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PARK VILLAGE FOR LEASE

SWC FM 1709 & S CARROLL AVE
SOUTHLAKE, TX

LOCATION

SWC FM 1709 & S CARROLL RD
SOUTHLAKE, TX

SIZE

184,718 SF

AVAILABLE SPACES

SUITE 202 **SUITE 510**
1,473 SF 2,298 SF

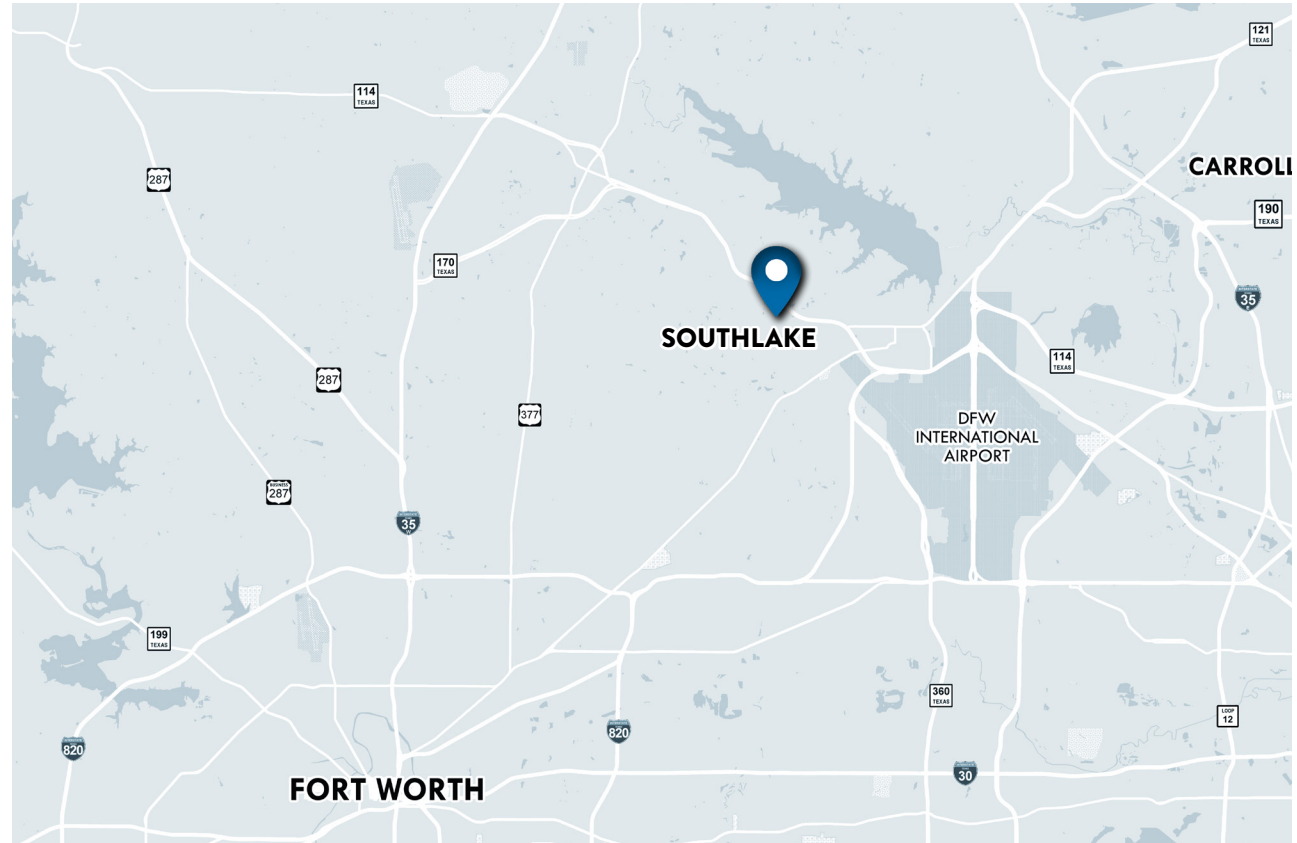
SUITE 1001
10,485 SF

TRAFFIC COUNTS

FM 1709 **S CARROLL AVE**
47,080 VPD 2019 13,649 VPD 2019

PROPERTY HIGHLIGHTS

- ★ **ADJACENT TO BAYLOR MEDICAL CENTER THAT IS CURRENTLY UNDER EXPANSION**
- ★ **HIGH PERFORMING RESTAURANTS**
- ★ **LOCATED ON THE MOST ACTIVE RETAIL INTERSECTION IN SOUTHLAKE**
- ★ **UNIQUELY POSITIONED WITH TWO TRAFFIC LIGHTS**



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,178	60,401	131,166
EST. AVG. HH INCOME	\$409,750	\$258,818	\$242,440
EST. MED. HH INCOME	\$295,392	\$183,107	\$179,948

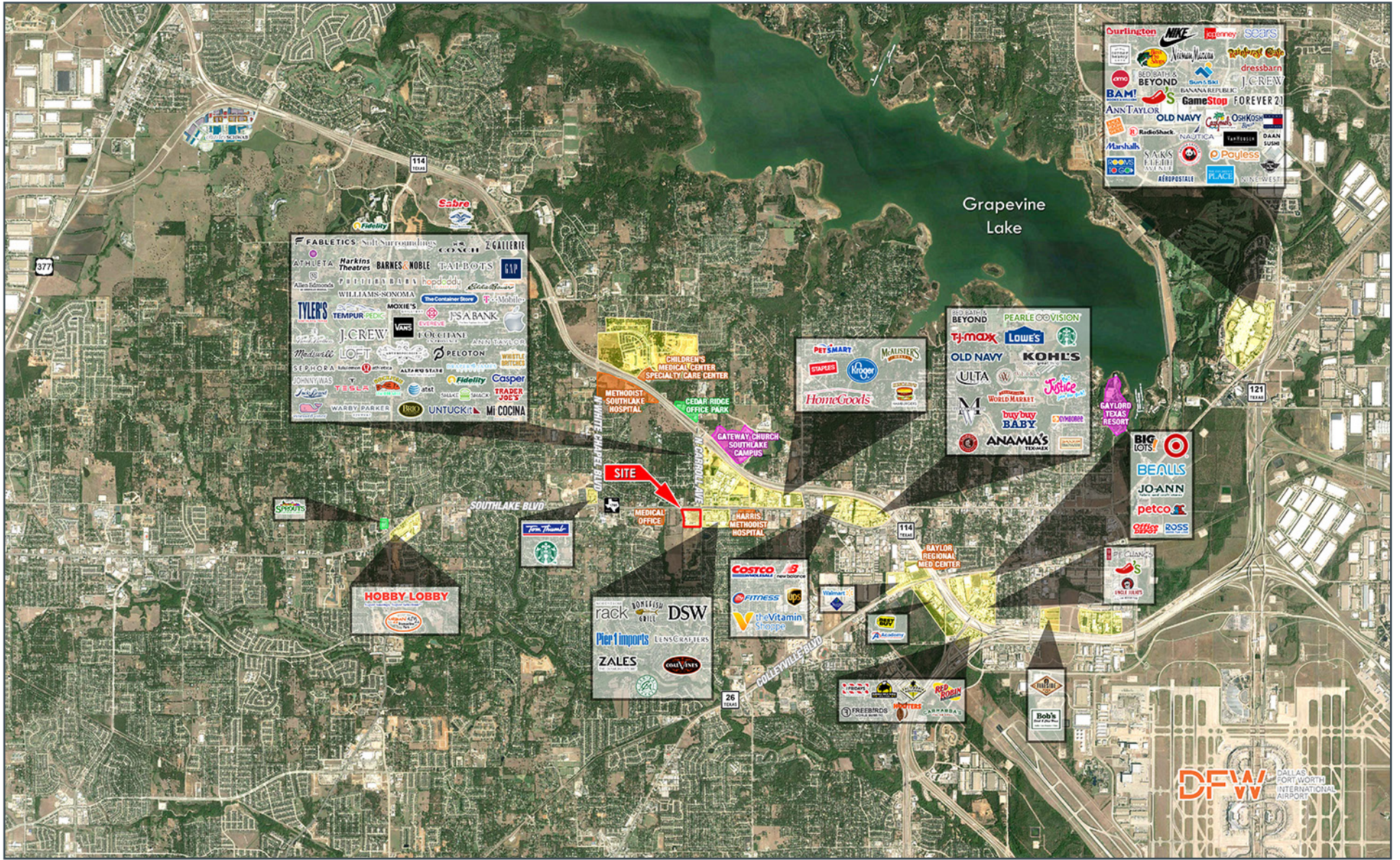
AREA ATTRACTIONS





AVAILABLE SPACES

UNIT	TENANTS	SF
1001	AVAILABLE	10,485
1001B	West Elm	11,500
1011	REI	22,368
1021	Eye Trends	3,016
110&100	IKEA	10,668
1051	Michaels	20,794
1061	Kirklands	11,590
120&130	Park Village Nails	6,137
140	Pilates Barre	2,598
150	Sweet & Sassy	2,131
160A	Charter Communications	4,000
160B	Dallas Running Company	3,571
200	Potbelly	2,008
202	AVAILABLE	1,473
204	Cowboy Up	1,182
206	Lash Lounge	1,000
208	Cookie Society	1,216
209	The Joint	1,050
220	Malai Kitchen	4,242
240	Spruce Home + Closet	2,283
250	Spenga	3,975
260	Modmarket	2,757
270	Pretty Kitty	1,197
280A	Blo Bar	909
280B	GNC	914
290	Lavendar Square	1,928
300	Taverna Rossa	4,258
320	Custom Ink	1,526
330	Cream + Crepes Cafe	814
340	Sur La Table	5,798
370	Rush Bowls	1,198
390	The Jane	2,089
400	Orvis	4,505
410	Club Champion	3,285
420	The Vault	1,768
430	Sweetgreen	2,800
440	PNC Bank	2,948
450	Engel and Volkers	1,938
1121	Gloria's	4,998
1131	Ra Sushi	4,988
500	Spa Habitat	2,206
510	AVAILABLE	2,298
540	Luna Grill	2,651





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

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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.

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:
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 - 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.

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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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Tim Henson	623244	thenson@venturedfw.com	214-378-1212
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Agent's Supervisor's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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