

FOR LEASE

Restaurant / Entertainment/ Flex



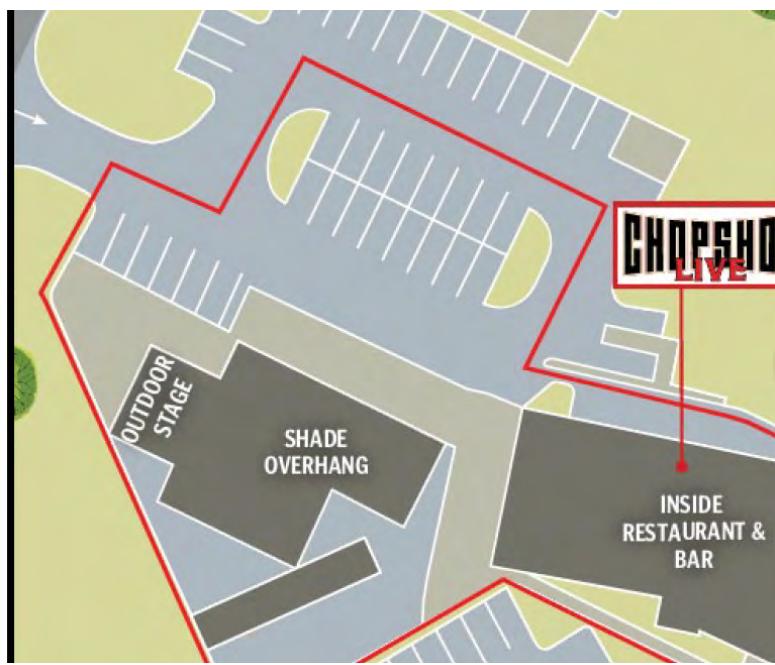
- 10,232 SF
- \$6.32 NNN PSF
- Sound Stage
- Commercial Kitchen
- On/off site parking
- Easy 377 access
- Potential city tax incentives

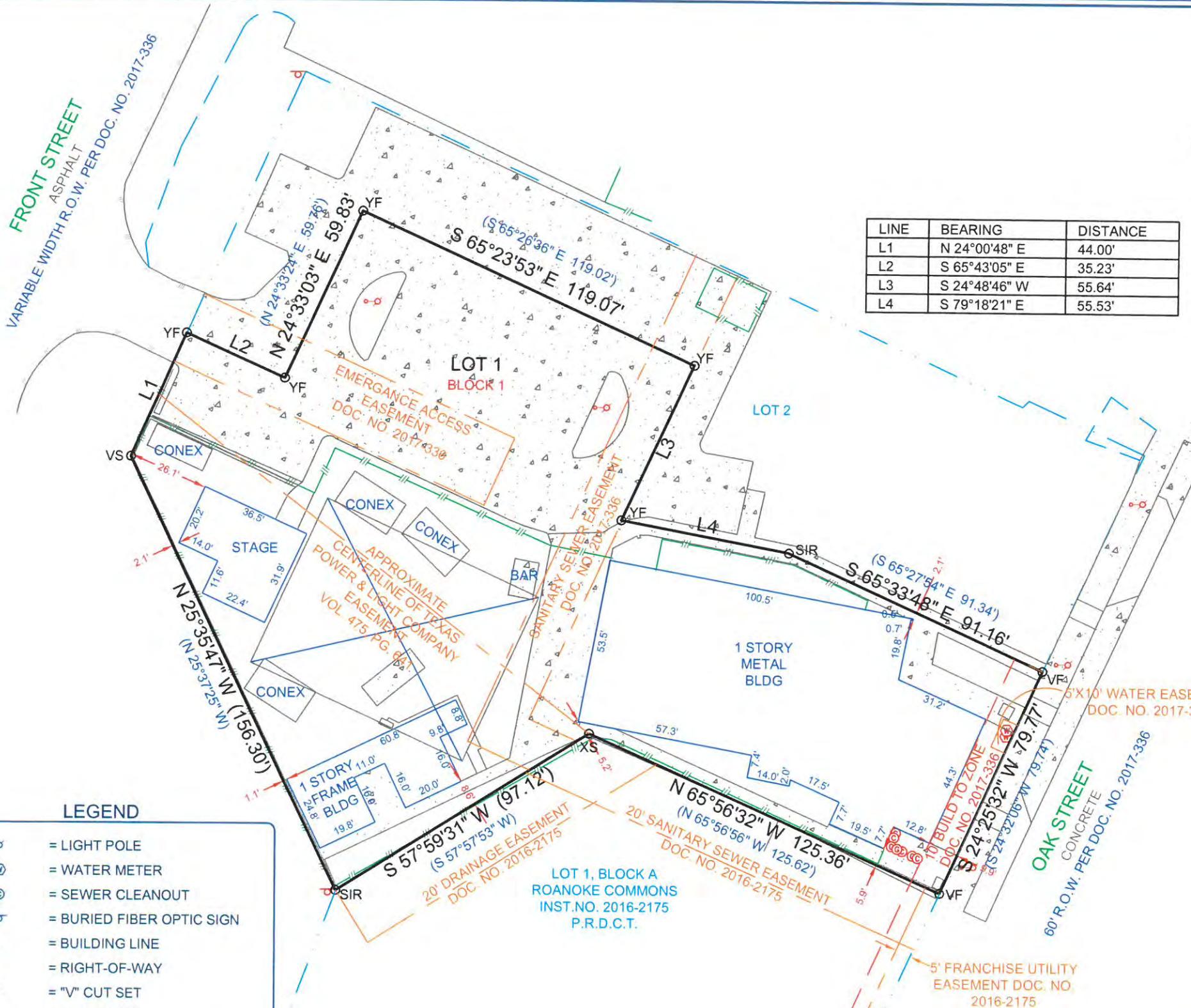
Barry Seal
214.704.2402



- Located in the heart of Roanoke's Oak Street Corridor District.
- 2007 Construction
- Ideally suited for restaurant/bar/entertainment venue, corporate outings.







**TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES
SURVEYED**

I have this date directed a careful and accurate survey made on the grounds of the property located at 309 South Oak Street in the City of Roanoke, Denton County, Texas, being Lot 1, Block 1, OTD Roanoke, an Addition to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof, recorded in Document Number 2017-336, Plat Records, Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Roanoke, Community Number 480785 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 655 G of said map.

SURVEYORS CERTIFICATION

Certified to Title Resources Guaranty Company, Independence Title Company (GF#2004451-SKDF), and OTD Roanoke, LLC.

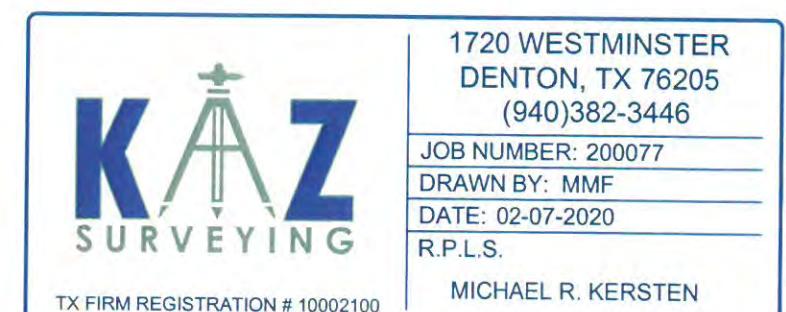
This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 02-03-2020, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

SCHEDULE "B" ITEMS

Commitment for Title Insurance, (T-7), dated January 30, 2020.

Policy Number 2004451-SKDF:

10(i.) Volume 475, Page 641 Easement to Texas Power & Light Company; does affect as shown (no width provided)





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:

- 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.

Keller Williams Dallas Preston Road	0499181	klrw48@kw.com	(972)732-6000
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Designated Broker of Firm	License No.	Email	Phone
Janice Moore	0369873	klrw48@kw.com	(972)732-6000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Barry Seal	0609479	wbseal@kw.com	972-732-6000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date