

RETAIL SPACE AVAILABLE FOR LEASE

FOR SALE



SITE INFORMATION

NWQ OF N MAIN ST & HARWOOD RD

ADDRESS: 255 Fair Oaks Blvd
Eules, TX 76039

LOT SIZE: +/- 3.6 AC

AREA RETAILERS:

- Albertsons
- Domino's
- Little Caesar's
- Kroger
- Church's Chicken
- City Garage

PRICING

Lease Rate: Contact Broker

DEMOGRAPHICS

Area	Population	Daytime Pop	Avg HH Inc
1 mile	20,107	12,411	\$75,966
3 mile	100,902	158,635	\$89,775
5 mile	205,562	272,303	\$89,982

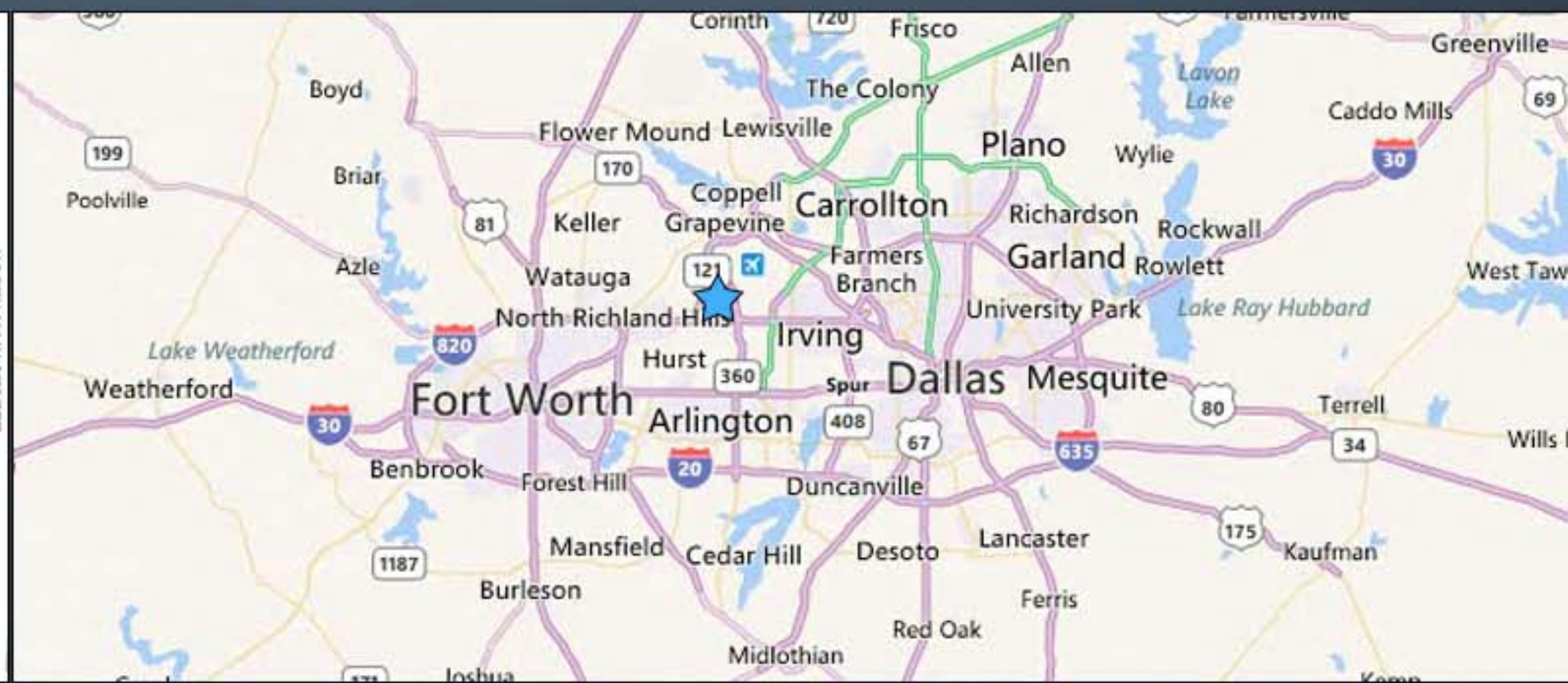
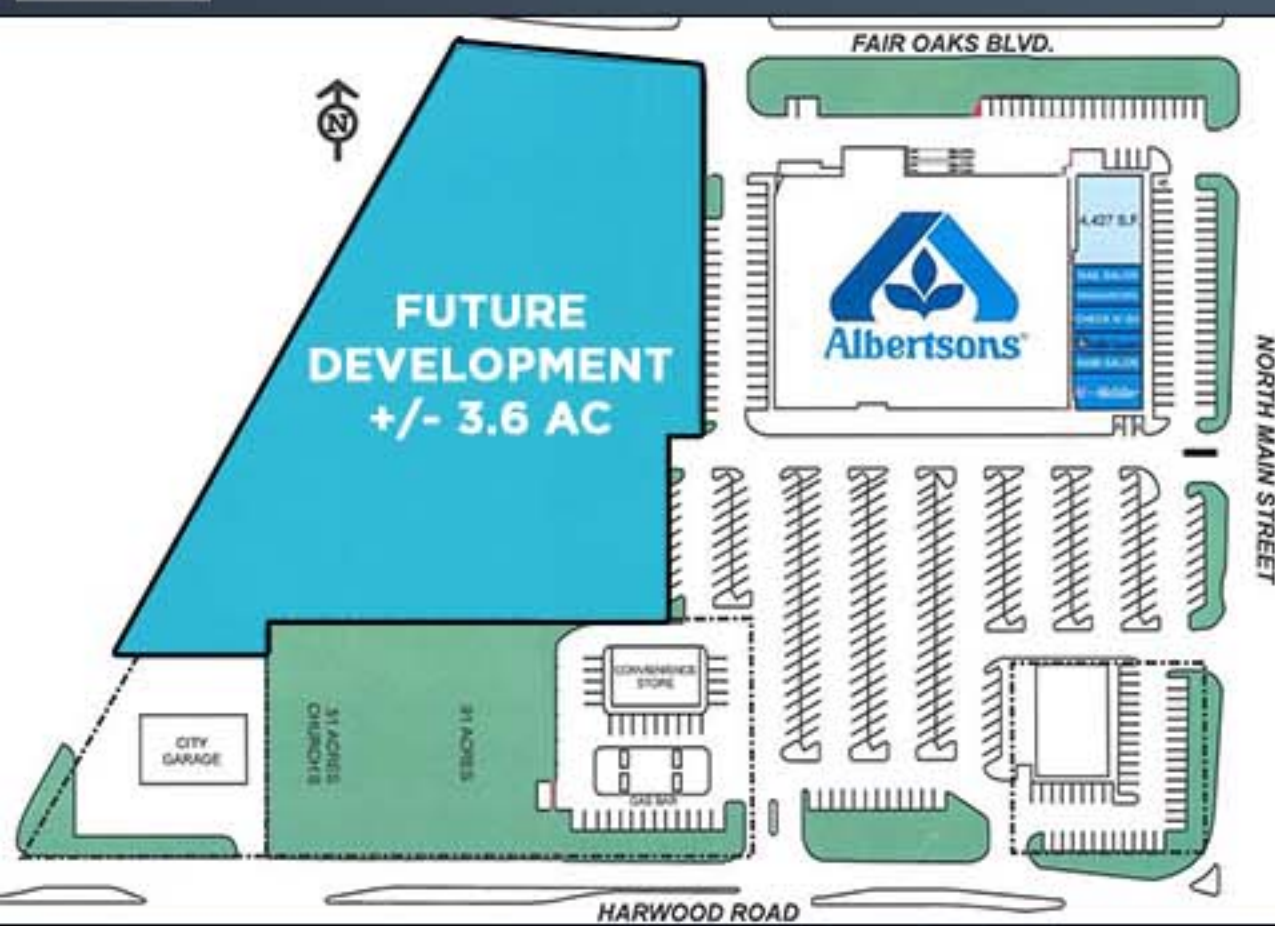
TRAFFIC COUNTS

(MSPI 2017)

N Main St:	13,560 vehicles per day
W Harwood Rd:	12,135 vehicles per day

CONTACT:

RICHARD POLISHUK (214) 561-6504 [direct]
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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

**NORTH EULESS
ELEMENTARY
(718 STUDENTS)**



**SUBJECT
SITE
+/- 3.6 AC**

**La Petite
ACADEMY**
**DRY CLEAN
SUPER CENTER**
AutoZone

SwiftCare+
Urgent Care
**SOLAR NAIL SPA
GREEN MASSAGE**
Albertsons
T-Mobile

CITY GARAGE
Church's
VALERO

cricket
lorident

Shell
AMERICA'S
OIL CHANGE
WAX & CARE
AUTO REPAIR

**CHARTER OAKS
APARTMENTS**

SUPERWASH
Q TAILOR
**ANGEL NAILS
CLEANERS**
PHILLY CHEESE STEAK
JACKSON HEWITT
BARBER SHOP
DONUTS
TAE KWON DO

**Kroger
FUEL**
Center

**Kroger
Signature**

metro POS

**Great
Clips**

Foremark | 255 FAIR OAKS BLVD | EULESS, TX

www.foremark.com | 8350 North Central Expressway, Suite 1313 - Dallas, TX 75206



**SUBJECT
SITE**

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Foremark





FAIR OAKS BLVD.

FUTURE
DEVELOPMENT
3.6 ACRES



SWIFTCARE
E.R.
NAIL SALON
MASSAGE/SPA
CHECK N' GO
Little Caesars
HAIR SALON
AT&T - Mobilizer

NORTH MAIN STREET

CITY
GARAGE

.51 ACRES
CHURCH'S

.91 ACRES

CONVENIENCE
STORE

GAS BAR

HARWOOD ROAD



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.

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.

Foremark Real Estate Services, Ltd.	457106	alcott@foremark.com	(214) 561-6515
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Polishuk	286035	richardp@foremark.com	(214) 561-6504
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date