TRIUMPH
COMMERCIAL REAL ESTATE

Retail Space Available - Duck Creek Center

5006-5156 N. Jupiter Rd., Garland, Texas 75044

Property Highlights

- Available Space:
  - 1,700 SF In-Line Space
  - Kiosk Pad Available
- Located at the norhteast quadrant of Jupiter & Arapaho
- Densely populated area
- High traffic intersection
- Co-tenants include O'Reilly Auto Parts, Dollar General, King Nail Mart, Soprano's Pizza and more
- Lease Rate: Contact Broker

Area Retailers

DOLLAR GENERAL · O'Reilly · cicis BEYOND PIZZA · QT · Jack in the box · SHIPLEY DO-NUTS · KUMON

Traffic Counts

Jupiter Rd: 27,900 VPD
Arapaho Rd: 22,736 VPD
(Kalibrate 2023)





Demographics

	1 mile	3 mile	5 mile
2023 Population	17,373	123,875	348,009
Daytime Population	11,067	146,808	406,114
Average HH Income	$108,329	$109,332	$101,318

Mark Hajdu - 214.676.7214
Connor Frieze - 214.418.9547
Ed Frieze - 214.402.9409

Triumph Commercial Real Estate
5310 Harvest Hill Rd, #229
Dallas, Texas 75230
www.triumphcommercial.com

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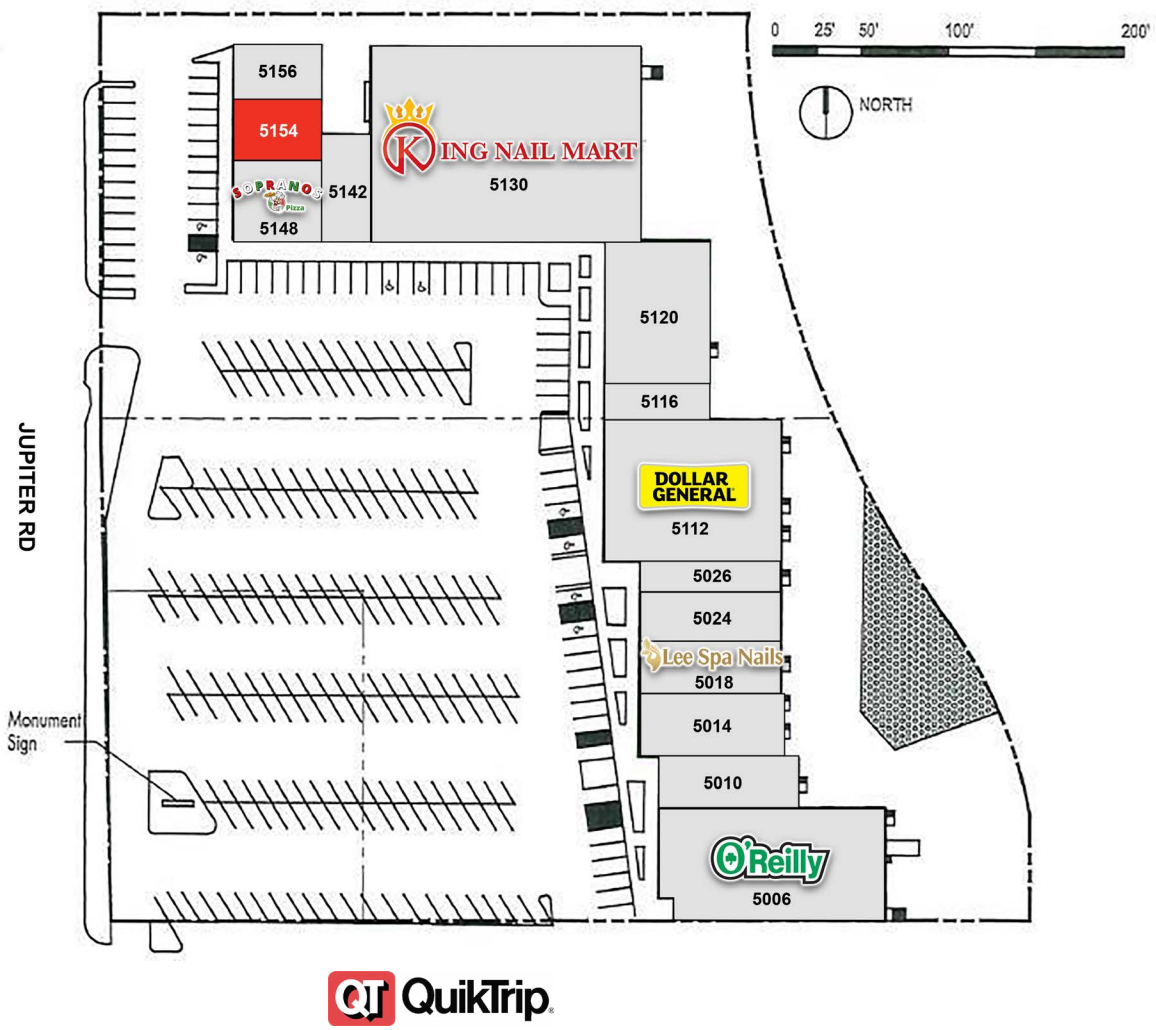

Suite	Tenant	SF
5006	O'Reilly Auto Parts	8,450
5010	The Alley Restaurant	2,240
5014	Lua Kitchen	2,800
5018	Lee Nail	2,560
5024	Duck Creek Dentistry	2,240
5026	Hair Pro	1,360
5112	Dollar General	8,000
5116	Phone Repair	1,121
5120	Xtream Beauty	4,999
5130	King Nail Mart	16,960
5142	Zen Head Spa	1,680
5148	Soprano's	2,300
5154	**AVAILABLE**	**1,700**
5156	Umbrella's Smoke & Vapor	1,500

KIOSK PAD SITE AVAILABLE

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11-2-2015

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 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:
  - 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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Triumph Commercial Realty, LLC			
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 _____