



 **VENTURE**

214.378.1212

PAUL CARDEN  
PCARDEN@VENTUREDFW.COM

**SUNSET CENTER** FOR LEASE

601-715 SUNSET ST  
DENTON, TX

LOCATION

601-715 SUNSET ST

SIZE

**BUILDING**  
23,615 SF

AVAILABLE SPACES

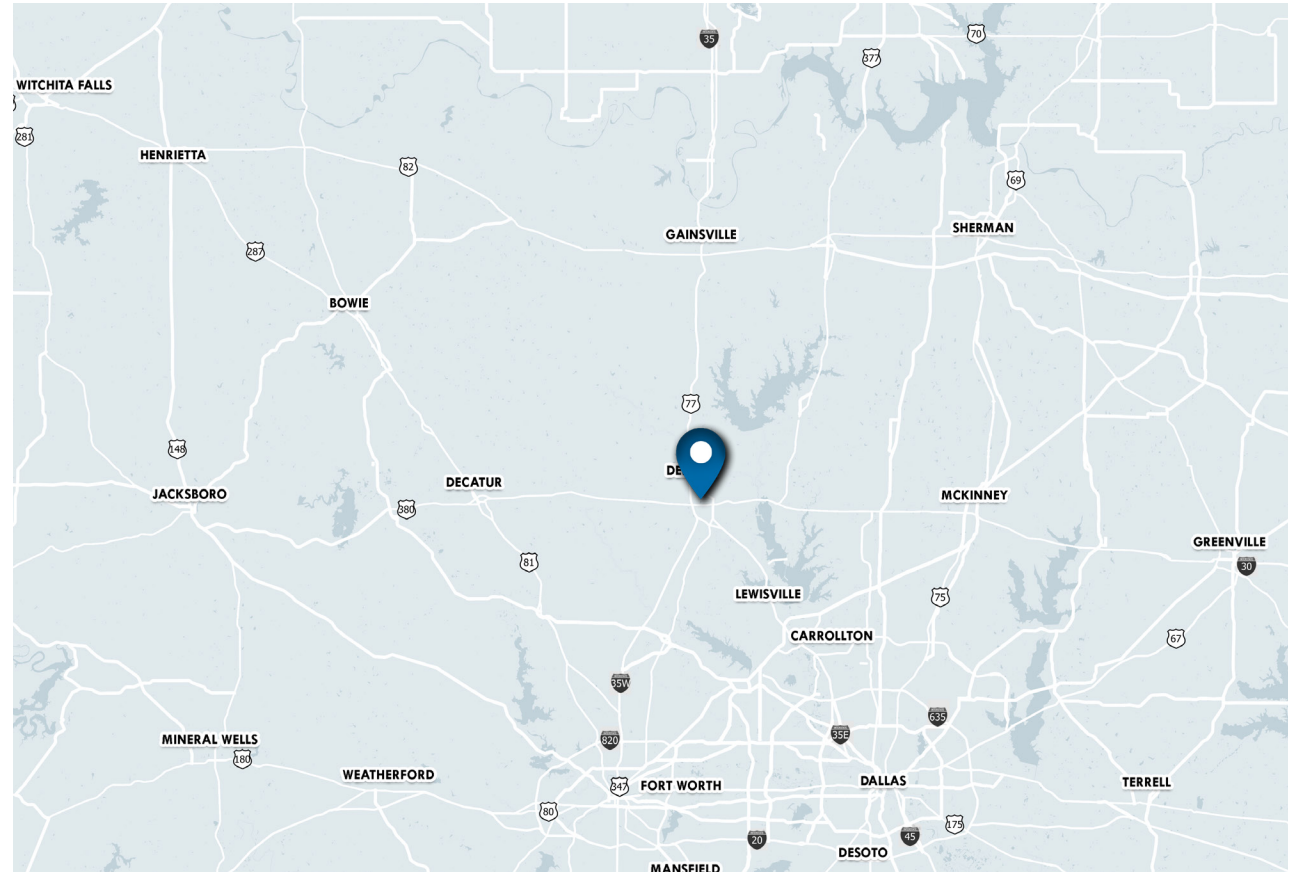
<b>SUITE 615</b>	<b>SUITE 715</b>
1,508 SF	1,686 SF

TRAFFIC COUNTS

<b>HWY 380</b>	<b>CARROLL BLVD</b>
32,657 VPD 2021	23,694 VPD 2021

PROPERTY HIGHLIGHTS

- ★ **ADJACENT TO HWY 380**
- ★ **POLE SIGNAGE AVAILABLE**
- ★ **WITHIN 2 MILES OF TWU AND UNT WITH TOTAL STUDENT ENROLLMENT IN EXCESS OF 55,000 STUDENTS**



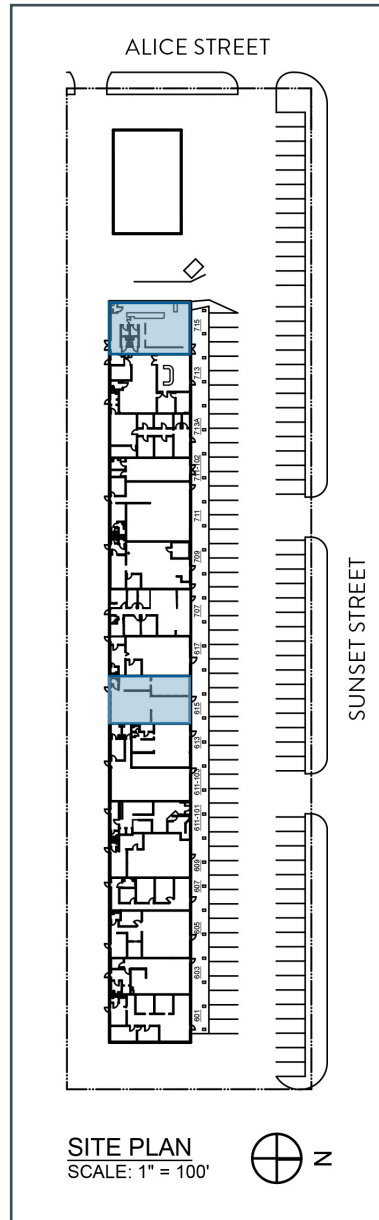
2022 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>13,627</b>	<b>86,290</b>	<b>119,154</b>
EST. DAYTIME POPULATION	<b>8,740</b>	<b>34,969</b>	<b>54,820</b>
EST. AVG. HH INCOME	<b>\$57,132</b>	<b>\$54,694</b>	<b>\$62,284</b>







AVAILABLE SPACES

SUITE	TENANTS	SF
601	Regional Finance Corp.	1,518
603	AI Systems	1,151
605	Security Finance	1,505
607	Acceptance Insurance	3,039
609	Green Zatar	1,500
611-101	Tattoo Co.	1,069
611-103	MoJo Donut	1,444
613	Top Notch Salon	1,013
<b>615</b>	<b>AVAILABLE</b>	<b>1,508</b>
617	Texas Credit Corp.	1,256
707	Prima Care	1,490
709	Domino's Pizza	1,539
711	World Finance	1,893
711-102	Texas Coalition Animal Clinic	722
713A	Texas Coalition Animal Clinic	1,482
713	Texas Coalition Animal Clinic	1,800
<b>715</b>	<b>AVAILABLE - 2nd GEN RESTAURANT</b>	<b>1,686</b>













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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.

<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>Paul Carden</b>	<b>676914</b>	<b>pcarden@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date