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ALBERTSONS OUTPARCEL FOR LEASE

NORTH CORNER TOWN E. BLVD & MOTLEY DR
MESQUITE, TX

LOCATION

NORTH CORNER TOWN E. BLVD & MOTLEY DR

SIZE

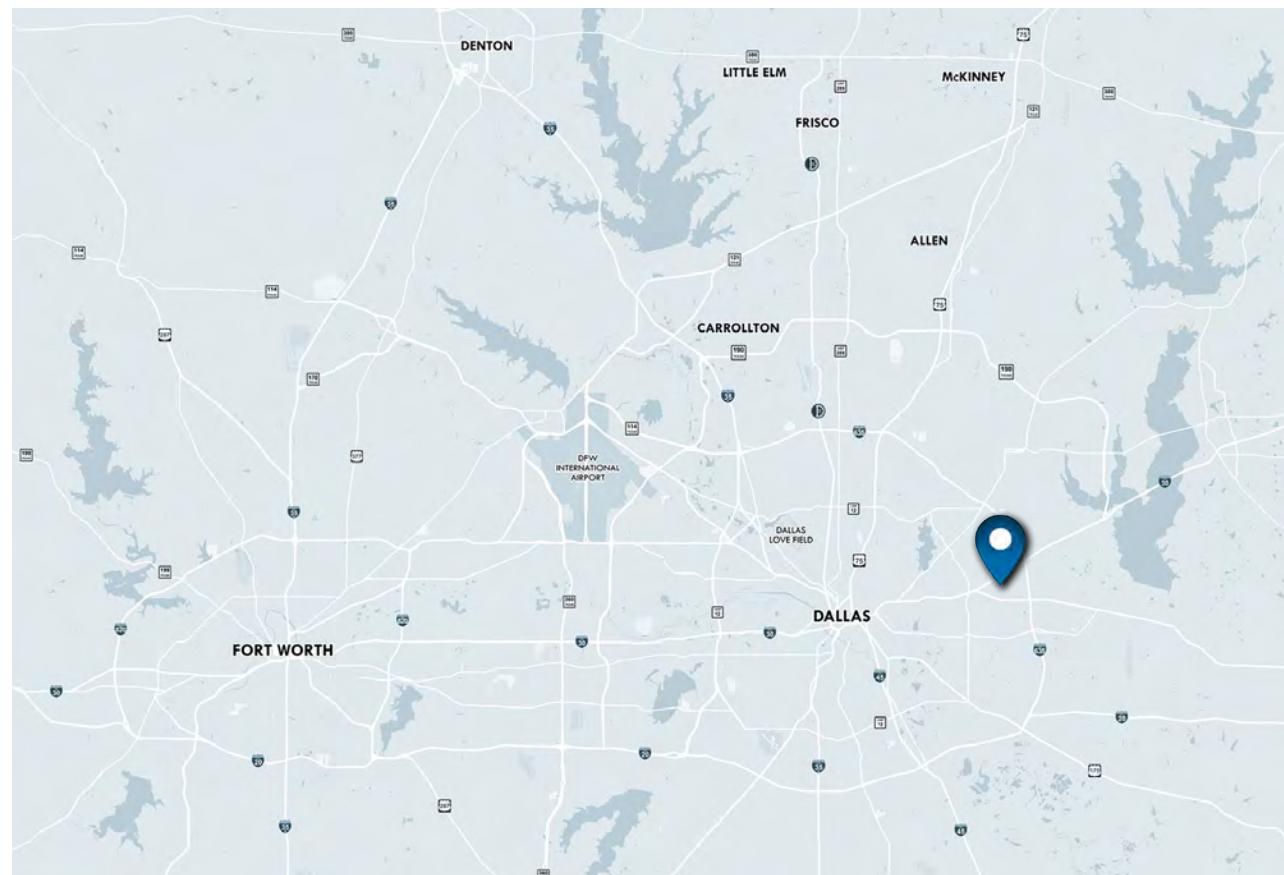
BUILDING
1,184 SF

TRAFFIC COUNTS

TOWN E. BLVD MOTLEY DR
16,853 VPD 8,789 VPD

PROPERTY HIGHLIGHTS

- ★ SOLID DEMOGRAPHICS WITH OVER 135,000 PEOPLE IN A 3-MILE RADIUS & AVERAGE HH INCOMES EXCEEDING \$86,000
- ★ OUTPARCEL TO ALBERTSONS AT A SIGNALIZED INTERSECTION
- ★ TRAFFIC COUNTS IN EXCESS OF 25,000 VPD AT THE IMMEDIATE INTERSECTION



2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,979	135,657	355,713
EST. DAYTIME POPULATION	2,294	41,559	91,371
EST. AVG. HH INCOME	\$92,583	\$86,597	\$98,266

AREA ATTRACTIONS











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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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.**

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.

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
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Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lawrence E. Wilson Sales Agent/Associate's Name	708761 License No.	lwilson@venturedfw.com Email	214-378-1212 Phone

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