the mix
FRISCO

For lease:

SEQ DNT
& Lebanon Rd
Dallas, Texas 75225

VENTURE

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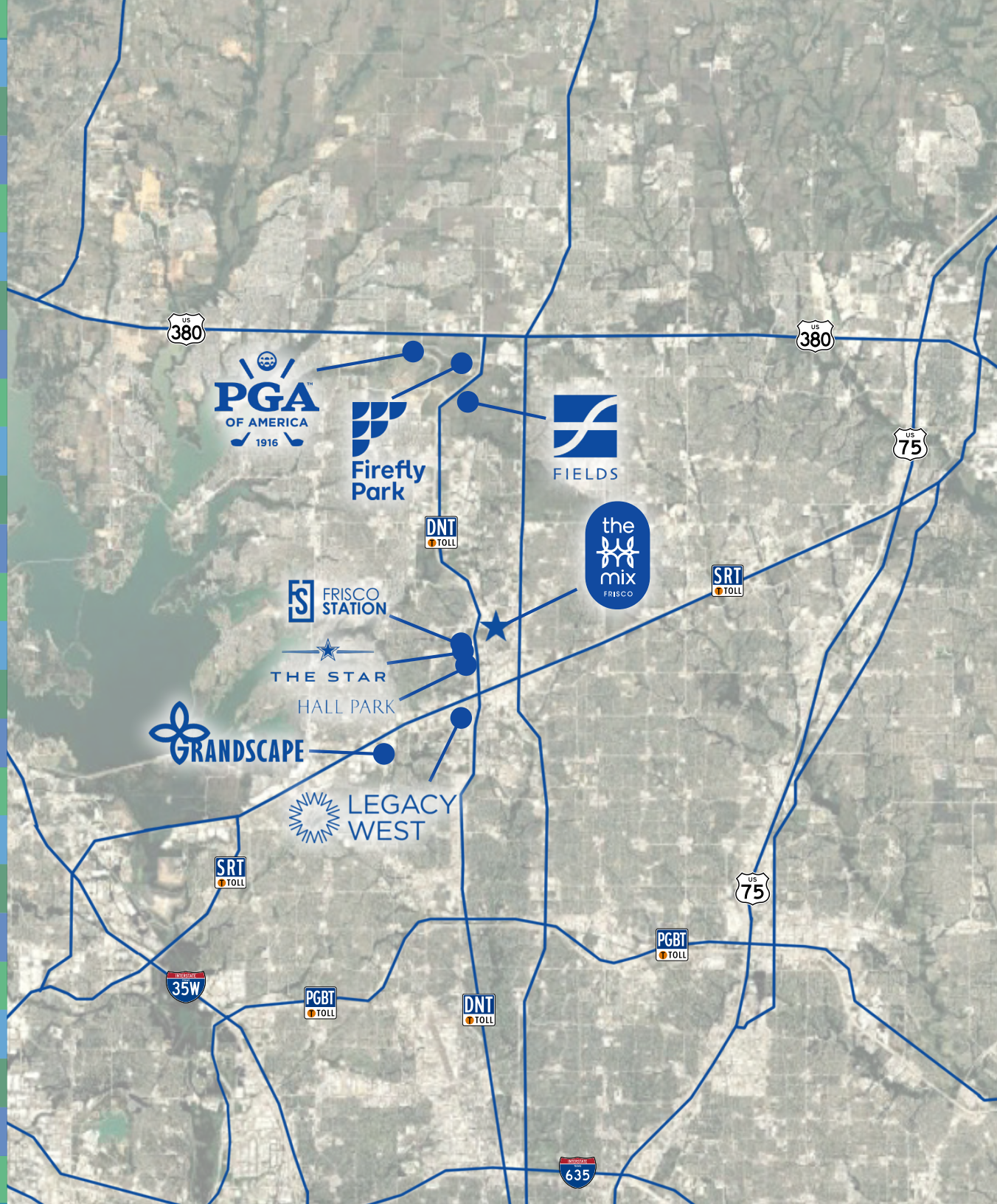
THE FUTURE OF RETAIL IS IN FRISCO

AND THAT FUTURE IS

the mix
FRISCO



Highlights

1. Whole Foods anchored shopping center with retail and restaurant space available.

2. Surrounded by 650 units of multifamily and 2 million square feet of future office space

3. Located on the southeast corner of Dallas North Tollway and Lebanon Rd

Demographics

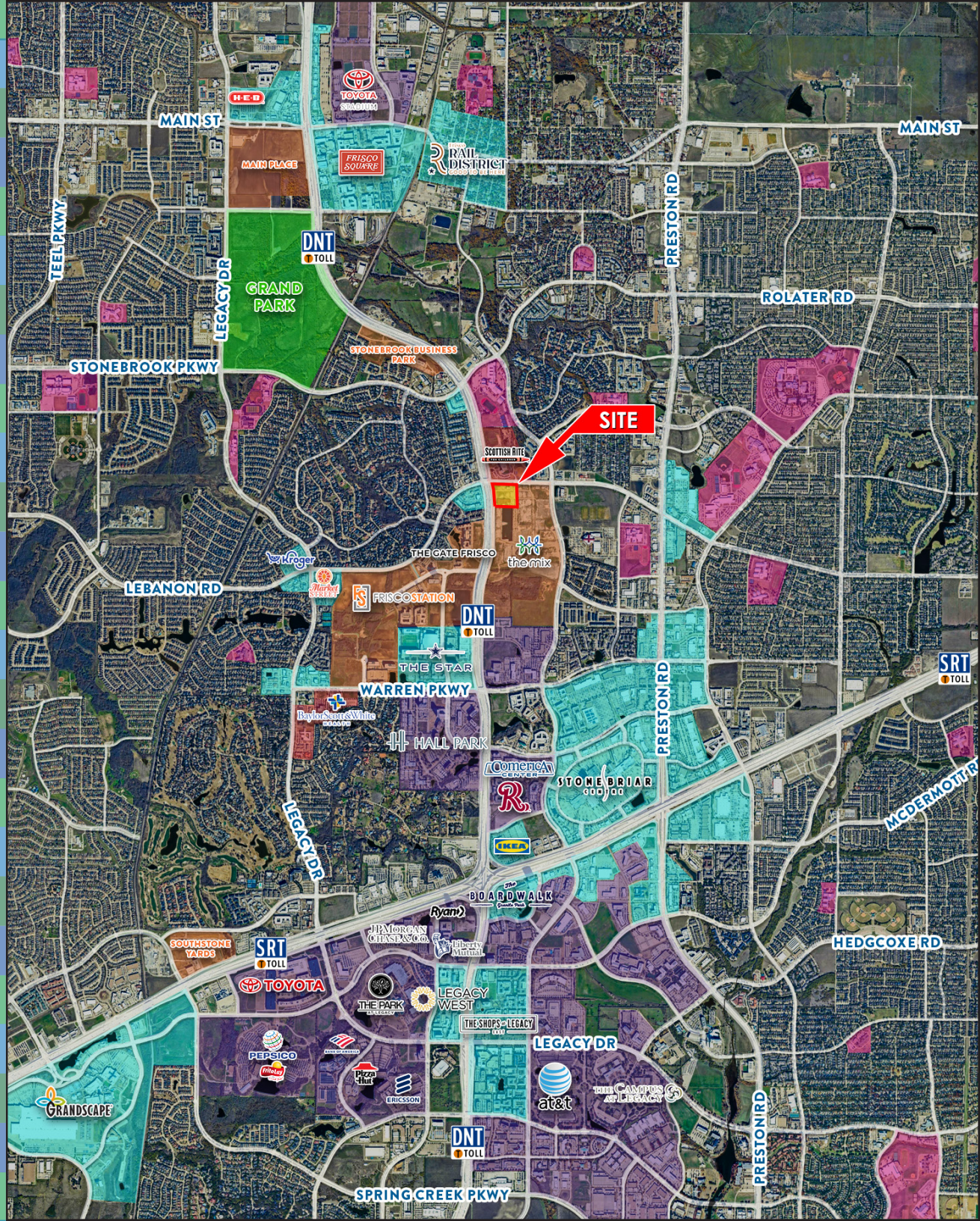
The site is surrounded by a strong and affluent trade area, with an estimated **2026** population of **10,013** within 1 mile, **111,341** within 3 miles, and **295,205** within 5 miles. Average household incomes are equally impressive at **$168,138**, **$171,955**, and **$195,947**, respectively. The area also benefits from a sizable adjusted daytime population of **10,941** within 1 mile, **109,631** within 3 miles, and **228,583** within 5 miles, supported by a significant employment base.

Traffic Counts

Dallas North Tollway	Lebanon Rd	Parkwood Blvd
138,459 VPD	23,853 VPD	15,233 VPD

AERIAL

- RETAIL
- DEVELOPMENT
- PARKS
- OFFICE/MISC.
- SCHOOLS
- SITE



LEBANON RD
PNC
2,068 SF
TinStar
5,900 SF
3,884 SF
862 SF
1,900 SF
RESORT NAILS & SPA
WHOLE FOODS MARKET
chewy
5,899 SF
3,213 SF
MiYa CHINESE
I SCREAM GELATO
1,368 SF
1,515 SF
1,568 SF
4,500 SF
Residences at The Mix
2,474 SF
3,000 SF

Restaurant Outparcel Available

SEQ DNT & Lebanon Rd Dallas, Texas 75225

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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.

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.

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.

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**
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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EQUAL HOUSING OPPORTUNITY

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Designated Broker of Firm	**License No.**	**Email**	**Phone**
Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Hannah Boswell	812648	hboswell@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____