

Valley Ranch Centre

820 S. MACARTHUR BLVD AND 1351 BELTLINE RD.
SEC MACARTHUR BLVD & BELTLINE RD, COPPELL, TX 75019



BUILDING AVAILABILITY: 1,050 - 12,000 SF OF BUILDING,

TRIPLE NET EXPENSES: EST. \$5.75 (\$2.36 CAM, \$3.03 TAX, & \$0.36 INS)

TRAFFIC COUNTS: MACARTHUR BLVD. - 31,300 VPD
BELTLINE RD. - 20,200 VPD

CO-TENANCY: TOM THUMB, GNC, PIZZA HUT, PALM BEACH TAN,
UPS STORE, H&R BLOCK, DIAMOND JEWELRY CO.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION 2014	16,796	67,294	192,728
POPULATION EST. 2019	18,536	73,313	209,138
AVG. HH INCOME	\$101,124	\$117,700	\$94,244
MEDIAN HH INCOME	\$71,865	\$88,984	\$68,670
MEDIAN AGE	34.9	35.7	33.5

CENTCOM REALTY CORPORATION
820 S. MACARTHUR BLVD, SUITE 117
COPPELL, TX 75019

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Texas law requires Centcom Realty Corporation to disclose that it is representing the Landlord in the marketing of this property.
The information contained herein is from sources deemed reliable, however, Centcom Realty Corporation makes no representations or warranties as to the accuracy hereof.

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VALLEY RANCH CENTRE TENANT ROSTER

Tenant	Suite	GLA
Kumar's Indian Restaurant	100	4,000
Vacant	101	1,686
Pizza Hut	102	1,684
Vision Karate	103	1,395
Palm Beach Tan	104	2,500
UPS Store	105	1,050
Vacant	107	2,040
Vacant	108A	1,265
Siam Thai Cuisine	108	1,200
Vacant	109	1,050
CC Cleaners	110	1,260
Soho Salon	111	1,050
Beijing Brothers Chinese	112	2,000
New Day Massage	113	1,200
AAT Realty	114	980
Vacant	117	2,901
Vacant	118	2,015
Vacant	119	1,960
H&R Block	120	1,480
Vacant	124	1,328
Vacant	125	2,157
Tom Thumb	130	55,750
GNC	135	1,600
Vacant	137	1,592
Vacant	139	2,240
Vacant	140	2,307
Cornerstone Dental	143	2,700
Vacant	145	1,850
Cigar World	147	1,314
Pro Tailor	149	1,050
Lovely Nails	151	1,050
Fine Plats	152	1,120
The Diamond Jewelry Co	155	2,205
Vacant	160	4,000
Vacant	161	1,000
Vacant	162	882
Total		116,861

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date