



VENTURE GRAND PRAIRIE CORNERS FOR LEASE

214.378.1212

3450 SH 161
GRAND PRAIRIE, TX

SARAH VELTEN
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NATALIA SINGER
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LOCATION

3450 SH 161

SIZE

BUILDING
21,750 SF

AVAILABLE SPACES

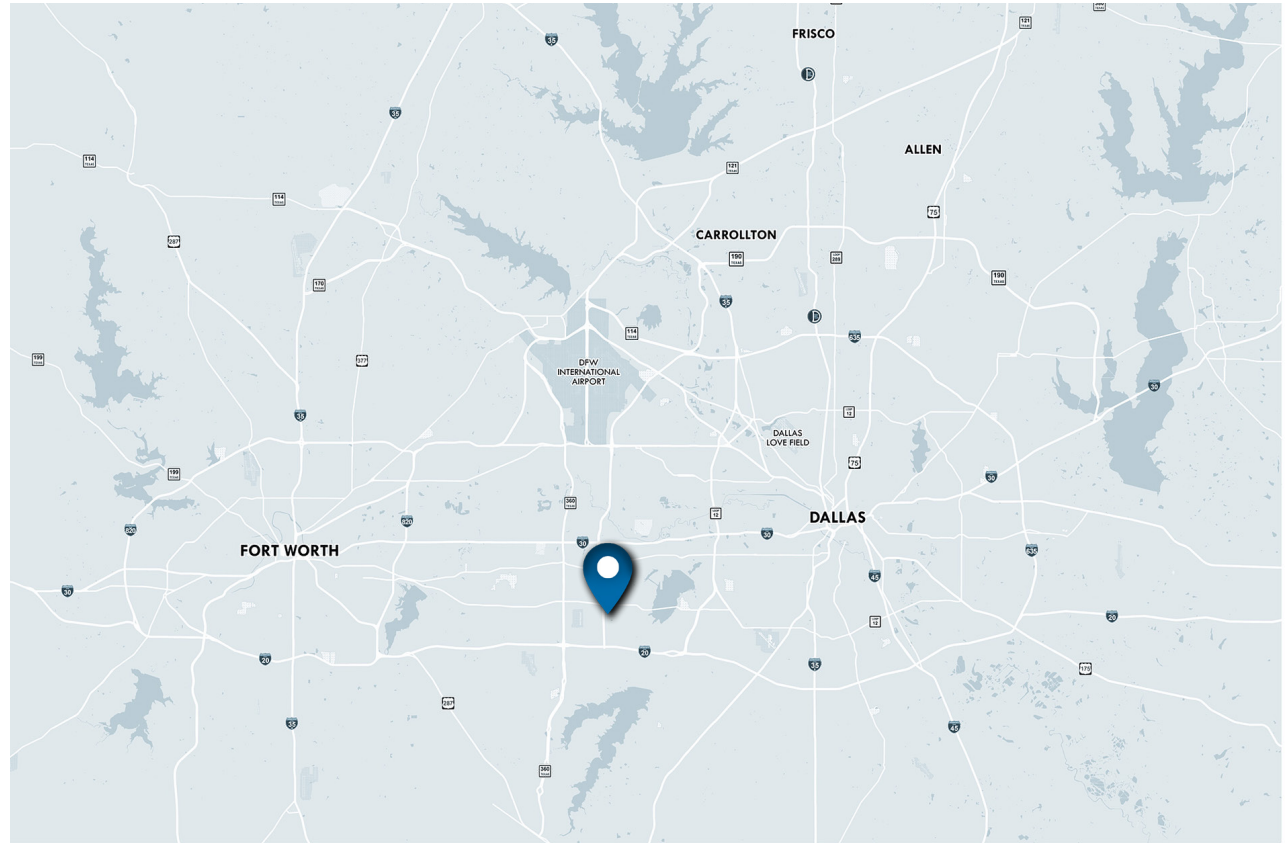
+6,028 SF **1,325 SF**

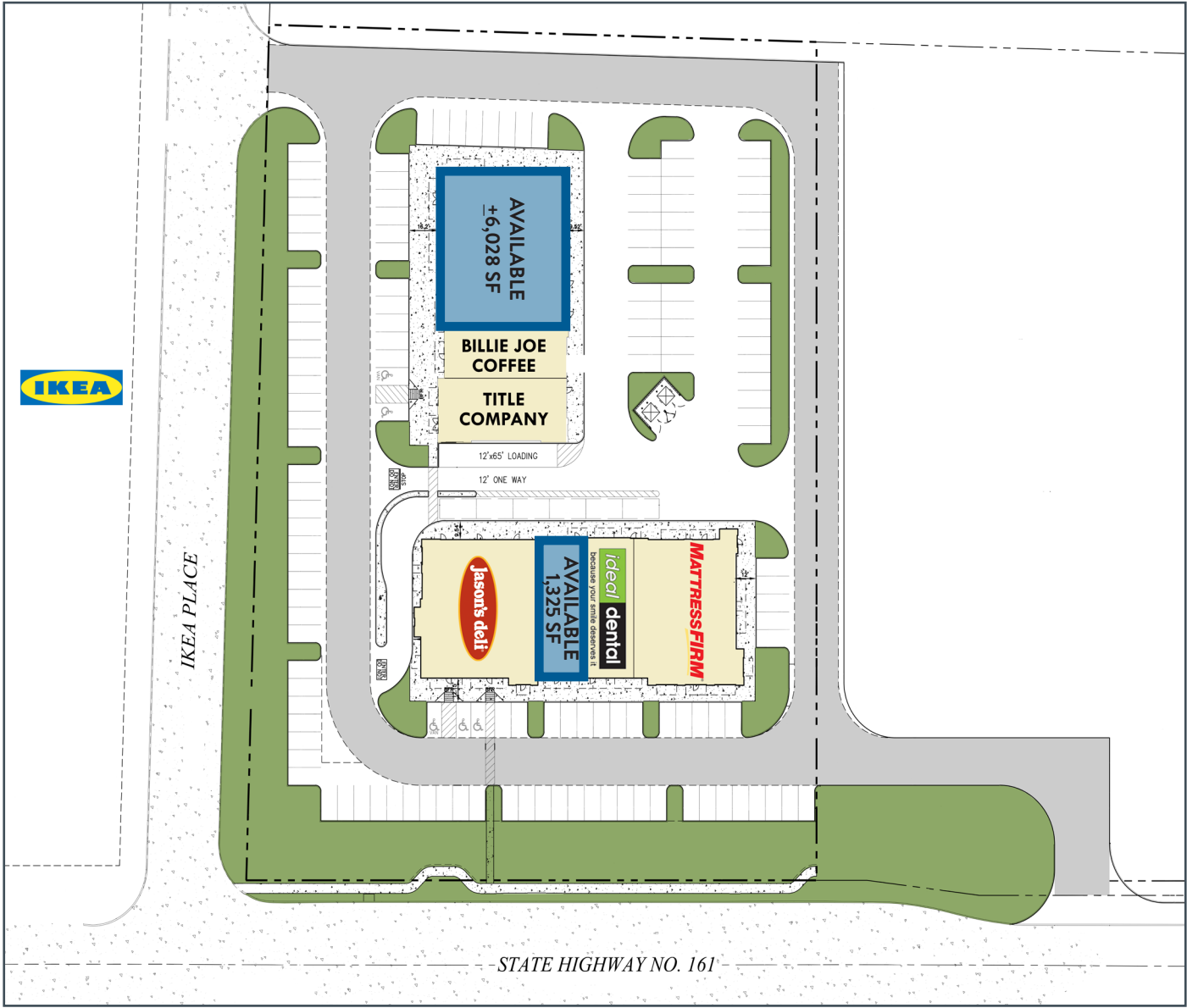
TRAFFIC COUNTS

SH 161
156,989 VPD

PROPERTY HIGHLIGHTS

- ★ **ADJACENT TO 290,000 SF IKEA**
- ★ **OVER 2,700 MULTI-FAMILY UNITS PLANNED WITHIN 1 MILE**
- ★ **THE EPIC IS AN \$88 MILLION PROJECT NORTH OF THE SITE AND INCLUDES A YEAR ROUND WATER PARK AND RECREATION CENTER**
- ★ **UNDER-SERVED DAYTIME POPULATION**





TABULATIONS

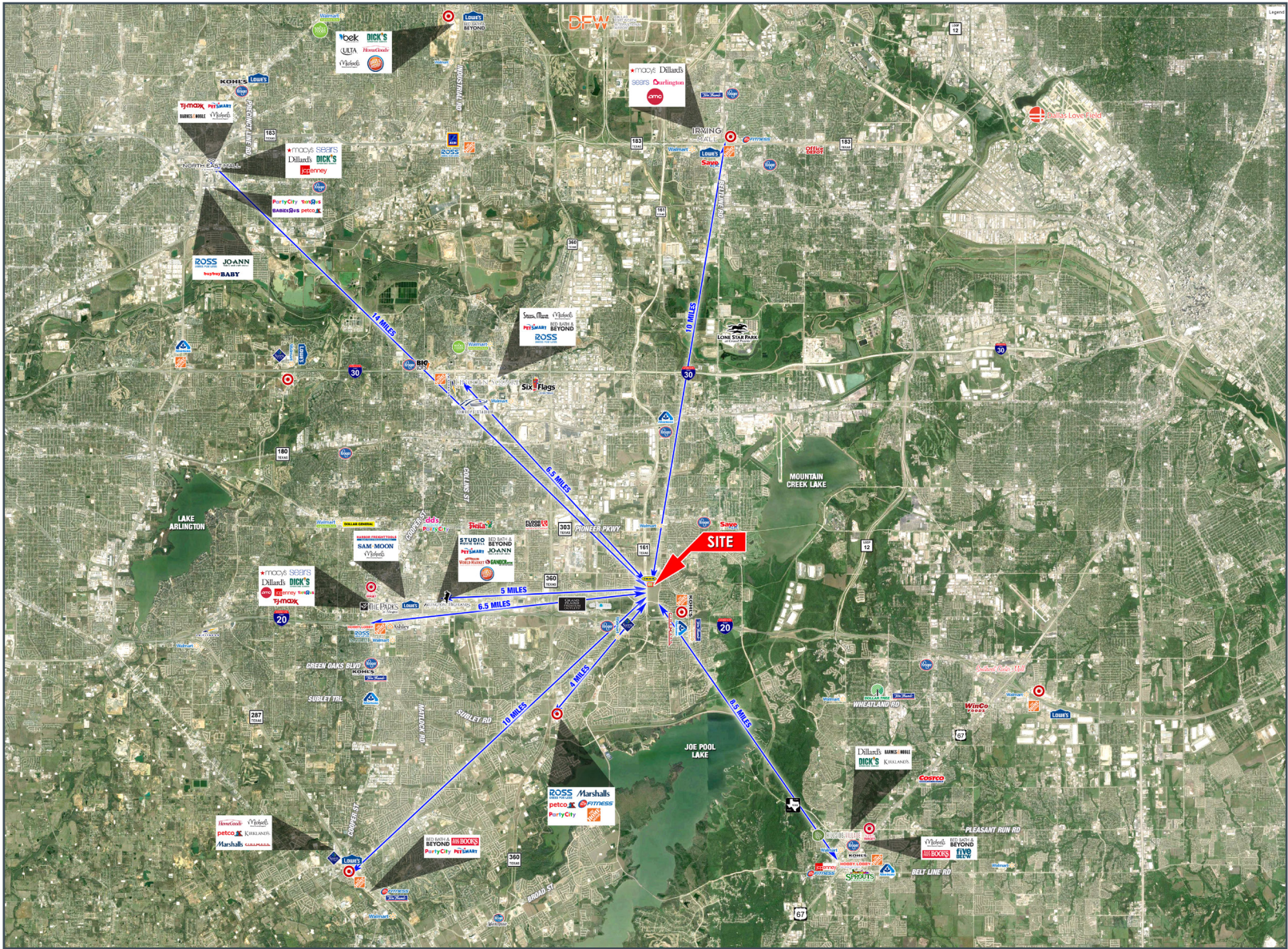
LOT	SITE AREA	ACRES	BUILDING AREA	PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
				RETAIL 1 PER	RESTAURANT				MED OFFICE 1 PER			
					275	8900SF + 500SF PATIO	100	200				
1	130,713	3.001	21,750 sf	12,850	47		94			141	141	6.483 /1000 SF
2	48,803	1.120	6,600 sf					33		33	36	5.455 /1000 SF
3A	36,955	0.848	3,000 sf			3,000	30			30	32	10.667 /1000 SF
3B	32,159	0.738	2,800 sf			2,800	28			28	31	11.071 /1000 SF
4	177,600	4.077	19,600 sf	-		19,600	196			196	197	10.051 /1000 SF
5	436,588	10.023	65,000 sf								513	7.892 /1000 SF
6	38,389	0.881	3,300 sf				33			33	37	11.212 /1000 SF
7	36,813	0.845	2,800 sf				28			28	38	13.571 /1000 SF
8	62,215	1.428	6,000 sf				60			60	99	16.500 /1000 SF
9	63,607	1.460	6,000 sf				60			60	97	16.167 /1000 SF
NOT USED												
11	166,134	3.814	15,000				150			150	203	13.533 /1000 SF
12	94,982	2.180									118	
13	89,010	2.043									103	
14	355,198	8.154										
15	393,110	9.025										
TOTAL	2,162,276	49.639										

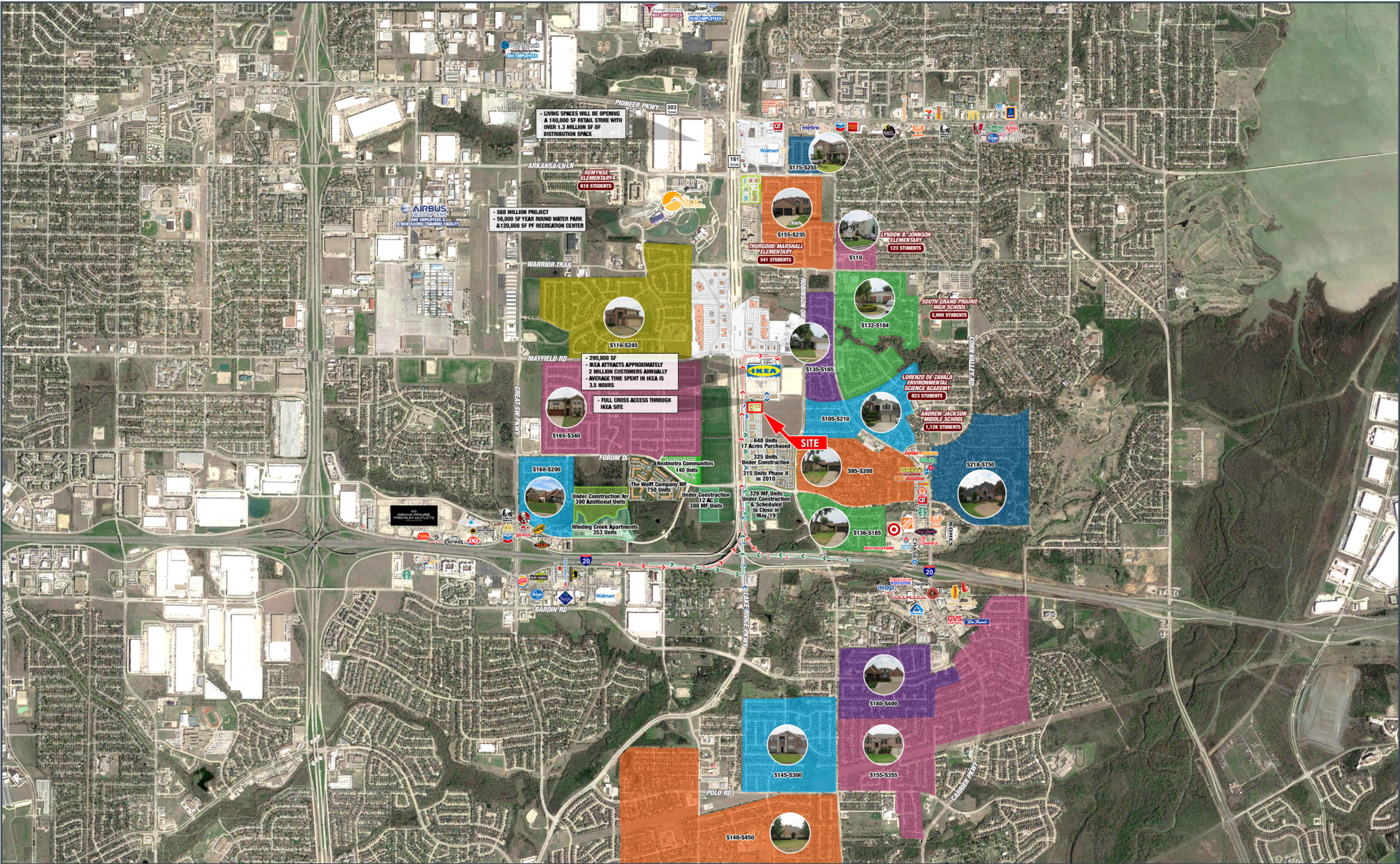
MULTI-FAMILY RENDERING



OFFICE BUILDING RENDERING









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

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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	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
Sarah Velten	730659	svelten@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date