

# **VENTURE** SWC LAKE RIDGE & CAMP WISDOM FOR SALE

214.378.1212

GRAND PRAIRIE, TX

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LOCATION

**SWC LAKE RIDGE PKWY & CAMP WISDOM  
GRAND PRAIRIE, TX**

SIZE

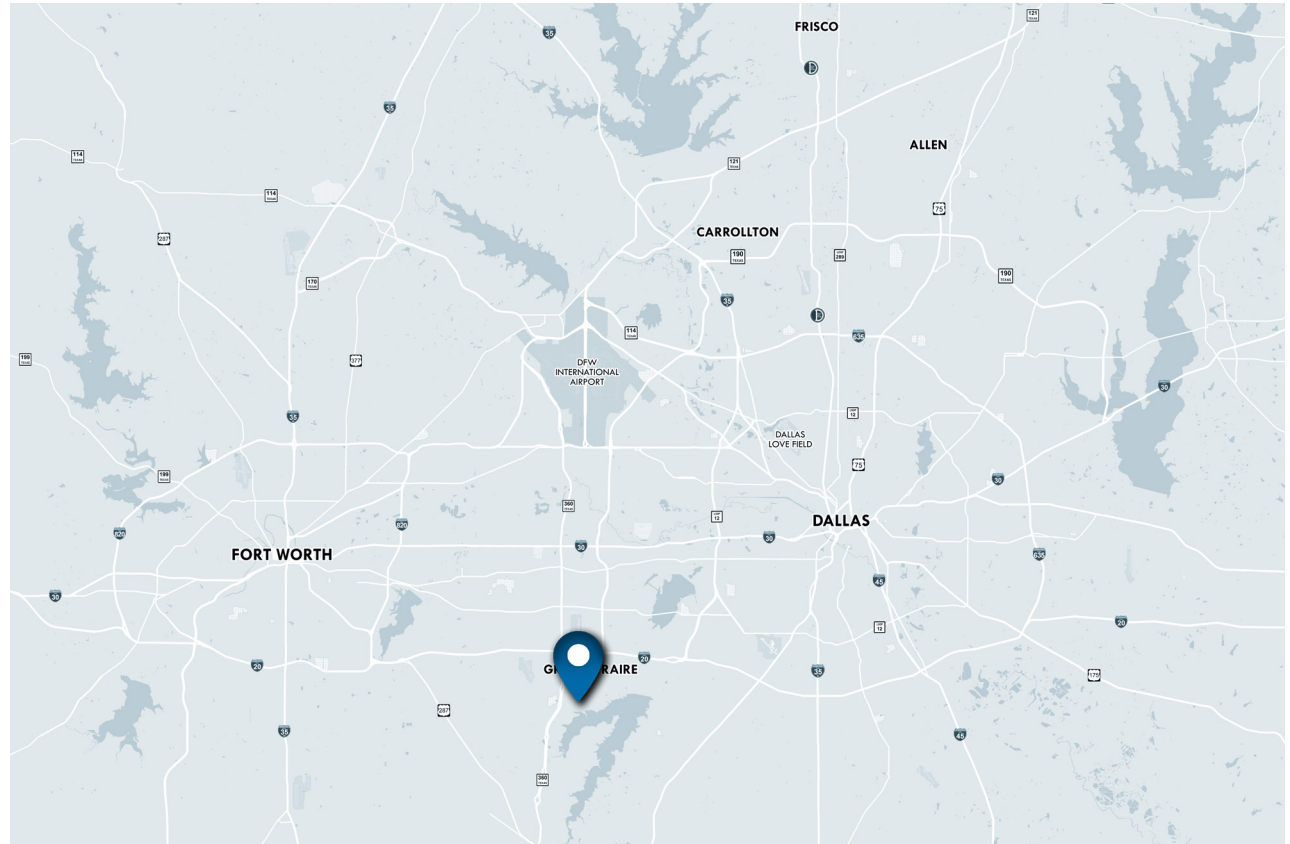
**27.67 AC**

TRAFFIC COUNTS

<b>LAKE RIDGE PKWY</b>	<b>CAMP WISDOM</b>
24,838 VPD 2021	17,982 VPD 2021

PROPERTY HIGHLIGHTS

- ★ **STRONG HIGHWAY ACCESSIBILITY**
- ★ **CLOSE PROXIMITY TO S HWY 161, 2 MILES SOUTH OF I-20, 1 MILE EAST OF HWY 360**
- ★ **EASILY ACCESSIBLE RESIDENTIAL TO THE SOUTH**
- ★ **\$130K AVERAGE INCOME IN A 1 MILE RADIUS**
- ★ **ZONED FOR GENERAL RETAIL**



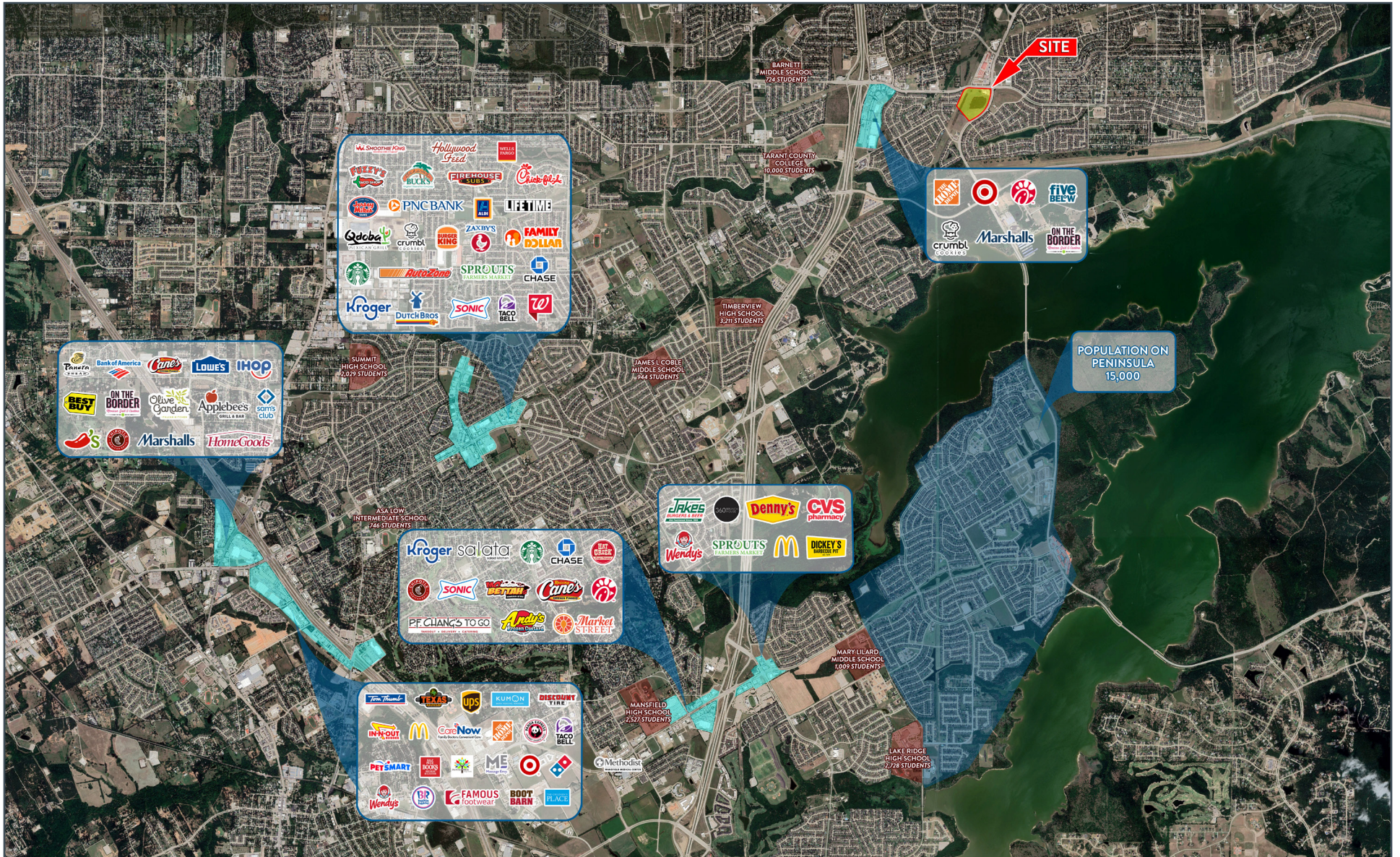
2023 DEMOGRAPHIC SUMMARY

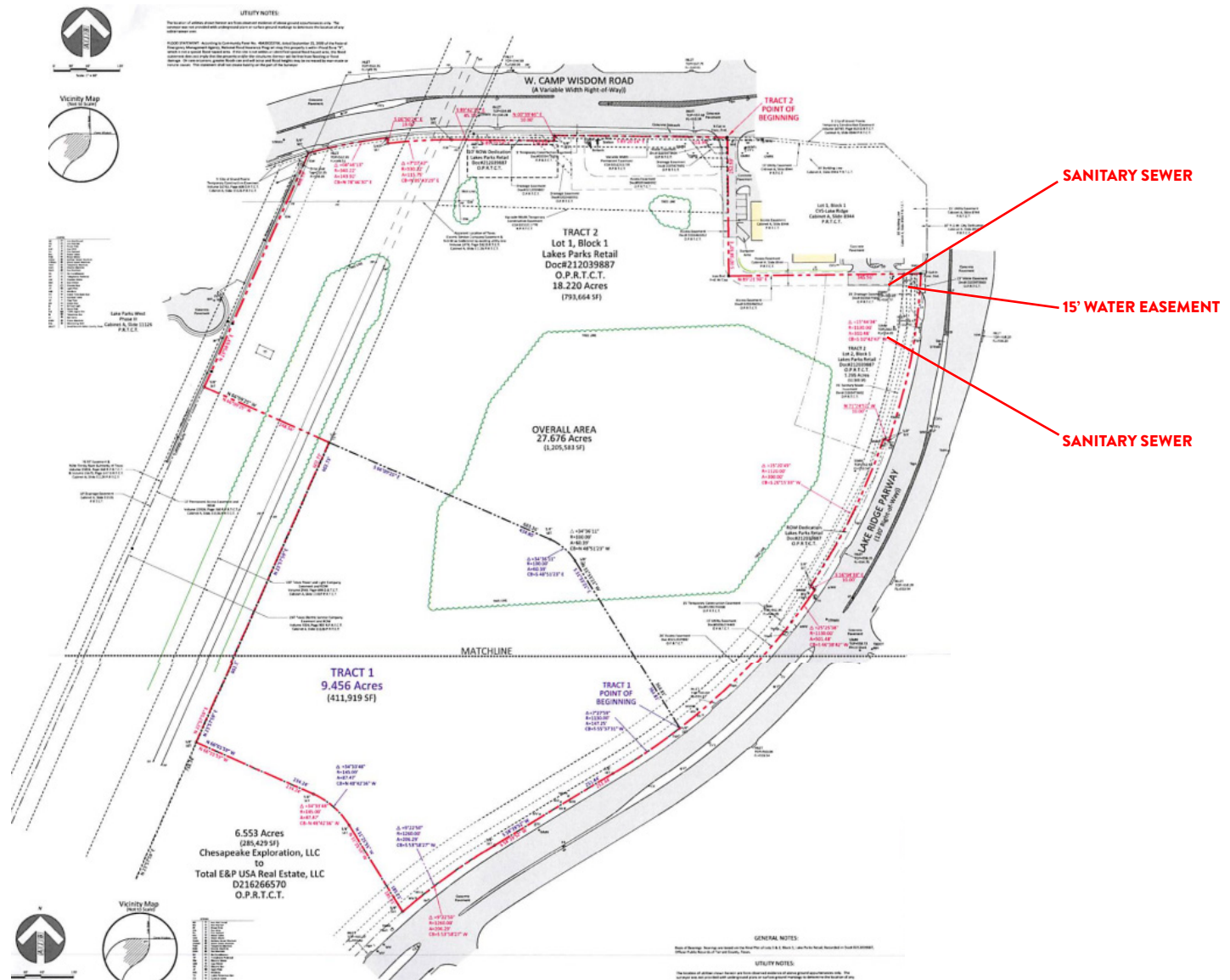
	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>13,431</b>	<b>89,788</b>	<b>260,597</b>
EST. DAYTIME POPULATION	<b>2,486</b>	<b>16,233</b>	<b>56,229</b>
EST. AVG. HH INCOME	<b>\$131,907</b>	<b>\$120,698</b>	<b>\$107,819</b>

AREA ATTRACTIONS











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

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Buyer/Tenant/Seller/Landlord Initials

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<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
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