

NORTHWEST CROSSING

1202 - 1250 NORTHWEST HIGHWAY | GARLAND, TX 75041



FOR LEASE

- Minutes from I-635
- Strong traffic counts
- Traffic generators:



GLA
33,366 SF

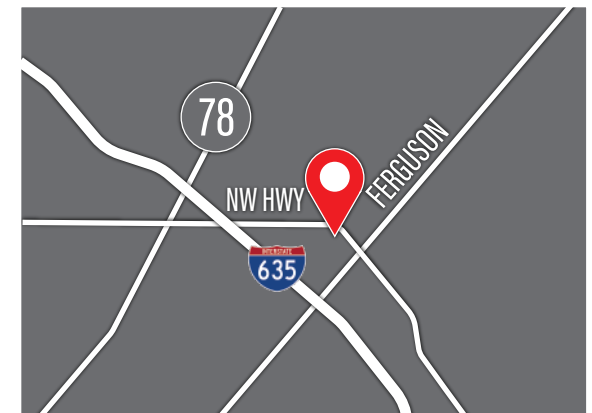
AREA
2.42 AC

PRICING

\$16 - \$18 PSF
\$21 PSF (Suite 1202)
\$8.17 NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,030	136,969	328,625
Average HH Income	\$66,096	\$69,163	\$78,810
Households	6,318	46,215	114,798
Daytime Population	5,053	35,146	114,721

2023 Costar Estimates



FOR MORE INFORMATION, PLEASE CONTACT

JOHN HILLER
214 466 1546

JOHN@STRUCTURECOMMERCIAL.COM

ERIC DEUILLET
214 466 1545

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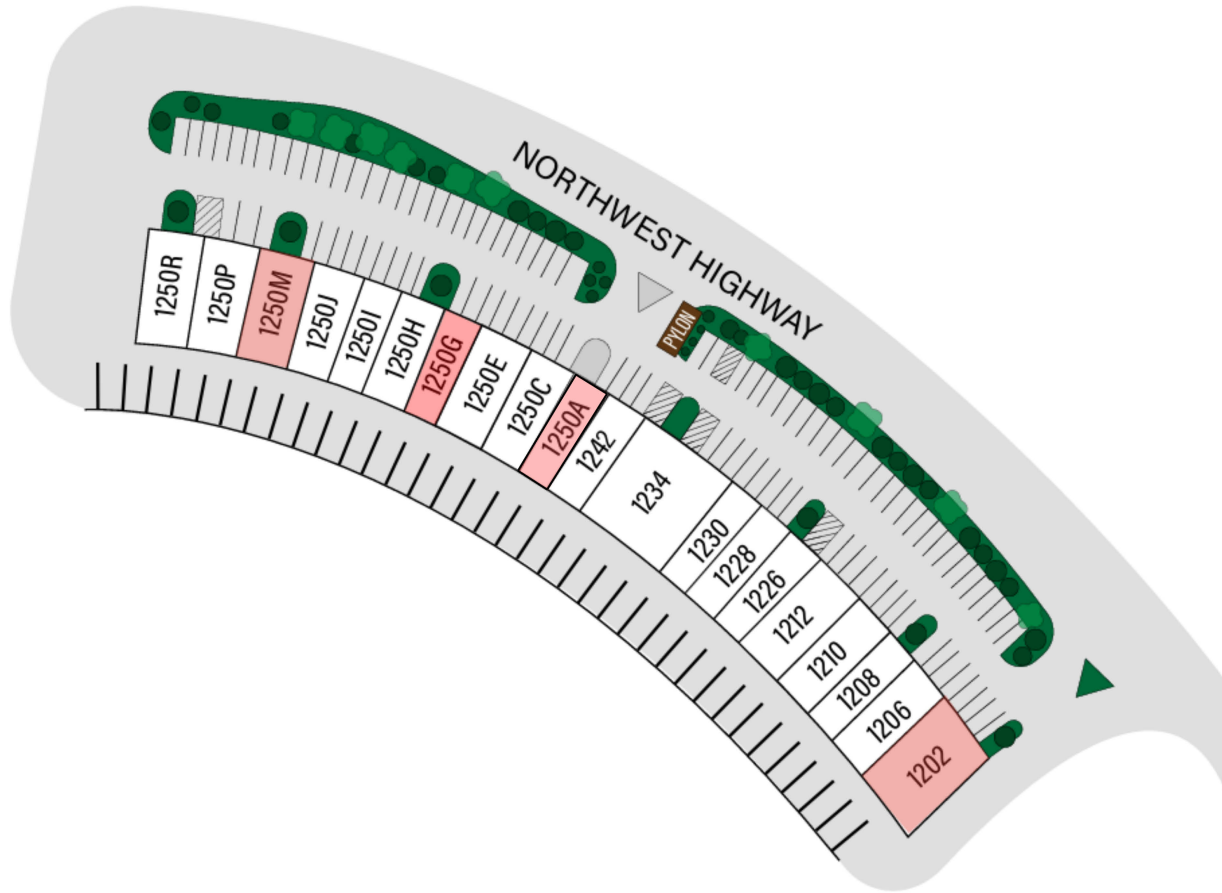
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Suite	Tenant	SF
1250R	PET IMAGING	2,600 SF
1250P	CRICKET WIRELESS	1,000 SF
1250M	AVAILABLE	2,920 SF
1250J	LITTLE CAESAR'S	1,141 SF
1250I	CHEESESTEAK HOUSE	1,350 SF
1250H	HOTWORX	1,498 SF
1250G	AVAILABLE	1,707 SF
1250E	BEAUTY LUXE GLOW BAR	1,707 SF
1250C	BURGER ISLAND	1,707 SF
1250A	AVAILABLE	857 SF
1242	Q FOOT SPA	900 SF
1234	PEDIATRIC PRO DENTISTRY	3,422 SF
1230	MAJESTIC NAILS	857 SF
1228	STATE FARM	1,500 SF
1226	DFW BARBERS	1,200 SF
1212	PEAK PHYSICAL THERAPY	1,800 SF
1210	TOTAL BY VERIZON	1,800 SF
1208	METRO PCS	1,800 SF
1206	TOBACCO LEAF	900 SF
1202	AVAILABLE *2nd Gen Restaurant*	2,700 SF

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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:
 - 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.

Structure Commercial Ltd 9001178 eric@structurecommercial.com 214-373-8300

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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date