

TENANT OPERATING - DO NOT DISTURB



FOR SALE
2ND GEN QSR

1510 US-377
Roanoke, Texas 76262

VENTURE

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Metrics

1510 US-377
Roanoke, Texas 76262

Location

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Building Size

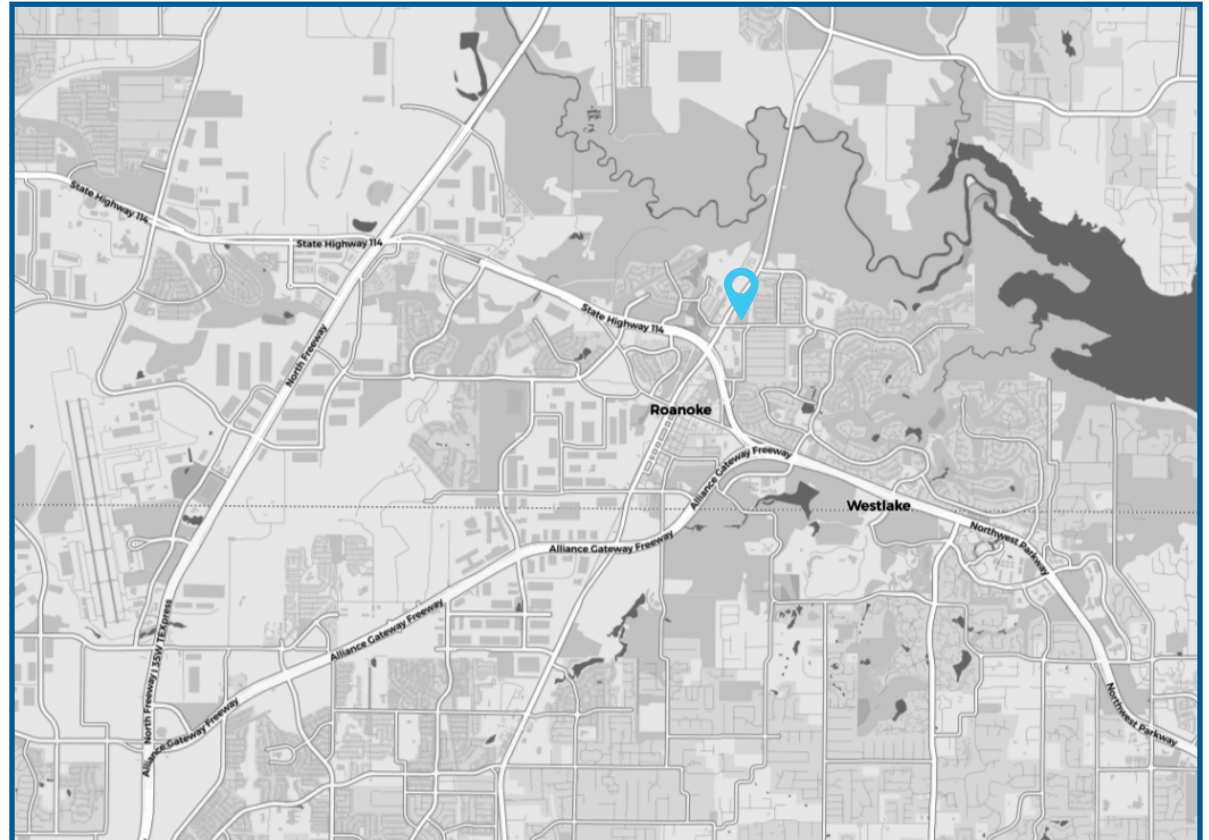
3,452 SF

Land Size

.951 Acres

Traffic Counts

Highway 377	Marshall Creek Road
30,867 VPD	9,246 VPD



Area Attractions



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Property Highlights

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- 1. Explosive Growth Market** - Roanoke sits at the epicenter of one of the fastest-growing corridors in the entire DFW Metroplex, with the booming North Fort Worth/Alliance market driving surging rooftop density, rising household incomes, and relentless retail demand surrounding this site.
- 2. High-Volume Sales Foundation** - Tenant to close business upon sale of property. Buyer will have the opportunity to release or re-position asset.
- 3. Dominant Highway Corridor Visibility** - Positioned directly on US-377, one of the DFW Metroplex's most trafficked retail arteries, with outstanding ingress, egress, and monument signage exposure.
- 4. Flexible Buyer Profile** - Ideal for an owner-operator looking to acquire an established QSR location, a 1031 exchange buyer, or a net-lease investor seeking a newer vintage asset in a high-growth suburban market.

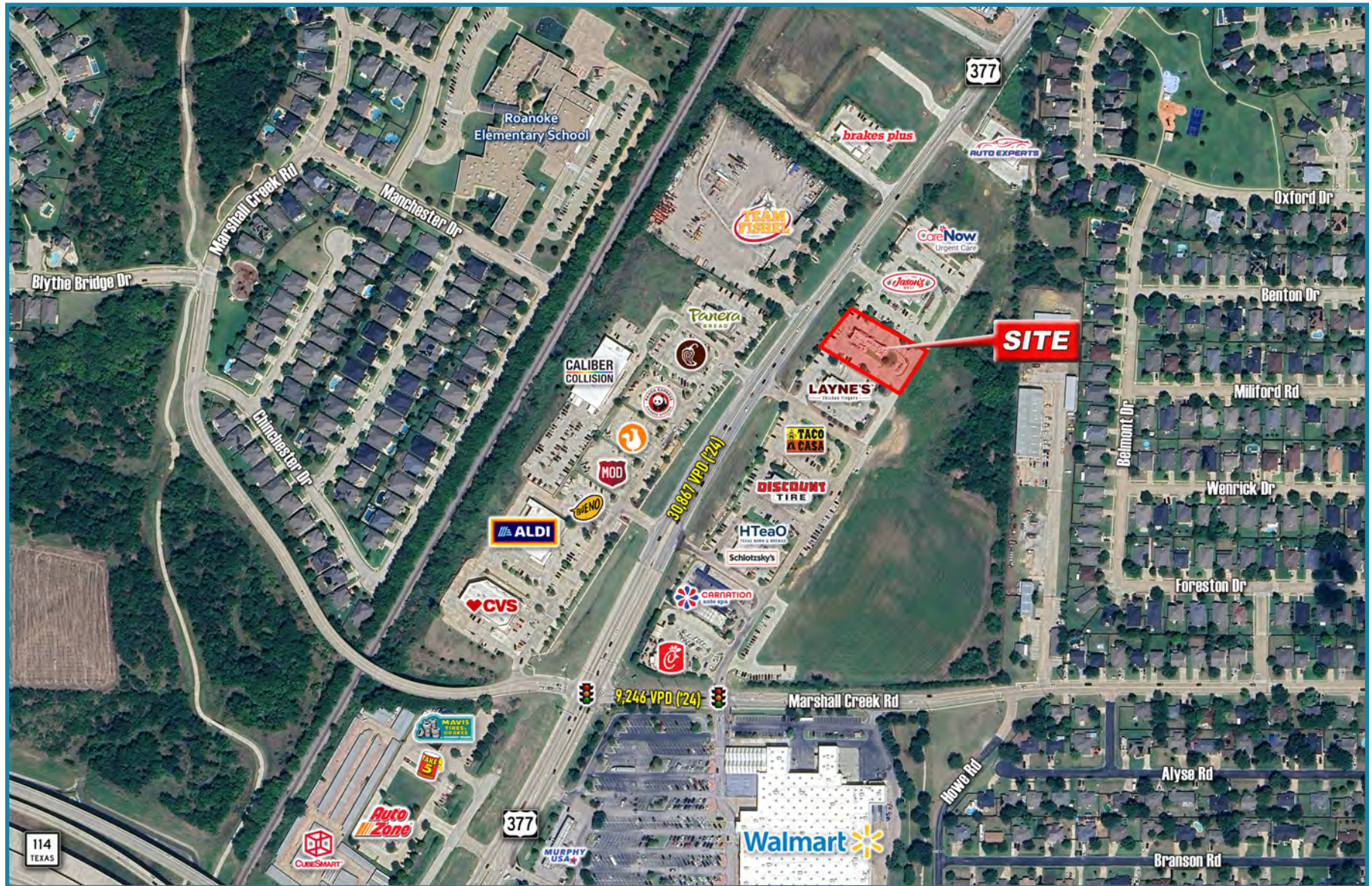


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,846	39,279	82,472
EST. DAYTIME POPULATION	4,962	18,640	42,931
EST. AVG. HH INCOME	\$206,099	\$214,151	\$233,426

Close Aerial

1510 US-377
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Far Aerial

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Oblique

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Photos

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VENTURE

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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.

2-10-2025



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.**

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 - that the owner will accept a price less than the written asking price;
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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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