# SHOPS OF CYPRESS WATERS RETAIL #2

## **AVAILABLE**

1,200 - 7,850 SF Available. Prime End Cap with Patio. 156 parking spaces.

### RATE

Call for rates

## DEMOGRAPHICS

- Cypress Waters is a 1,000-acre master-planned development
- 1,400 multi-family units
- 4,000 residents by 2017
- 1.5 million SF of office with 6,700 employees by 2017
- 26,000 daytime inhabitants and just as many in the evening at full build out

### TRAFFIC COUNTS

I 635 Belt Line Road

#### 125,000 VPD 34,518 VPD

## **DEVELOPMENT DESCRIPTION**

- 10,000 multi-family units planned
- 4.5 million SF of office space planned
- Six-mile hike and bike trail will circle the 362-acre North Lake and connects residents and tenants to retail

## CONTACT

Clay Mote 214.378.1212 cmote@venturedfw.com

Charlotte Cooper 214.378.1212 ccooper@venturedfw.com





























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33,000 population 9,450 multifamily 4,200 single family

**Cypress Waters** Zoned for 4 million SF of Office 10,700 Residential Units

SITE

DIMAN

Corporate

Residential Residential Construction Under Construction

-

8

Hackberry Greek Approximately 2,000 Homes

Walmar

635



DEM

**190** TEXAS

KOHLS

132,000 VPD

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

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DALLAS/FORTWORTH



**CYPRESS WATERS IRVING**, TX





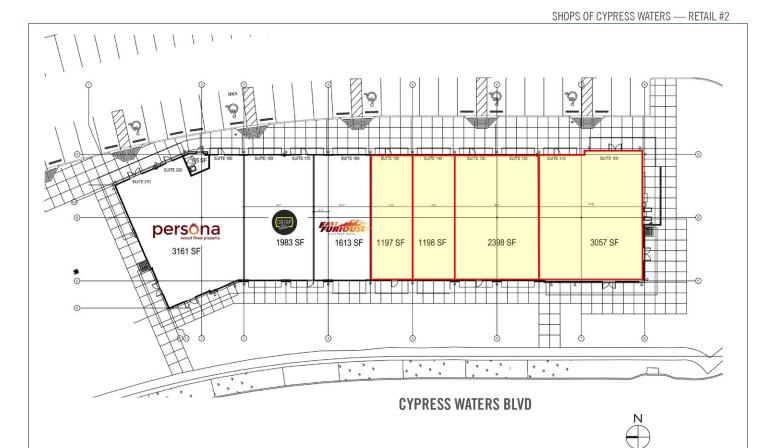








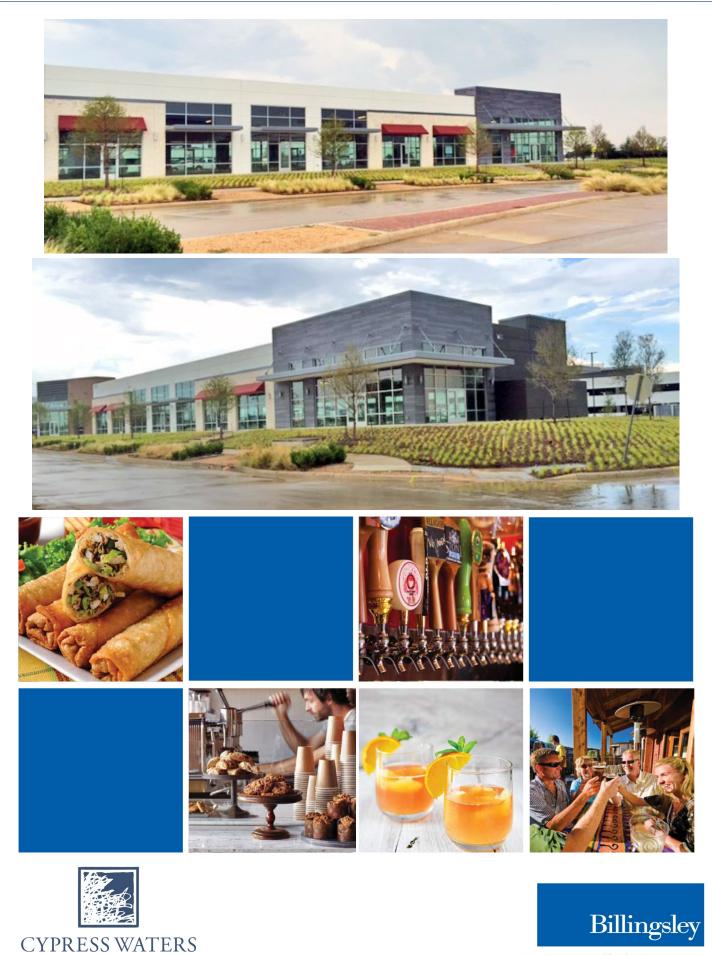














## **Information About Brokerage Services**

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.

Agent's Supervisor's Name Charlotte Cooper	555494	ccooper@venturedfw.com	214-378-1212
	License No.	Email	Phone
<u>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u> </u>	<u> </u>	<u> </u>
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	476641	info@venturedfw.com	214-378-1212

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov



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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
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Besignated Broker 5 Name	Electrise rio.	Eman	
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Agent's Supervisor's Name Clay Mote			

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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