

KATA Properties LLC

Presents

Keller Springs Crossing For LEASE!



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

**2300 Keller Springs Road
Suite 100
Carrollton, Texas 75006**

Property Highlights:

- **Heavy Daytime Traffic (~40,000 VPD)**
- **250 Feet of Keller Springs Road Frontage**
- **Close Proximity to BOTH Pres. George Bush Turnpike and Dallas North Tollway**
- **Close Proximity To Area Traffic Drivers and Corporate Headquarters**
- **Prime End Cap Location**
- **Curve Cuts On BOTH Keller Springs and Kelly Blvd.**

Property Description:



- Located at the Hard Corner of Keller Springs and Kelly Blvd. This shopping center is newly built (fully completed in 2018), the shopping center is excellently maintained and taken care of. This shopping center features excellent visibility with tremendous street frontage, about 250 Feet, that directly faces Keller Springs Road.
- With daily traffic counts at the intersection at approximately 40,000 vehicles per day, this shopping center gets excellent exposure. This shopping center is located approximately 5-minute drive away from President George Bush Turnpike and approximately 10-minute drive away from Dallas North Tollway.
- With 142,000 people living within a 3-mile radius, this shopping center is centrally located in a highly dense area with household income of \$90,000 within a 1-mile radius (above the national average), there is tremendous spending power in the surrounding area.
- With the average household income of \$90,00 within a 1-mile radius, this shopping center featuring 250 feet of frontage facing Keller Springs Road. This space is ideal for: Retail, Medical Offices, and Professional Offices that can benefit from enormous street visibility on a very busy intersection.
- This Suite Features: Ample LED Lighting, 1-ADA Compliant Bathroom, High Ceilings, Drop Ceiling Throughout The Space, Tremendous Store Front Directly Facing Keller Springs Road, and Wood Tile Flooring Throughout.



Demographics:

Population-

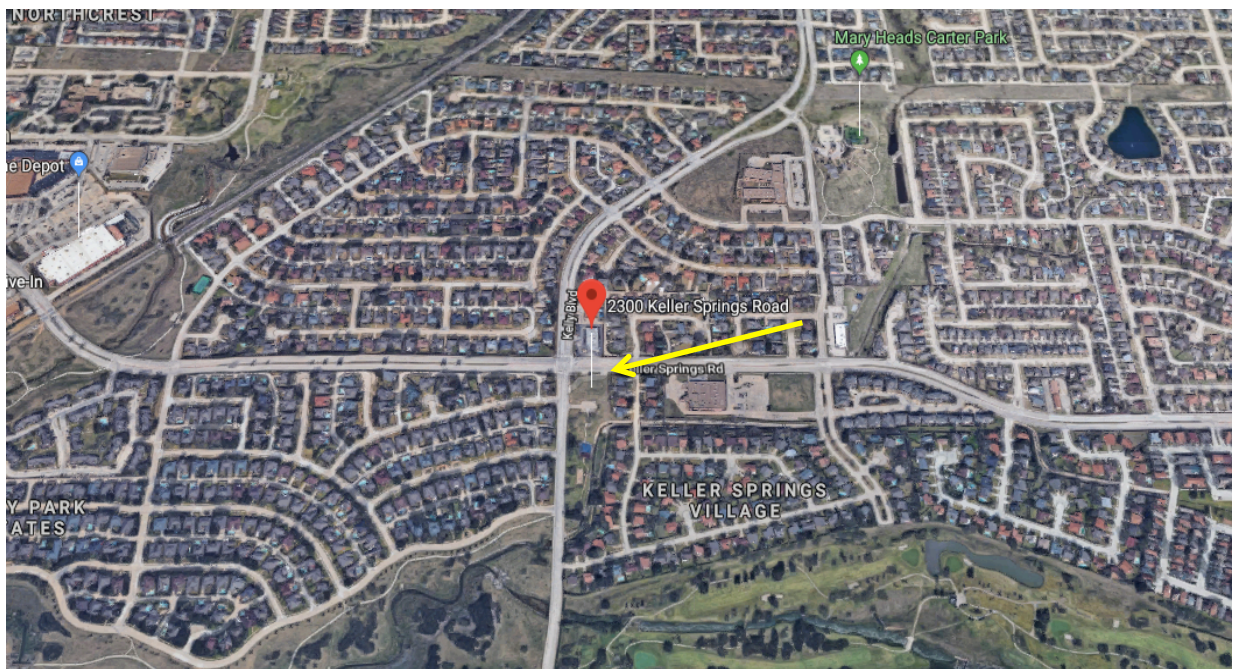
DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2014 Population	12,429	142,165	324,189
% Pop Growth 2014-2019	2.54%	9.89%	11.13%
2014 Daytime Population	13,963	175,885	437,849
2014 Total Households	4,813	58,325	138,830
2014 Average HH Income	\$90,804	\$73,047	\$86,112
2014 Median HH Income	\$79,495	\$59,832	\$68,746

Traffic Count-

TRAFFIC COUNTS: Keller Springs: 27,545 VPD
Kelly Blvd.: 11,728 VPD

- As noted above, the demographics for this shopping center are tremendous. With population growth, traffic growth, and dense population, coupled with **above average household income for the State of Texas and the Nation**, this shopping center is very well situated.

Ariel View:



For Leasing Rates Please Call or Text Karim Bata at 214-535-9255

Please Note: Minimum Lease Term is 5 Years, Triple Net Leases Only



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.

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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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date