAY VILLAGE** FOR LEASE

NEC BROADWAY BLVD & I-30  
GARLAND, TX

LOCATION

**NEC BROADWAY BLVD & I-30  
GARLAND, TX**

SIZE

**108,657 SF**

AVAILABLE SPACES

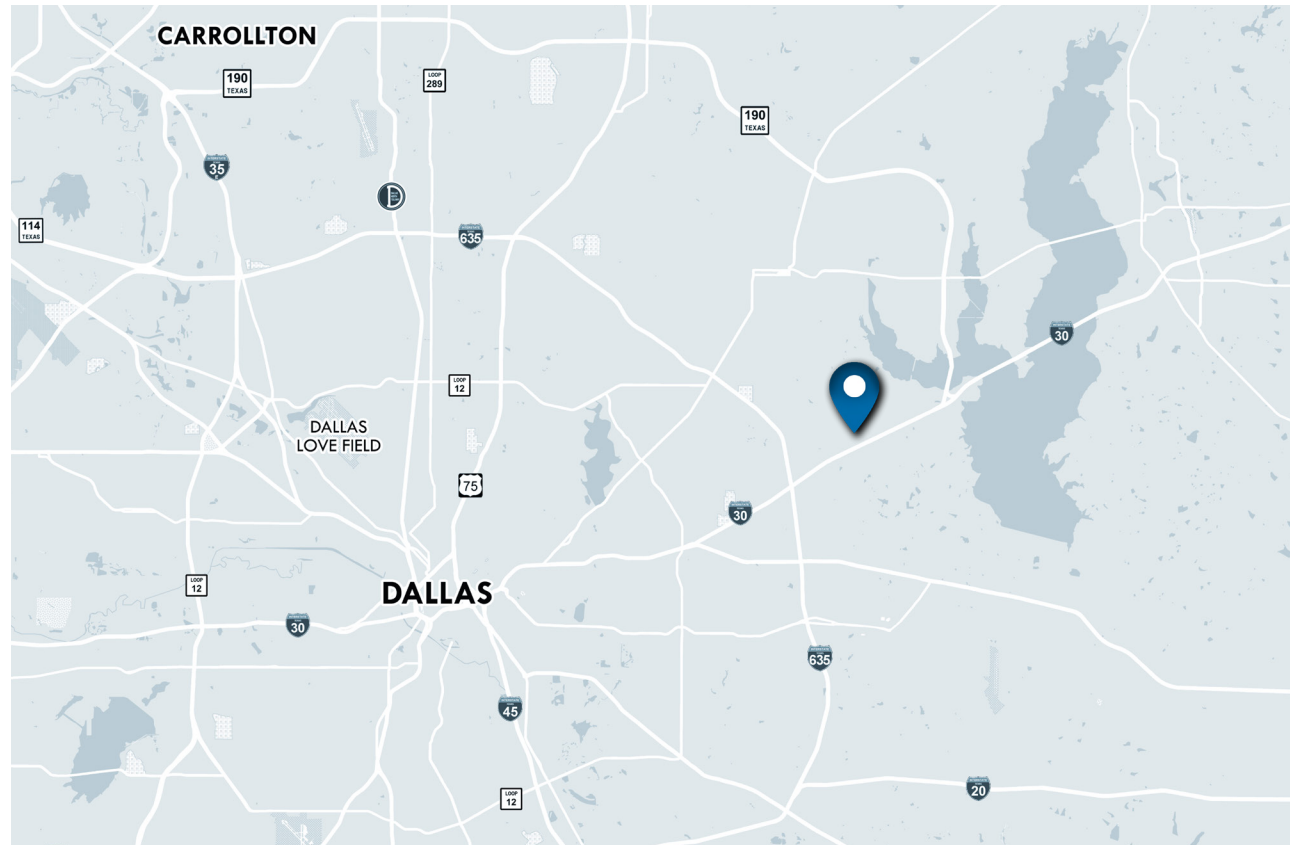
<b>SUITE 441</b> 1,350 SF	<b>SUITE 439</b> 1,125 SF
<b>SUITE 439B</b> 1,525 SF	<b>SUITE 423</b> 950 SF

TRAFFIC COUNTS

<b>I-30</b> 143,801 VPD 2020	<b>BROADWAY BLVD</b> 39,408 VPD 2018
---------------------------------	---

PROPERTY HIGHLIGHTS

- ★ **GREAT EXPOSURE**
- ★ **GOOD ACCESS**
- ★ **HIGH TRAFFIC INTERSECTION**



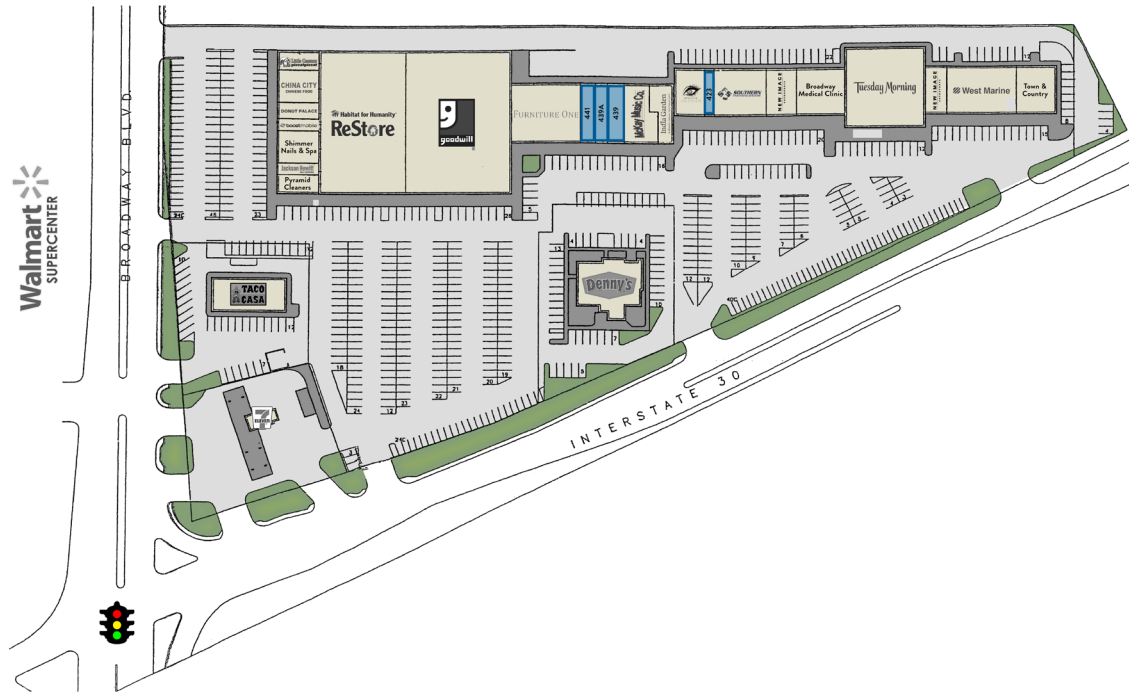
2021 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>12,703</b>	<b>98,032</b>	<b>256,064</b>
EST. AVG. HH INCOME	<b>\$68,955</b>	<b>\$77,350</b>	<b>\$73,509</b>

AREA ATTRACTIONS







AVAILABLE SPACES

UNIT	TENANTS	SF
345	Town & Country	3,000
349	West Marine Products	5,035
349B	New Image Autosports	1,500
401	Tuesday Morning	10,000
405	Broadway Medical Clinic	3,540
419	New Image Autosports	2,280
421	Southern Fastening Systems	3,900
<b>423</b>	<b>AVAILABLE</b>	<b>950</b>
425	Hair By Jimmie	2,050
433	India Garden	1,829
435	McKay Music Co.	2,871
<b>439B</b>	<b>AVAILABLE</b>	<b>1,525</b>
<b>439</b>	<b>AVAILABLE</b>	<b>1,125</b>
<b>441</b>	<b>AVAILABLE</b>	<b>1,350</b>
443	Furniture One	6,325
451B	Goodwill	23,200
451A	Habitat For Humanity Restore	20,000
457	Denny's	5,600
6018	Little Caesar's	1,250
6022	China City	2,017
6024	Donut Palace	1,000
6026	Boost Mobile	750
6028	Shimmer Nails & Spa	2,000
6030	Jackson Hewitt	750
6032	Pyramid Cleaners	1,250
6118	Taco Casa	3,560









8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**RYAN SMITH**  
Vice President  
214.378.1212  
[rsmith@venturedfw.com](mailto:rsmith@venturedfw.com)

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

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



## 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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Ryan Smith</b>	<b>638784</b>	<b>rsmith@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date