

Property Highlights

- 1,200 SF - 3,902 SF Available for Lease
- **±30,500 SF Pad Site Available for Ground Lease**
- Located at the hard corner between two signalized Intersections
- Easy access and excellent visibility to Interstate 20 and to Green Oaks Blvd
- Anchored by Big Lots, Dollar General and AutoZone
- Lease Rate: \$18.00 PSF
- NNN's: \$4.10 PSF



Area Retailers



Traffic Counts

Interstate 20: 192,823 VPD
Green Oaks Blvd: 22,220 VPD
(Kalibrate 2021)

Demographics

3 mile	
2020 Population	84,996
Average HH Income	\$105,927
Daytime Population	73,396

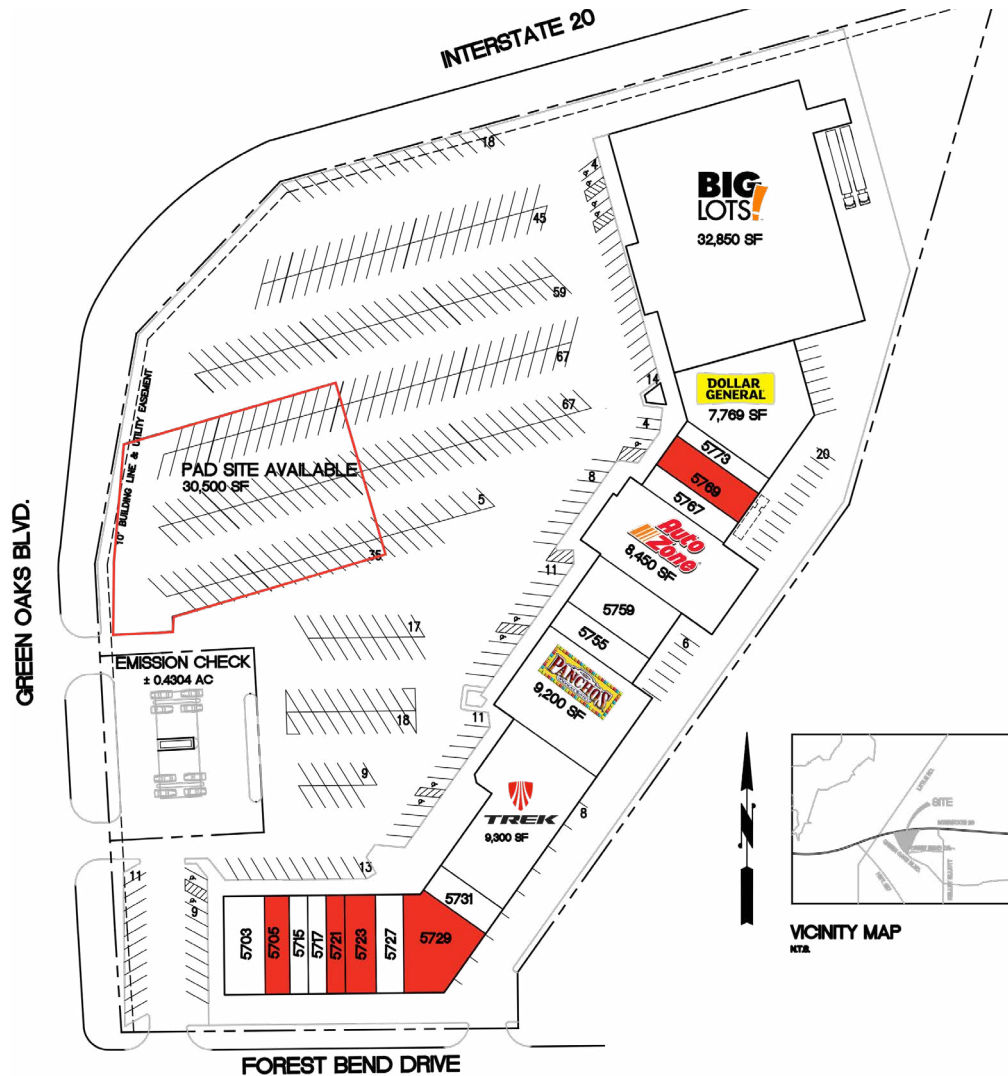
Mark Hajdu - 214.676.7214

Connor Frieze - 214.418.9547

Triumph Commercial Real Estate

5310 Harvest Hill Rd, #229
Dallas, Texas 75230

www.triumphcommercial.com



Suite	Tenant
5703	Rental Stop
5705	1,600 SF AVAILABLE
5715	Wonderful Donuts
5717	Colopy Chiropractic
5721	1,200 SF AVAILABLE
5723	2,000 SF AVAILABLE
5727	Le Salon
5729	3,902 SF AVAILABLE
5731	Corporate Financial Services
5739	TREK Bikes
5751	Pancho's Mexican Buffet
5755	Brown Baking X3
5759	Dog Wash
5763	AutoZone
5767	Paul's Cruises
5769	2,340 SF AVAILABLE
5773	Best Nails
5777	Dollar General
5781	Big Lots
±30,500 SF PAD SITE AVAILABLE	

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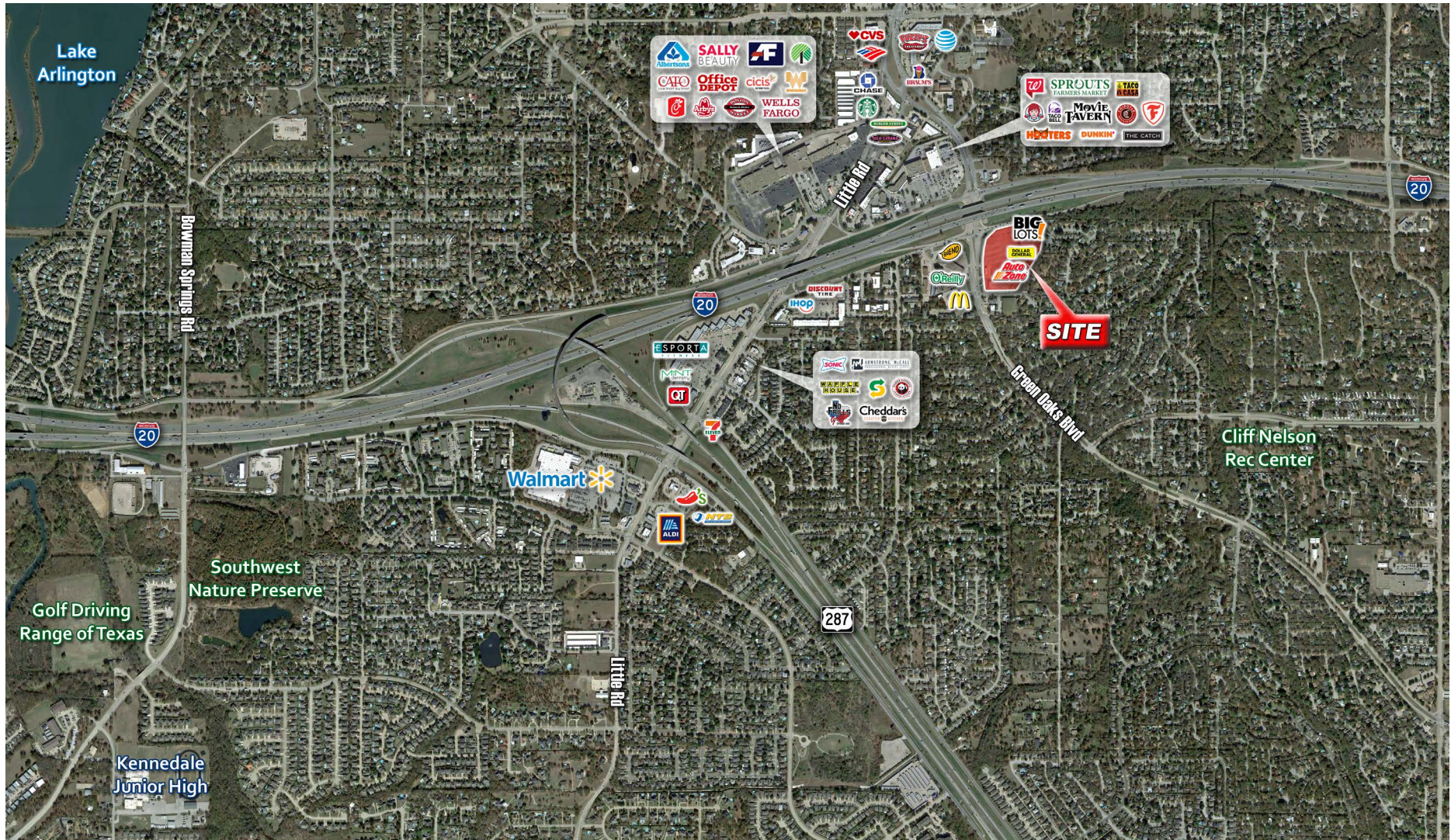
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*Source: Kalibrate Technologies traffic counts

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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.

11-2-2015



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:

AS AGENT 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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Triumph Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Hajdu	0368326	mhajdu@yahoo.com	214-676-7214
Designated Broker of Firm	License No.	Email	Phone
Connor Frieze	724915	connor@triumphcommercial.com	214-418-9547
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date