



VICTORY SHOPS @ HUDSON OAKS

FOR LEASE



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

A DEVELOPMENT BY:
VICTORY|GROUP

NWC HWY 180 & OAKRIDGE DR
HUDSON OAKS, TX



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

LOCATION

NWC HWY 180 & OAKRIDGE DR
HUDSON OAKS, TX

SIZE

LAND 1.82 AC **BUILDING** 13,600 SF

AVAILABLE

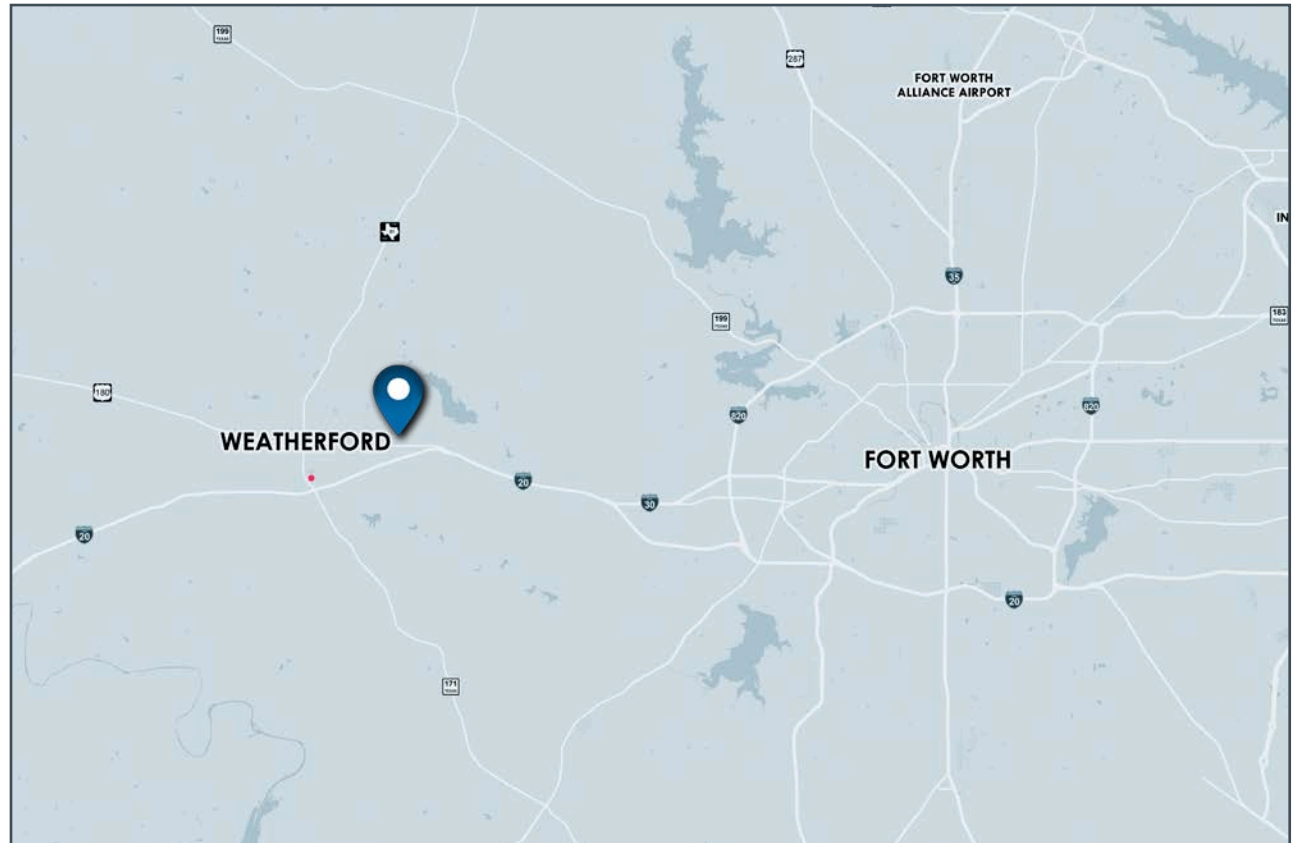
SPACE 1 2,000 SF
SPACE 4 1,796 SF
SPACE 5 1,956 SF
SPACE 6 1,894 SF
SPACE 7 2,462 SF

TRAFFIC COUNTS

HWY 180 22,197 VPD 2016 **OAKRIDGE DR** 5,467 VPD 2014

PROPERTY HIGHLIGHTS

- ★ TOTAL LAND SIZE: 1.82 AC
- ★ 10,100 SF AVAILABLE
- ★ AREA TRAFFIC GENERATORS INCLUDE WALMART SUPERCENTER, MCDONALDS, STARBUCKS, SUBWAY, WALGREENS, ANYTIME FITNESS, VERIZON AND MORE



2017 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,520	17,269	37,082
EST. DAYTIME POPULATION	2,063	8,662	25,096
EST. AVG. HH INCOME	\$116,489	\$117,814	\$107,461

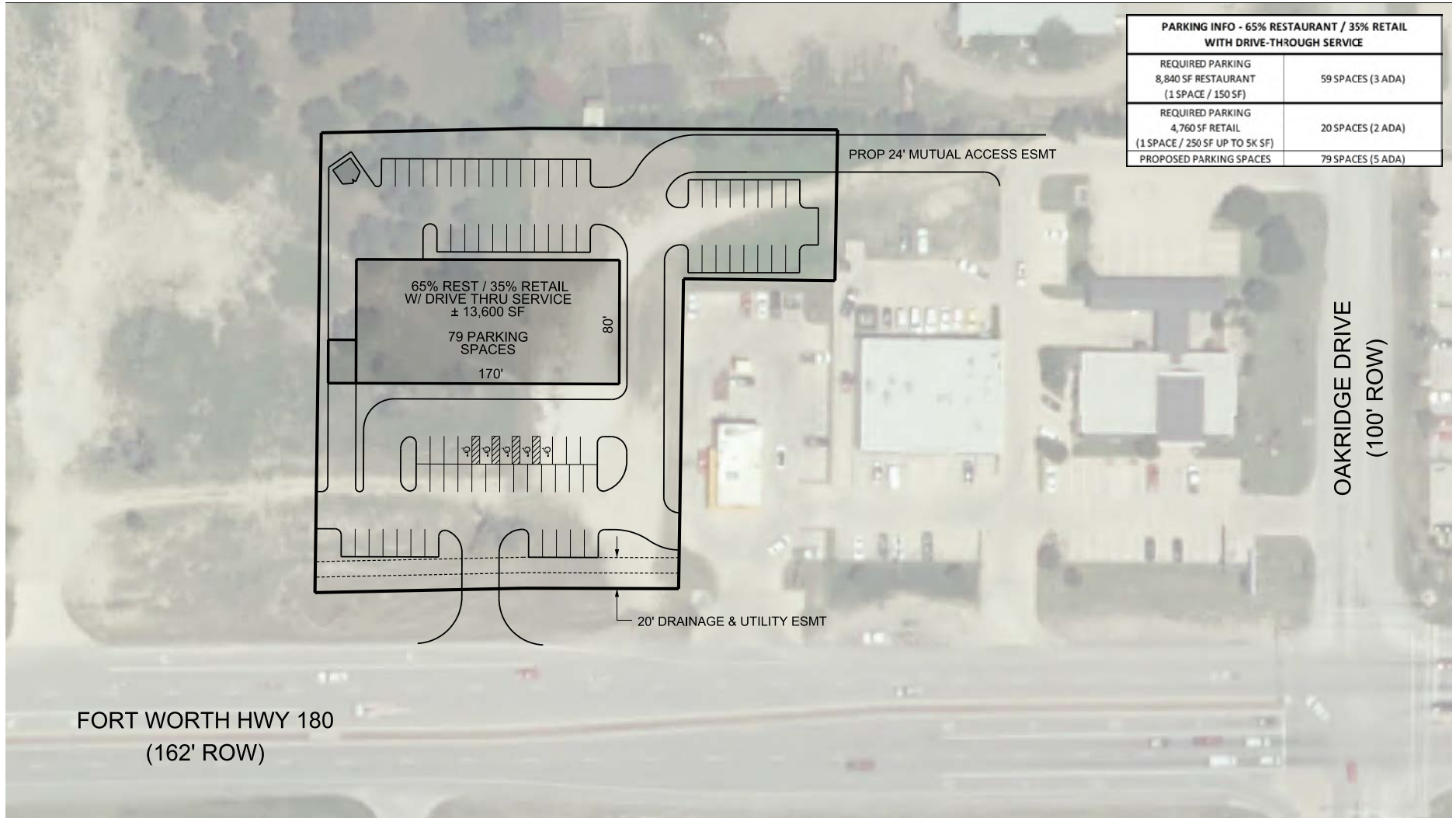


ROGLIE ARCHITECTS
 513 MAIN STREET, SUITE 300
 FORT WORTH, TEXAS 76102
 817.820.0430 • 817.700.3387

VICTORY GROUP

PROJECT NAME	VICTORY SHOPS @ HUDSON OAKS
PREPARED DATE	2015
DESCRIPTION	HAUL TRUCKER PANEL BUILDING
DATE MADE	2015-10-22
PROJECT NUMBER	VICTORY FORT WORTH 187 AND CHINA OIL HUDSON OAKS, TX

LE-1







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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



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date