BELTON DRIVE-THRU RESTAURANT FOR SUB-LEASE

105 RIVER FAIR BLVD, BELTON, TX 76513

SHOP cos.

Daniel Frid | **DFRID@SHOPCOMPANIES.COM** | **214-501-5108**

Dylan Kelly | **DYLAN@SHOPCOMPANIES.COM** | **512-384-1138**

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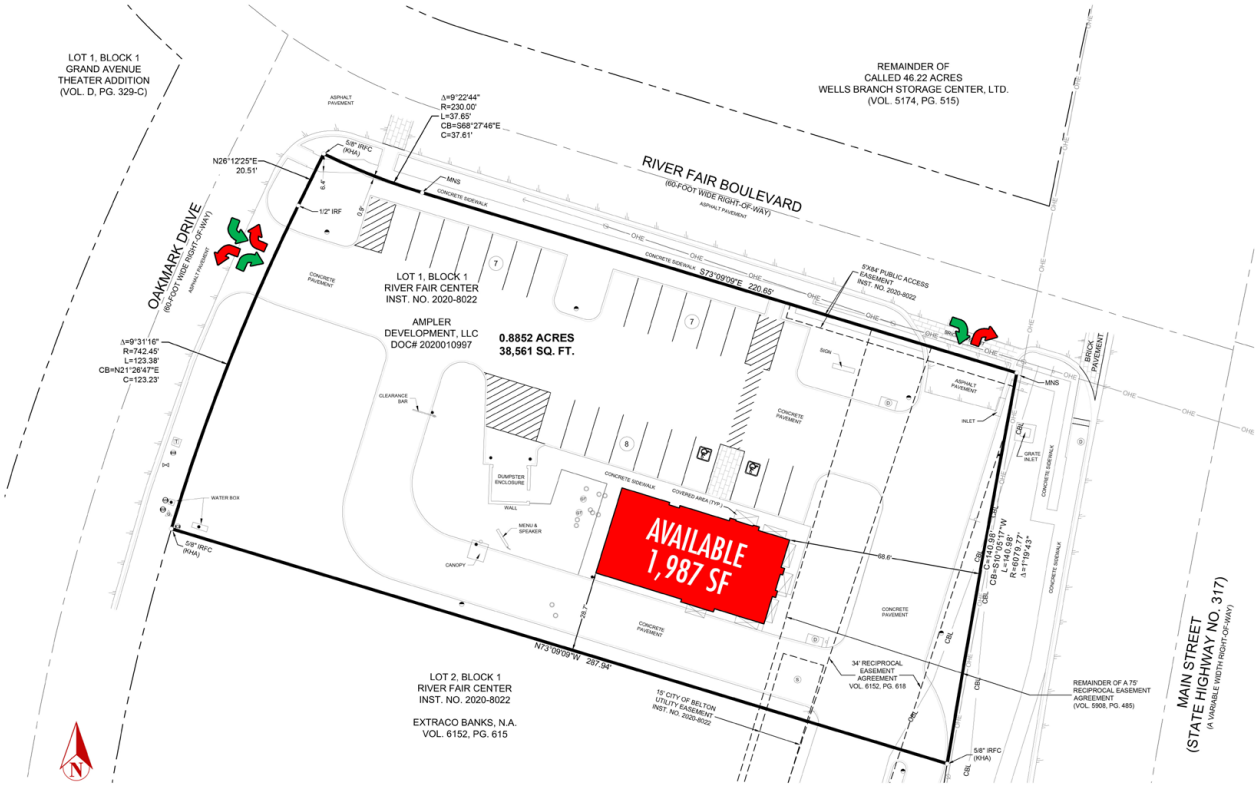

PROJECT SCOPE

Opportunity to lease a free-standing restaurant with drive-thru in Belton's primary retail corridor. Located within close proximity to major anchors HEB and Walmart and adjacent to other national restaurant concepts such as Starbucks, Jack In The Box, Sonic, and Wendy's, the site benefits from strong co-tenancy. Free-standing monument signage in place.

DETAILS

- 1,987 SF building – 0.88 AC parcel
- Drive-thru in place with escape lane
- Dedicated monument signage
- 22 parking spaces

TRAFFIC COUNTS

o Lake Rd	18,080 VPD-25
o N Main St	23,486 VPD-25

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	4,888	33,178	77,434
Average HH Income	$94,682	$100,032	$98,853
Total Housing Units	2,284	11,385	28,856
Daytime Population	6,615	36,172	76,816
Median Home Value	$68,202	$72,519	$73,795

AREA ATTRACTIONS

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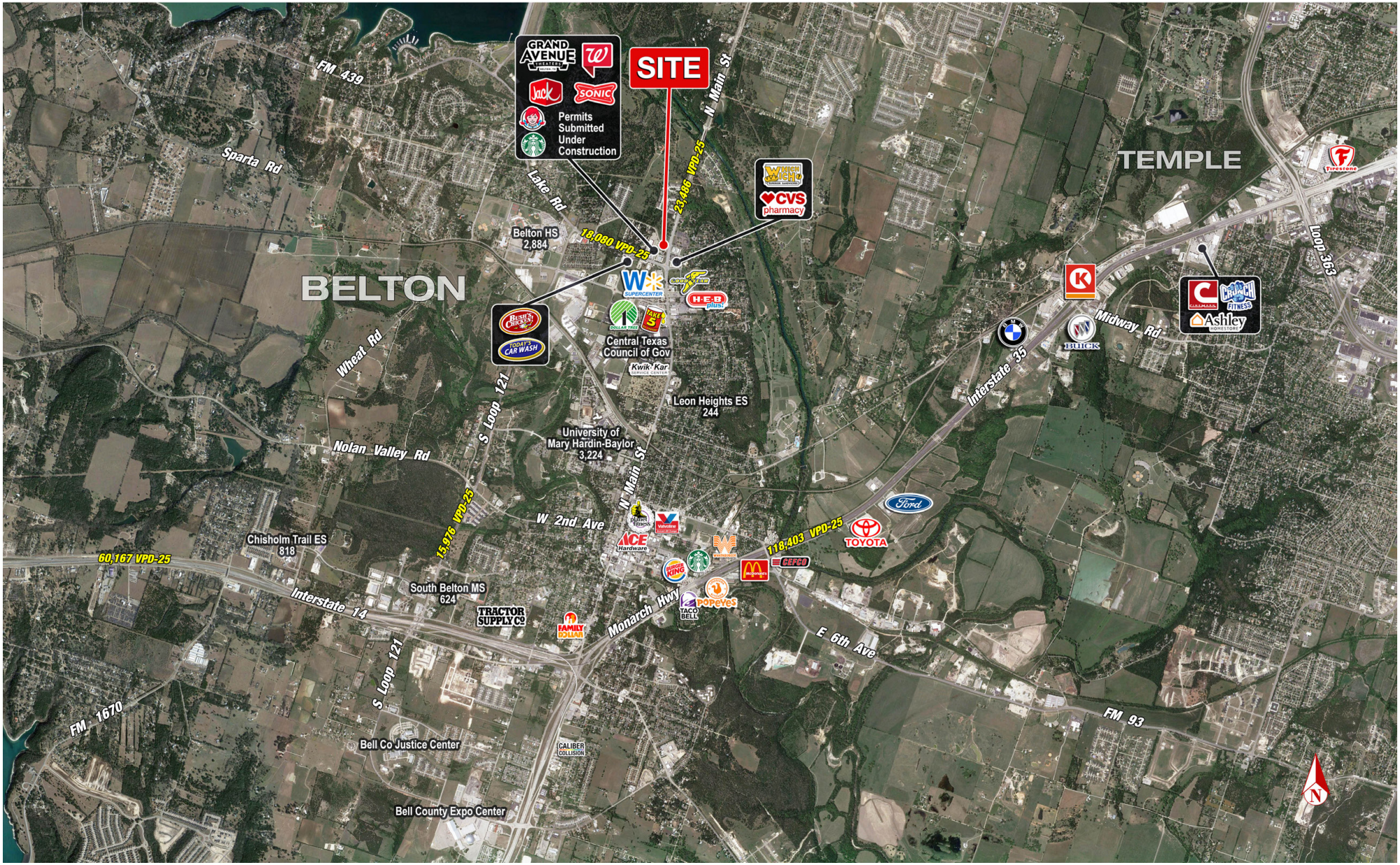

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 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.

SHOP COMPANIES Licensed Broker/Broker Firm Name	9002835 License No.	shop@shopcompanies.com Email	214.960.4545 Phone
RAND HOROWITZ Designated Broker of Firm	513705 License No.	rand@shopcompanies.com Email	214.242.5444 Phone

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