TENANT OPERATING - DO NOT DISTURB

VENTURE

530 W LBJ FWY FOR LEASE

214.378.1212

IRVING, TX

DEREK SCHUSTER
DSCHUSTER@VENTUREDFW.COM

MICHAEL KAPLAN
MKAPLAN@VENTUREDFW.COM

LOCATION
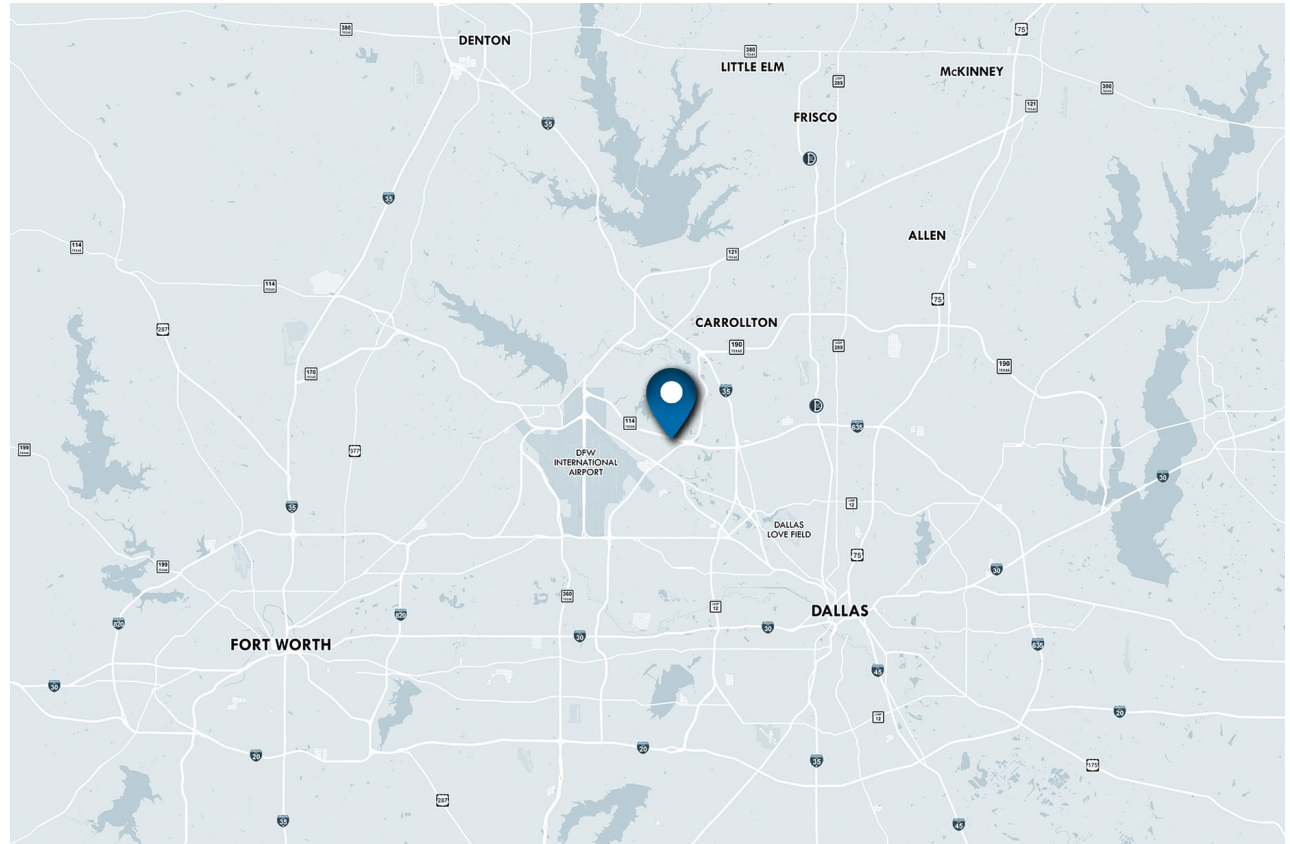**530 W LBJ FWY**

AVAILABLE SPACE
5,364 SF - 19,317 SF

TRAFFIC COUNTS

PRESIDENT GEORGE BUSH
108,967 VPD

LBJ FWY
101,642 VPD

MACARTHUR BLVD
35,121 VPD

PROPERTY HIGHLIGHTS

★ **AMPLE PARKING**

★ **HIGHWAY VISIBILITY**
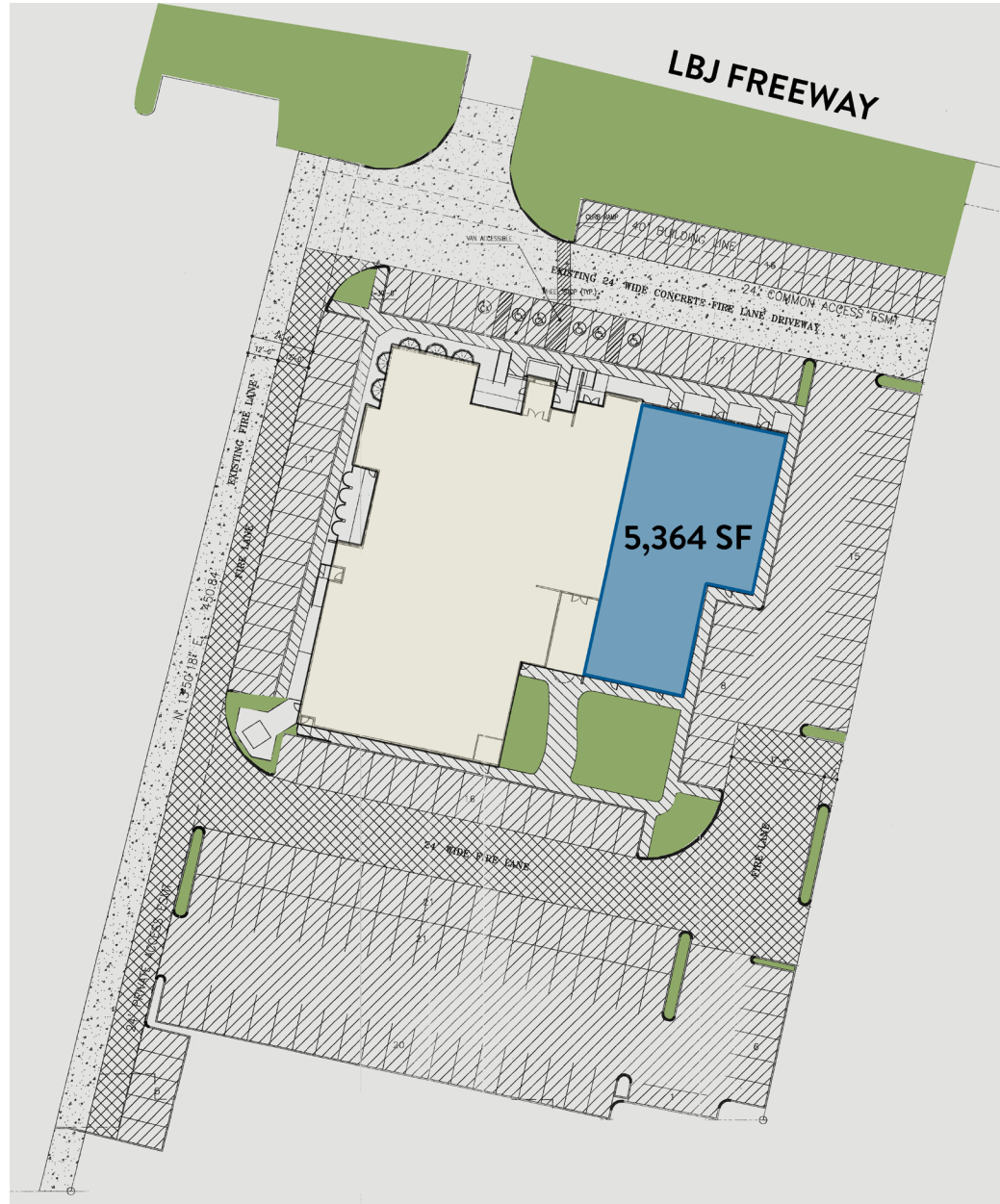
★ **2ND GENERATION BAR AVAILABLE**
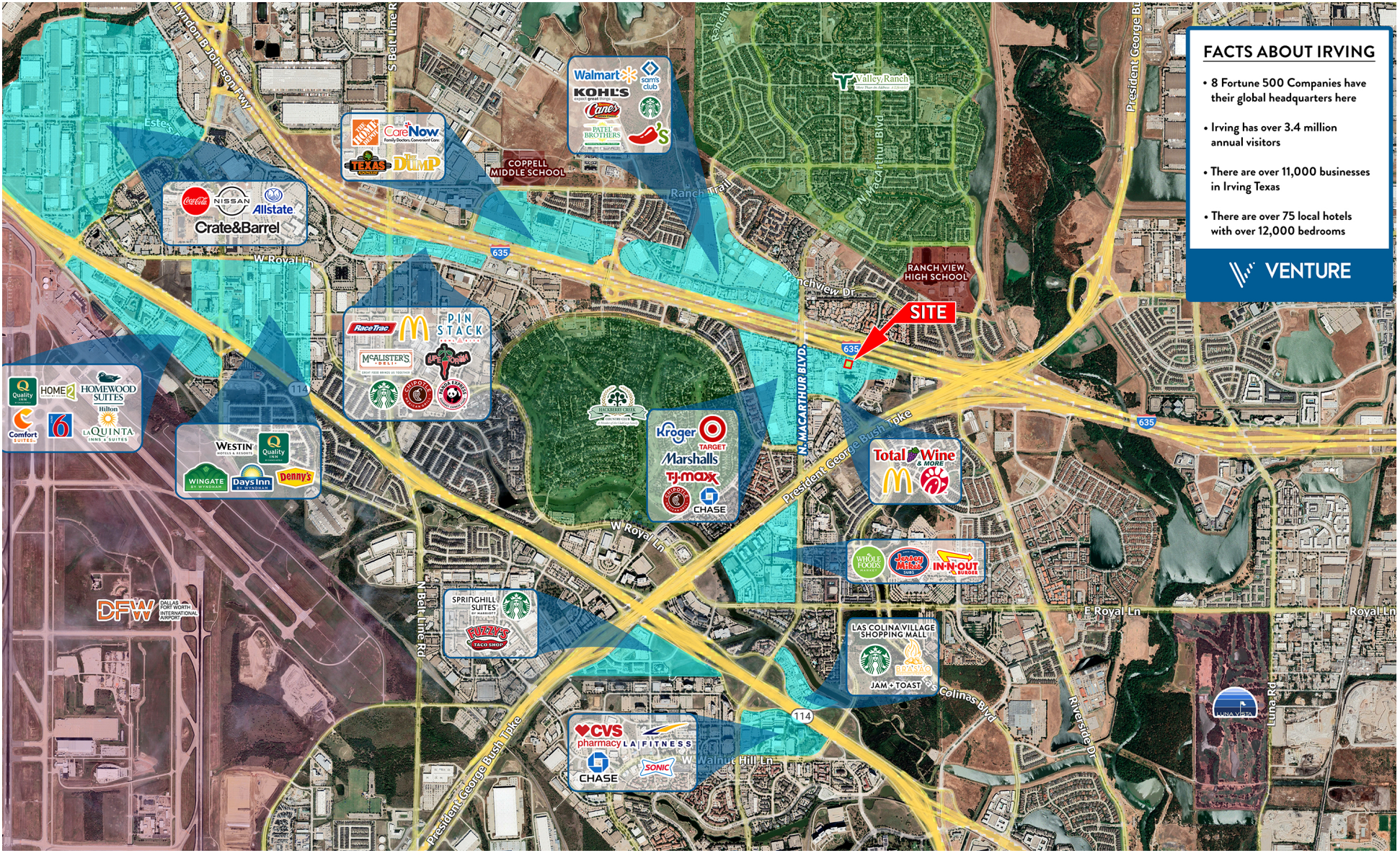
★ **HIGH TRAFFIC CORRIDOR**

2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	**14,559**	**81,123**	**221,586**
EST. DAYTIME POPULATION	**8,248**	**125,868**	**286,977**
EST. AVG. HH INCOME	**$135,630**	**$139,256**	**$133,039**

AREA ATTRACTIONS

SALTGRASS STEAK HOUSE   Denny's   TORCHYS

Total Wine & MORE

LBJ FREEWAY

5,364 SF

Taco Bueno
635
W Lyndon B Johnson Fwy
Lyndon B Johnson Fwy
N MacArthur Blvd
635
W Lyndon B Johnson Fwy
Banyan Way
Chandan
635
7-ELEVEN
McDonald's
Cheddar's SCRATCH KITCHEN
SALTGRASS STEAK HOUSE
Denny's
TORCHYS
at&t
metroPCS
PNC BANK
UPS
Medical Center IRVING
WOODSPRING SUITES AN EXTENDED STAY HOTEL
Origin Bank
Total Wine & MORE
Hilton Garden Inn
Las Colinas Ridge
Roy Rd
Wendy's
Las Colinas Blvd

SITE

FACTS ABOUT IRVING

- 8 Fortune 500 Companies have their global headquarters here
- Irving has over 3.4 million annual visitors
- There are over 11,000 businesses in Irving Texas
- There are over 75 local hotels with over 12,000 bedrooms

VENTURE

SITE

VENTURE

8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

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Vice President
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mkaplan@venturedfw.com

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

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
XXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Derek Schuster	685656	dschuster@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**

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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
XXXXXXXXXXXXXXXXXXXXXXXXX	**XXXXXXXXXXXX**	**XXXXXXXXXXXXXXXXXXXXXXXXXXXXX**	**XXXXXXXXXXXX**
Agent's Supervisor's Name	License No.	Email	Phone
Michael Kaplan	**771801**	**mkaplan@venturedfw.com**	**214-378-1212**
Sales Agent/Associate's Name	License No.	Email	Phone

_____   _____
Buyer/Tenant/Seller/Landlord Initials   Date

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