



APPROVED ATM SITE

For Lease:
100 W Southlake Blvd
Southlake, TX

VENTURE

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Metrics

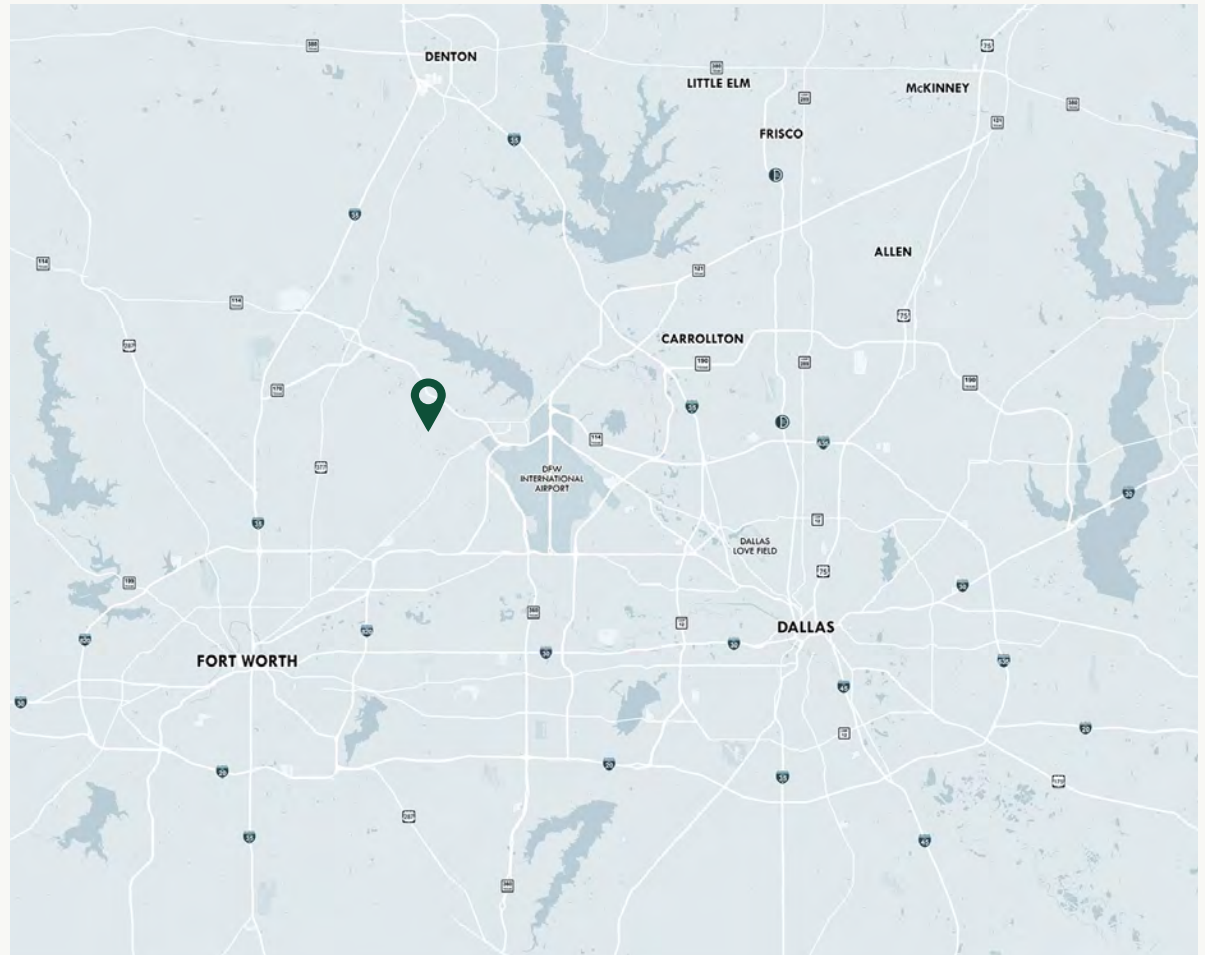
Approved ATM Site | Southlake, TX

Location

100 W Southlake Blvd, Southlake, TX

Traffic Counts

Southlake Blvd	White Chapel Blvd
42,311 VPD	11,835 VPD



Area Attractions



Property Highlights

Approved ATM Site | Southlake, TX

1. Approved ATM site
2. Excellent household incomes within a three-mile radius with average household incomes in excess of \$352,142
3. Outparcel to a Tom Thumb grocery anchored shopping center with strong visibility from Southlake Blvd which carries over 42,000 VPD
4. Over 52,000 people within a three-mile radius



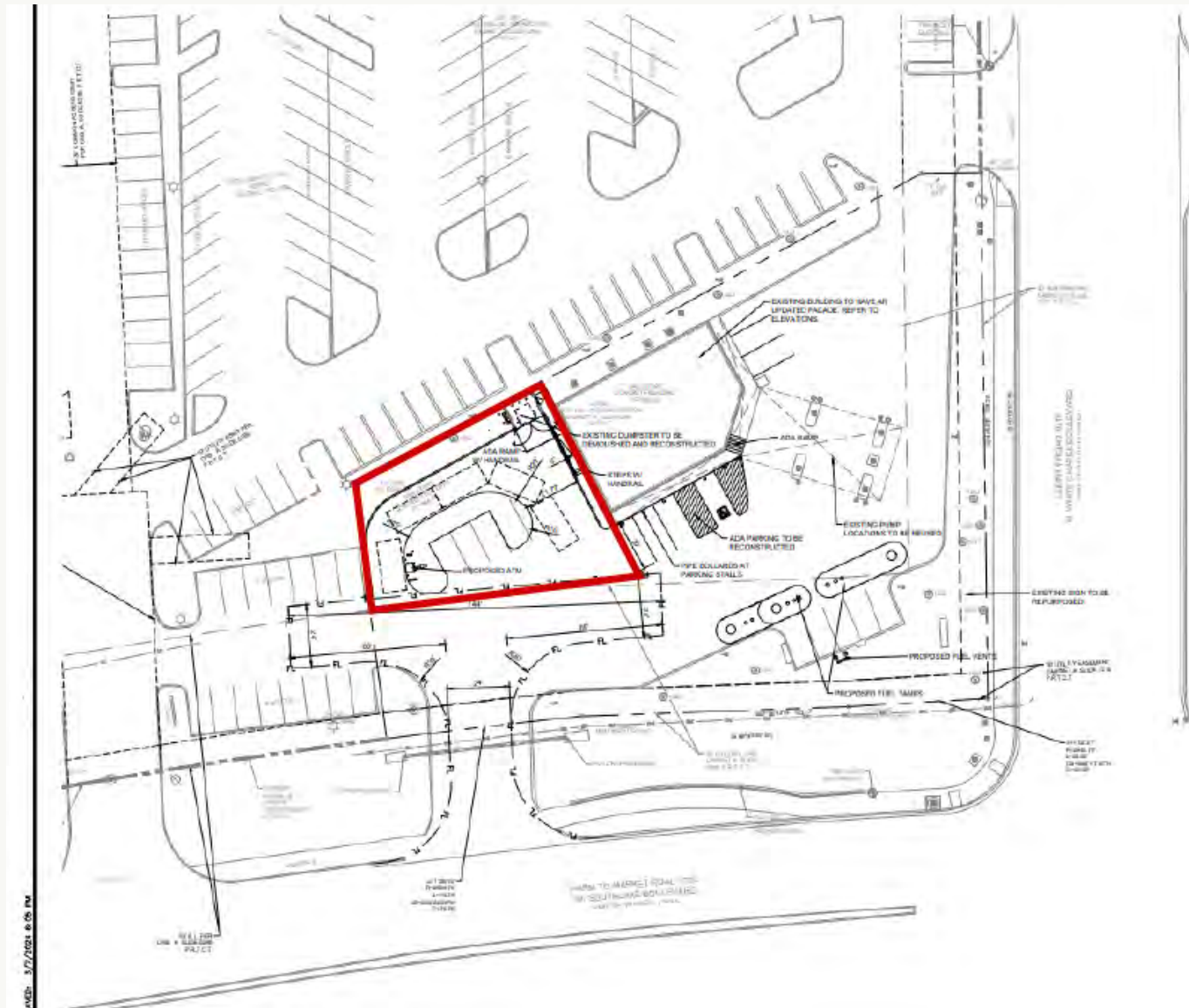
2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,588	52,410	150,716
EST. DAYTIME POPULATION	4,107	38,781	85,523
EST. AVG. HH INCOME	\$435,412	\$352,142	\$263,861

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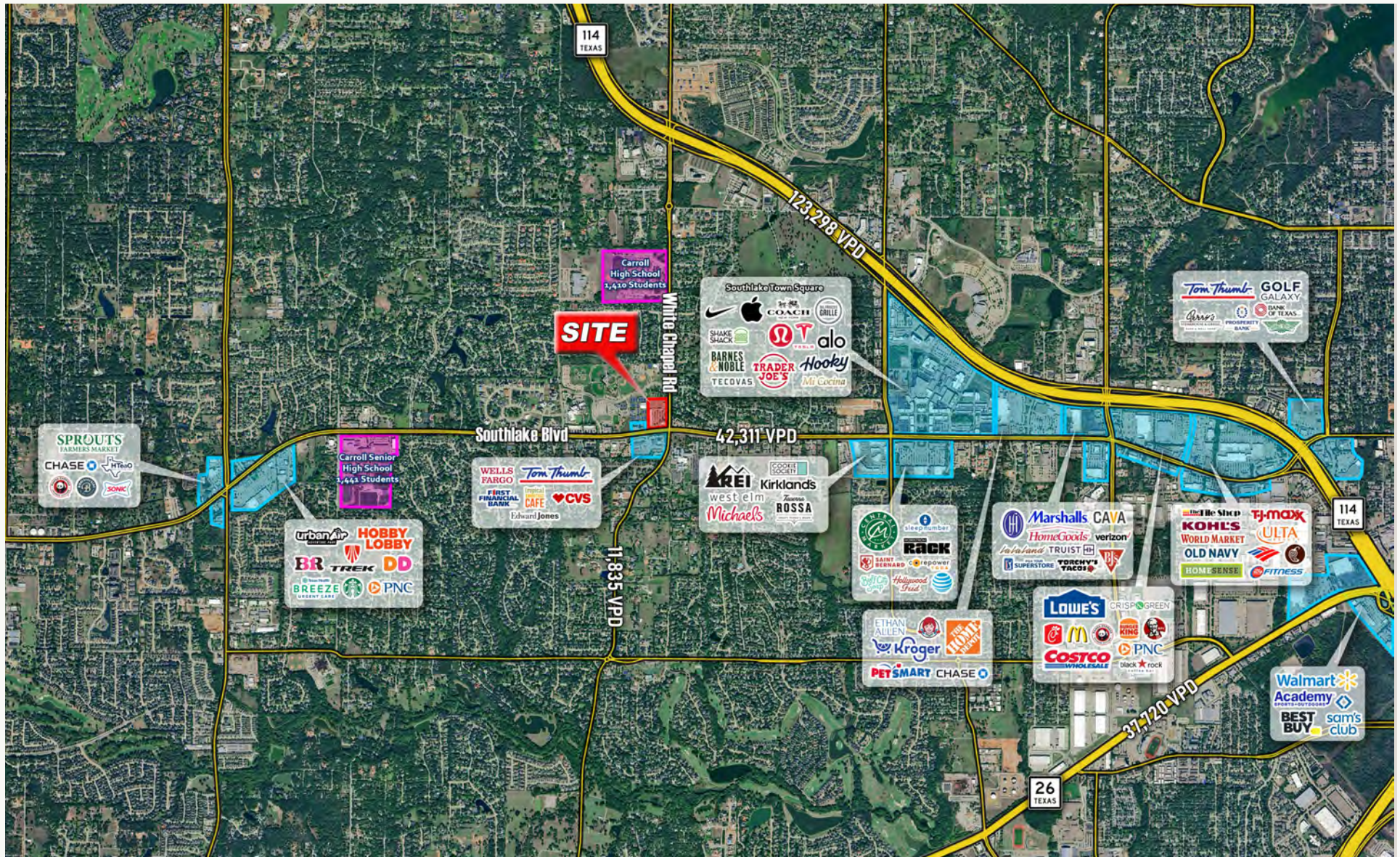
Close Aerial

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Far Aerial

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Photos

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VENTURE

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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.

2-10-2025



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 sponsored by a broker 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:

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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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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
 - 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.

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