

# BIG BOX AVAILABLE

## LBJ OATES SHOPPING CENTER

### MESQUITE, TEXAS

FOR INFORMATION



*For Information*  
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#### HIGHLIGHTS

- Excellent visibility from IH-635
- 1.5 miles North of Town East Mall
- Redevelopment opportunity

#### PROPERTY INFORMATION

**LOCATION**  
 1900 Oates Drive at IH-635 (SEC)  
 Mesquite, Texas **(MAPSCO 39A-J)**

**SIZE**  
 47,165 SF (Anchor)  
 1,050 SF - 9,950 SF (Spec Space)

**PAD SITE AVAILABLE**  
 Approximately 31,000 SF (Land)

**TRAFFIC COUNTS**

IH-635 North/Southbound:	192,000 VPD
Oates Drive:	10,755 VPD

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2012 Population	12,619	140,362	303,009
2012 Avg. HH Income	\$54,018	\$55,063	\$57,675

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



**GALLOWAY AVE**

**AVAILABLE**

**1.5 MILES TO TOWN EAST MALL**



**WAFFLE HOUSE**

**SCRAMBLES**



**OATES DR**



**10,755 VPD**

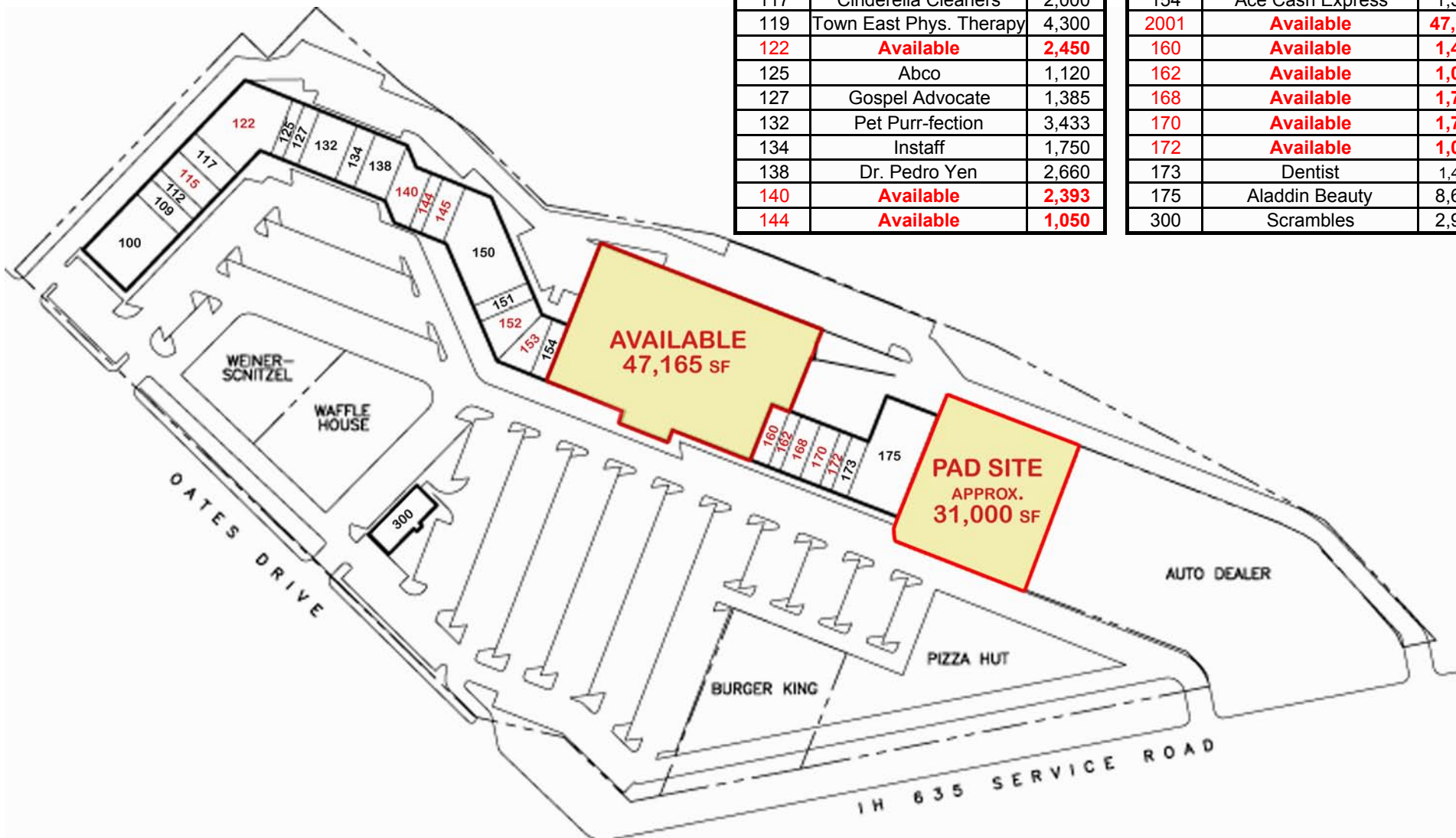


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Suite	Tenant	Size (sf)
100	Nova Healthcare	6,418
109	Subway	1,702
112	State Farm Insurance	1,050
115	Available	2,088
117	Cinderella Cleaners	2,000
119	Town East Phys. Therapy	4,300
122	Available	2,450
125	Abco	1,120
127	Gospel Advocate	1,385
132	Pet Purr-fection	3,433
134	Instaff	1,750
138	Dr. Pedro Yen	2,660
140	Available	2,393
144	Available	1,050

Suite	Tenant	Size (sf)
145	Available	2,100
150	Available	7,850
151	Optometrist	1,400
152	Available	2,481
153	Available	1,623
154	Ace Cash Express	1,300
2001	Available	47,165
160	Available	1,400
162	Available	1,050
168	Available	1,750
170	Available	1,750
172	Available	1,050
173	Dentist	1,400
175	Aladdin Beauty	8,640
300	Scrambles	2,925





Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: LBJ Oates SC, Mesquite, TX

In this transaction, Venture Commercial Real Estate, LLC, is:

[X] agent for Owner/Landlord only; [ ] agent for Buyer/Tenant only; or [ ] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord Date Buyer or Tenant Date