



 **VENTURE**

214.378.1212

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FORMER PALIO'S FOR LEASE

1716 S. LOOP 288
DENTON, TX

LOCATION

1716 S. LOOP 288

SIZE

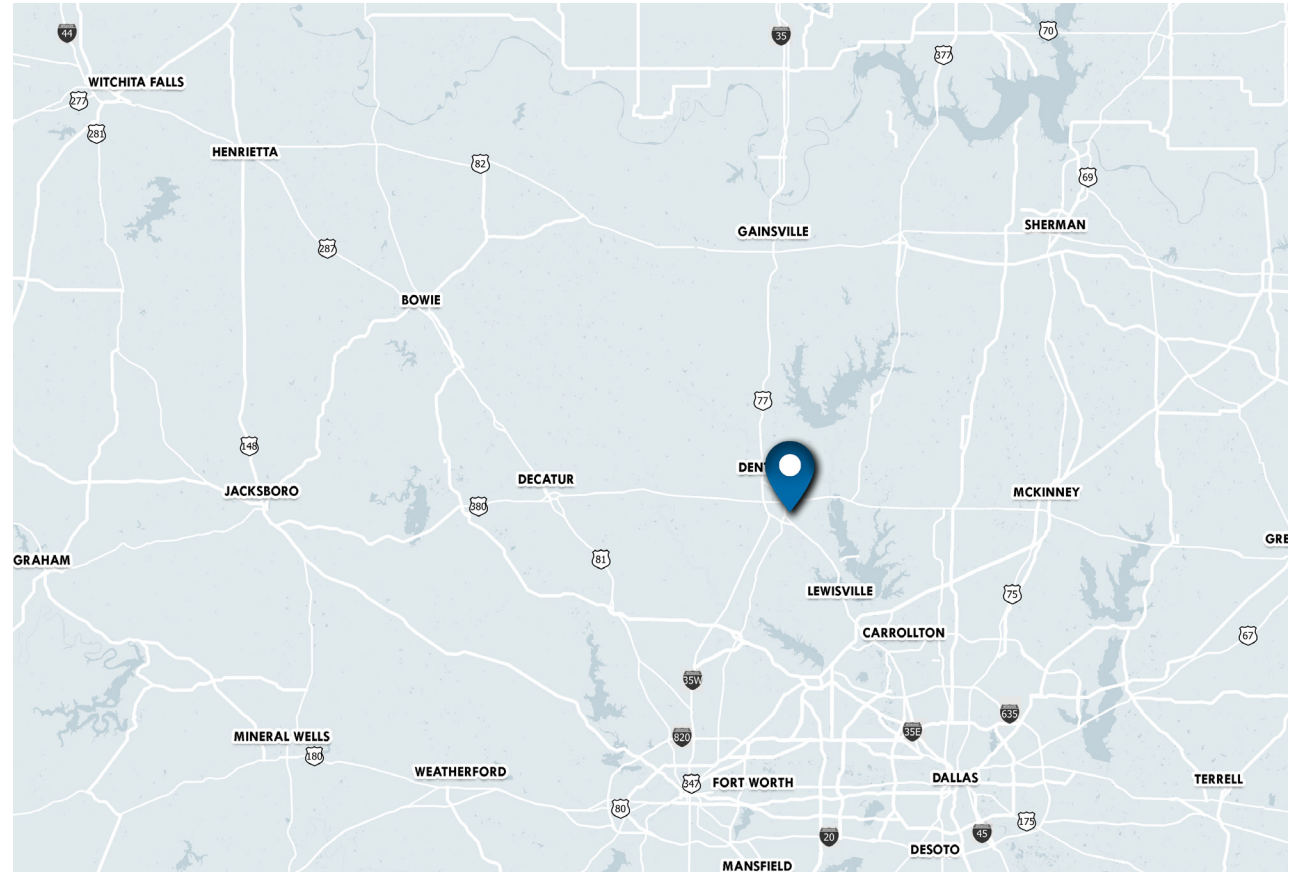
2,200 SF FORMER RESTAURANT PLUS PATIO

TRAFFIC COUNTS

LOOP 288	BRINKER RD
32,501 VPD 2019	6,666 VPD 2019

PROPERTY HIGHLIGHTS

- ★ LOCATED NEAR GOLDEN TRIANGLE MALL
- ★ EXCEPTIONAL ACCESS FROM LOOP 288
- ★ ANCHORED BY DENTON CROSSING CENTER WITH SUCH TENANTS AS TJ MAXX, DSW, BEST BUY AND OTHERS



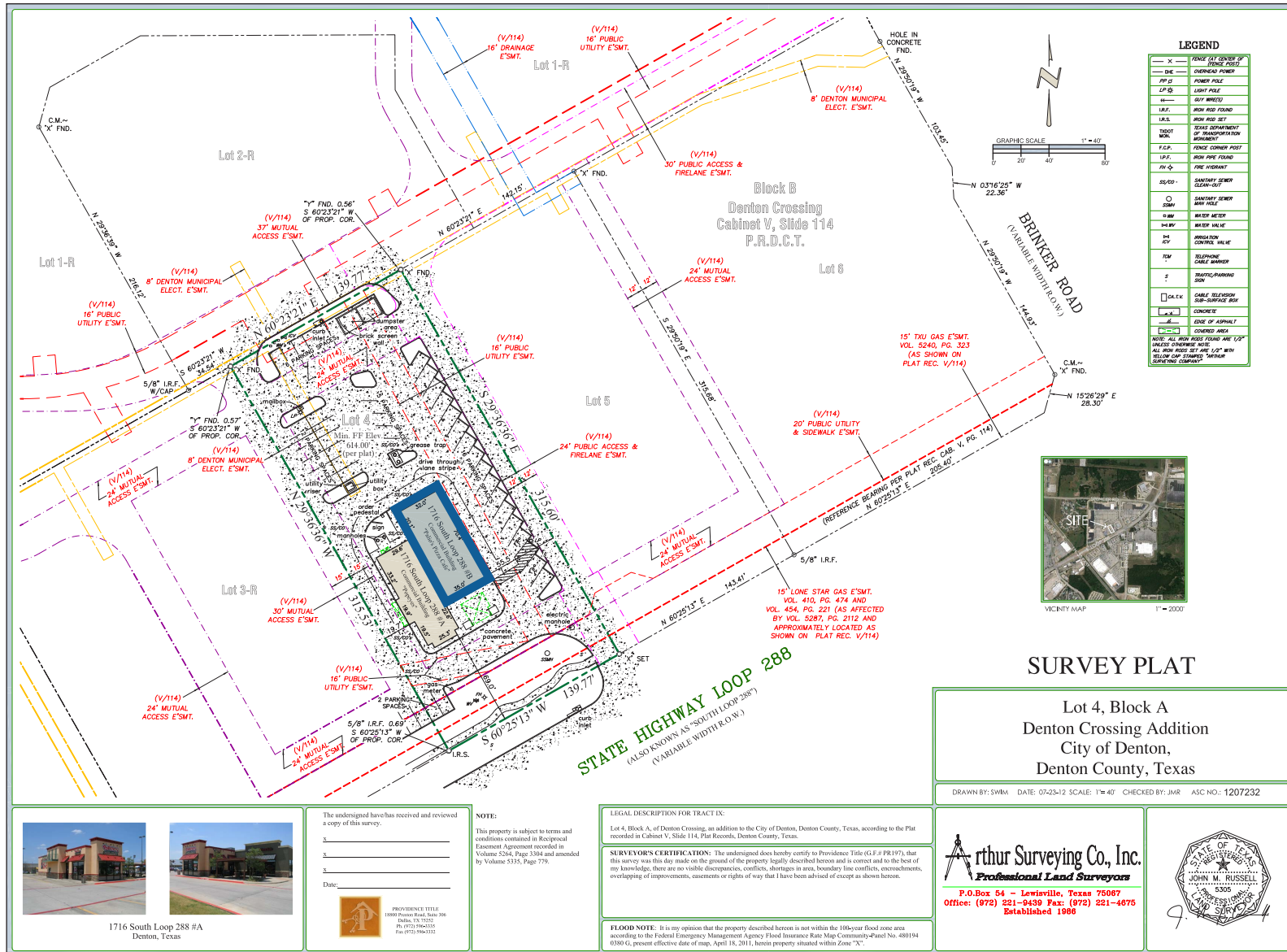
2021 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,930	83,877	161,714
EST. DAYTIME POPULATION	7,795	35,962	57,258
EST. AVG. HH INCOME	\$59,933	\$73,368	\$76,497

AREA ATTRACTIONS







LEGEND

X	FENCE (1" COVER UP EXCEPT POSTS)
—	OVERHEAD POWER
PP 01	POWER POLE
LP 01	LIGHT POLE
—	60V WIRES
—	120V WIRES
—	IRON ROD FOUND
—	IRON PIPE FOUND
—	TEXAS DEPARTMENT OF TRANSPORTATION ROADWAY
—	DOT MARK
F.C.P.	FENCE CORNER POST
I.P.F.	IRON PIPE FOUND
—	PIPE HIGHWAY
SD/CO	SANITARY SEWER CLEAN-OUT
—	SANITARY SEWER MAIN
—	WATER METER
—	WATER VALVE
—	WATER CONTROL VALVE
—	TELEPHONE CABLE MARKER
—	TRAFFIC PLANNING SIGN
—	CABLE TELEVISION SUB-SURFACE BOX
—	CONCRETE
—	EDGE OF ASPHALT
—	COVERED AREA

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED. ALL IRON PIPES ARE 12" UNLESS OTHERWISE NOTED. ALL IRON PIPE CAP STAMPS "SANTAL CONCRETE COMPANY"



SURVEY PLAT

Lot 4, Block A
 Denton Crossing Addition
 City of Denton,
 Denton County, Texas

DRAWN BY: SWM DATE: 07-23-12 SCALE: 1"=40' CHECKED BY: JMR ASC NO.: 1207232



1716 South Loop 288 #A
 Denton, Texas

The undersigned have received and reviewed a copy of this survey.

Date: _____

PROFESSIONAL SEAL
 1800 Ross Road, Suite 306
 Dallas, TX 75252
 P: (972) 796-3115
 Fax: (972) 796-3112

NOTE:
 This property is subject to terms and conditions contained in Reciprocal Easement Agreement recorded in Volume 2564, Page 304 and amended by Volume 3335, Page 779.

LEGAL DESCRIPTION FOR TRACT IX:
 Lot 4, Block A, of Denton Crossing, an addition to the City of Denton, Denton County, Texas, according to the Plat recorded in Cabinet V, Slide 114, Plat Records, Denton County, Texas.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Providence Title (G.F.# FR197), that this survey was this day made on the ground of the property legally described herein and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown herein.

FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community # Panel No. 480194 0380 G, present effective date of map, April 18, 2011, herein property situated within Zone "X".

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 P.O. Box 54 - Lewisville, Texas 75067
 Office: (972) 221-9450 Fax: (972) 221-4675
 Established 1988









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Principal

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

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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

Buyer/Tenant/Seller/Landlord Initials

Date



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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
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date