

For Lease

1010 Villa Dr.
Eules Texas 76040

Flexible Workspace located
in the Heart of the DFW
Metroplex



Property Highlights

- 5,200 SF Multi-use Office/ Retail building
 - Flexible uses
- Suites range from 1,240 – 2040 SF
- .52 Acres or 22,499 SF of Land
- Walk Score of (70) Very Walkable
- 25 Surface Parking Spaces
- Less than two blocks from Hwy 183
- Approx 4 miles from DFW Airport
- Lease rate \$14.00 NNN



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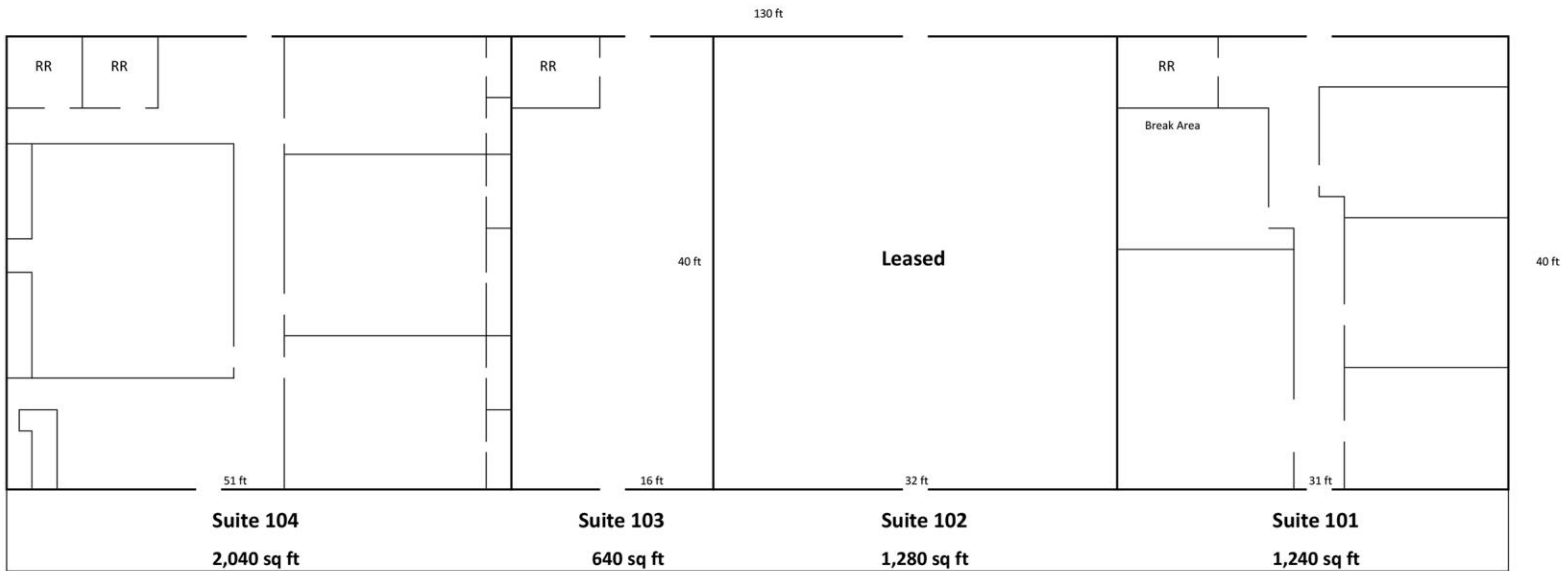
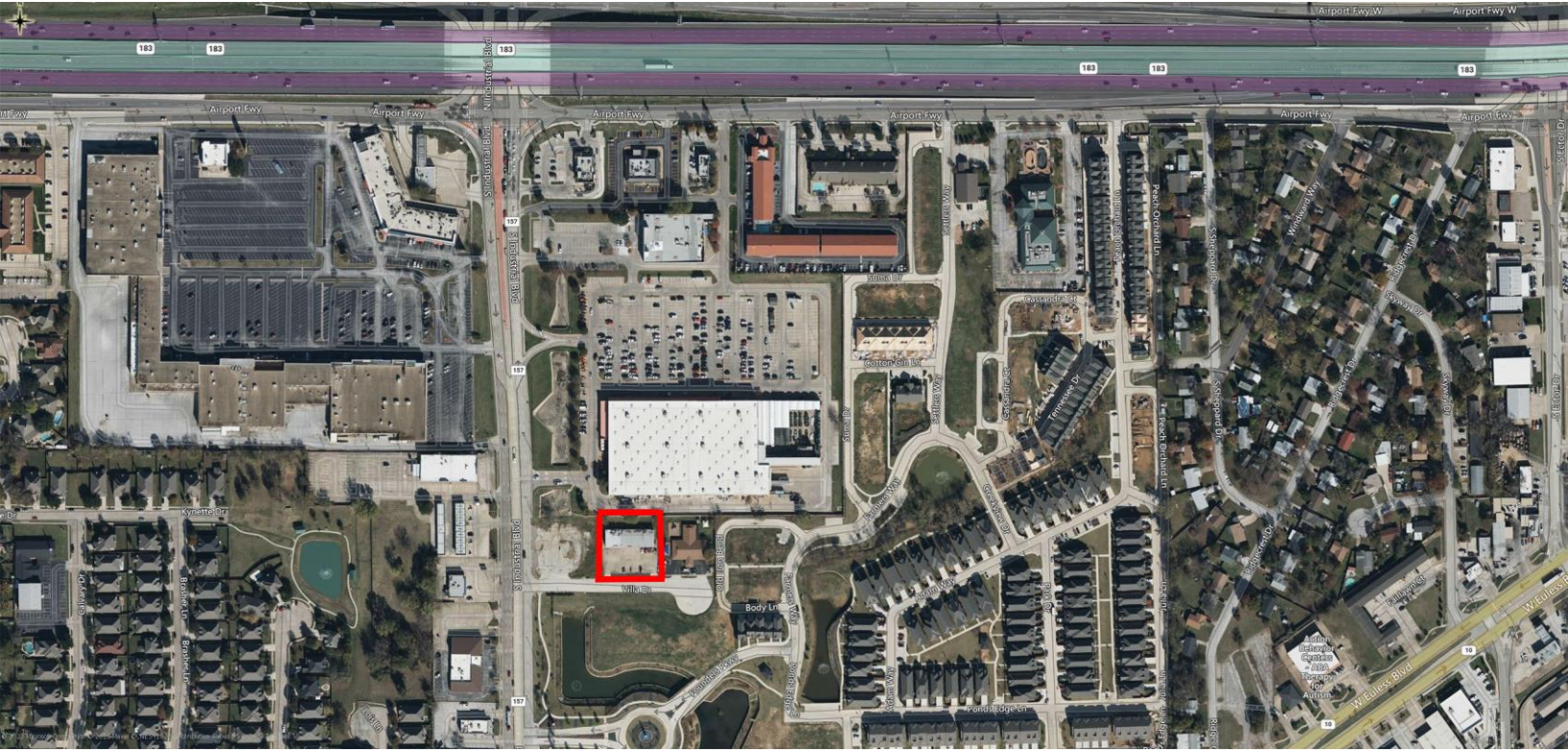
Commercial - Investment Real Estate

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Drawing approximate - not to scale
All dimensions and layout to be confirmed.

Parking Area

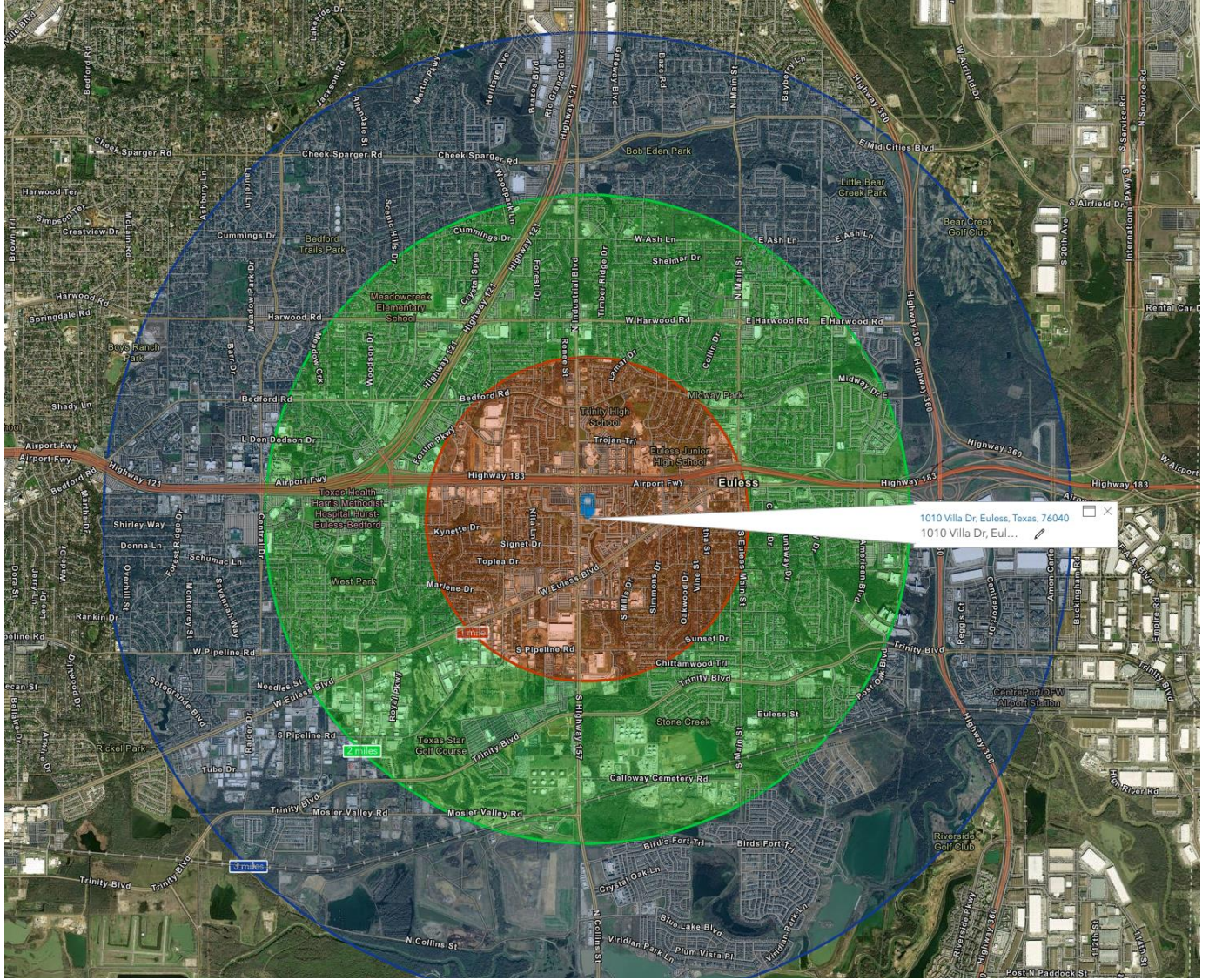
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Executive Summary

1010 Villa Dr, Euleus, Texas, 76040
 Ring bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri
 Latitude: 32.83414
 Longitude: -97.09875

	0 - 1 mile	1 - 2 mile	2 - 3 mile
Mortgage Income			
2023 Percent of Income for Mortgage	23.3%	25.3%	26.7%
Median Household Income			
2023 Median Household Income	\$64,618	\$67,988	\$75,367
2028 Median Household Income	\$73,485	\$75,767	\$80,533
2023-2028 Annual Rate	2.61%	2.19%	1.33%
Average Household Income			
2023 Average Household Income	\$86,041	\$94,436	\$109,161
2028 Average Household Income	\$96,442	\$105,393	\$118,768
2023-2028 Annual Rate	2.31%	2.22%	1.70%
Per Capita Income			
2023 Per Capita Income	\$30,985	\$38,990	\$48,694
2028 Per Capita Income	\$34,751	\$43,569	\$52,384
2023-2028 Annual Rate	2.32%	2.25%	1.47%

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Michael McGee	0646954	john@mcgeeandassociates.com	(817)995-3853
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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Michael McGee

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