



8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

EASLEY B. WAGGONER, JR. EWAGGONER@VENTUREDFW.COM

SHACKLEFORD CROSSINGS FOR LEASE

ELROD REAL ESTATE

1 Riverfront Place
Ste 607
North Little Rock, Arkansas 72114
T 501.412.0678
elrodrealestate.net

DAVID ELROD ELRODREALESTATE@SBCGLOBAL.NET

2618 S SHACKLEFORD RD
LITTLE ROCK, AR



LOCATION

2618 S SHACKLEFORD RD
LITTLE ROCK, AR

AVAILABLE SPACES

2602 E	4,685 SF	
2604 C	3,013 SF	
2604 E	2,484 SF	
2608 A	3,200 SF	
2608 D	1,186 SF	
2608 E-J	13,505 SF	(may be divided)
2610 A	5,000 SF	
2610 G	4,650 SF	
2610 I-J	6,675 SF	
2612 F	4,017 SF	
2612 G	2,400 SF	
2612 H	3,432 SF	
2614 A	6,740 SF	
2614 B-C	6,689 SF	
2614 D-G	10,702	(may be divided)
2616 C	49,880 SF	
2616 D	30,624 SF	

TRAFFIC COUNTS

INTERSTATE 630	INTERSTATE 430
88,000 VPD	84,000 VPD

PROPERTY HIGHLIGHTS

- ★ EMPLOYEE POPULATION OF 47,000 WITHIN A 3 MILE RADIUS
- ★ IN EXCESS OF 2,000,000 SF OF OFFICE/ MEDICAL BUILDINGS WITHIN 1.5 MILES
- ★ SUPER-REGIONAL TRADE AREA



2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,567	62,696	138,678
EST. DAYTIME POPULATION	11,364	47,796	142,569
EST. AVG. HH INCOME	\$54,074	\$67,776	\$79,461



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2628	Longhorn Steakhouse	6,242	2608 A	Available	3,200	2610 I - J	Available	6,675	2614 B - C	Available	6,689
2602 A	Copeland's Restaurant	9,000	2608 B	Elegant Accent Jewelers	1,500	2612 A	Sprint Spectrum	4,000	2614 D - G	Available (may be divided)	10,702
2602 E	Available	4,685	2608 C	Scotttrade	1,614	2612 B - D	iHeartMedia	8,867	2614 H	Cobe Nails	2,000
2602 G	Edwin Watts Golf Store	11,000	2608 D	Available	1,186	2612 E	Nouri Dress Shop	2,500	2614 I	Available	4,000
2604 A - B	Samurai Japanese	6,620	2608 E - J	Available (may be divided)	13,509	2612 F	Available	4,017	2616 A	Jo-Ann Stores, Inc.	14,000
2604 C	Available	3,013	2610 A	Available	5,000	2612 G	Available	2,400	2616 B	Haverty's Furniture	35,000
2604 D	Zanna Thai Cuisine	2,000	2610 B	American Red Cross	6,000	2612 H	Available	3,432	2616 C	Available	49,880
2604 E	Available	2,484	2610 C	Rainbow USA, Inc.	7,658	2612 J	Arkansas Blue Cross and Blue	4,595	2616 D	Available	30,624
2604 F-G	Panda Garden	7,400	2610 G	Available	4,650	2614 A	Available	6,740	Lot 3	BJ's, Inc.	8,500
									Lot 5A	Chuck E. Cheese	14,500





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EASLEY B. WAGGONER, JR.
Partner
214.378.1212
ewaggoner@venturedfw.com

ELROD REAL ESTATE

11219 Financial Centre Pkwy
Suite 314
Little Rock, AR 72211
T 501.412.0678
elrodrealestate.net

DAVID ELROD
Principal Broker
501.412.0678
elrodrealestate@sbcglobal.net



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	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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Easley B. Waggoner, Jr.	433572	ewaggoner@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date