



for additional information:

Matthew Huckin

214 354 5706 | Matthew@Valhallarealestate.com

Pam Lucia

214.725.5200 | Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.



Highlights

- Located at the southeast quadrant of Belt Line Rd and Town East Blvd, a signalized intersection
- Retail, Restaurant and Office Space for Lease
- ±30,000 SF Two-Story Building Coming Soon
- Mixed-Use - Fronting Town East Blvd
- Easy access to US Hwy 80, I-635 & I-30
- The Tom Thumb grocery anchor is now open and The Athletic Club sports and entertainment center, soccer fields, pickleball, as well 24,500 SF of retail and restaurants are currently under construction

Price

Call For Pricing

Traffic Counts

N. Belt Line Rd: 40,196 VPD (2024)

Demographics

	1 Mile	3 Miles	5 miles
2025 Population	9,184	96,597	256,272
Daytime Pop.	7,052	88,095	218,072
Households	3,201	34,517	87,771
Avg. HH Income	\$127,726	\$93,747	\$90,936

Area Retailers



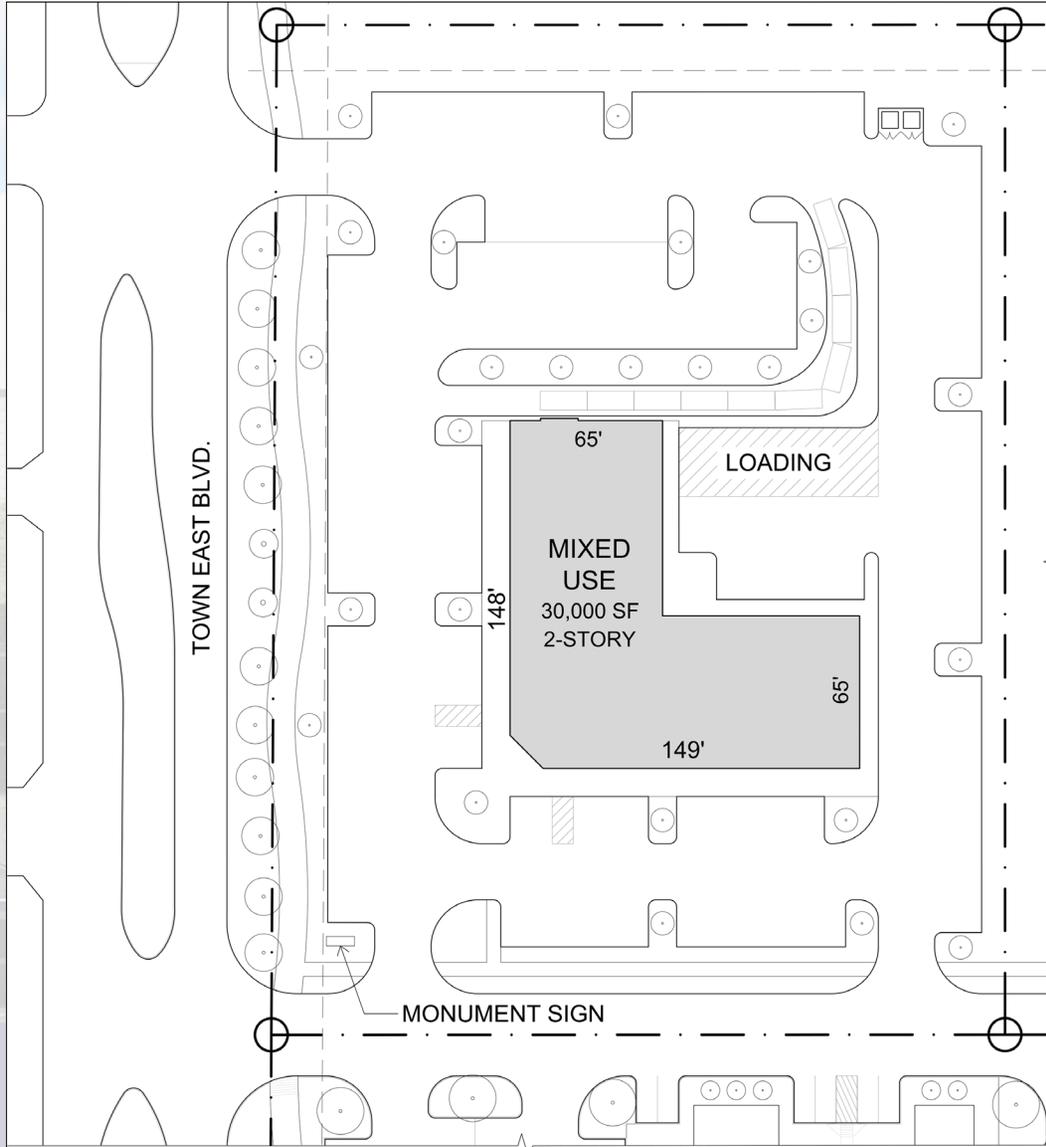
for additional information:

Matthew Huckin | 214.354.5706
Matthew@Valhallarealestate.com

Pam Lucia | 214.725.5200
Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.

SITE PLAN



BUILDING AREA - OPTION A

FIRST FLOOR

RESTAURANT - 6,000 SF - (1:100) = 60 PARKING SPACES
 RETAIL - 9,000 SF - (1:200) = 45 PARKING SPACES

SECOND FLOOR

OFFICE / PROFESSIONAL MEDICAL - 15,000 SF - (1:300)
 = 50 PARKING SPACES

TOTAL SPACES REQUIRED - 155
 TOTAL SPACES PROVIDED - 156

BUILDING AREA - OPTION B

FIRST FLOOR

RESTAURANT - 5,300 SF - (1:100) = 53 PARKING SPACES
 RETAIL - 9,700 SF - (1:200) = 49 PARKING SPACES

SECOND FLOOR

OFFICE / PROFESSIONAL MEDICAL - 10,000 SF - (1:300)
 = 34 PARKING SPACES
 MEDICAL CLINIC - 5,000 SF - (1:250) = 20 PARKING SPACES

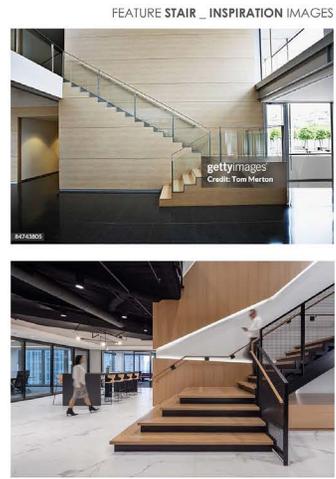
TOTAL SPACES REQUIRED - 156
 TOTAL SPACES PROVIDED - 156

for additional information:

Matthew Huckin | 214.354.5706
 Matthew@Valhallarealestate.com

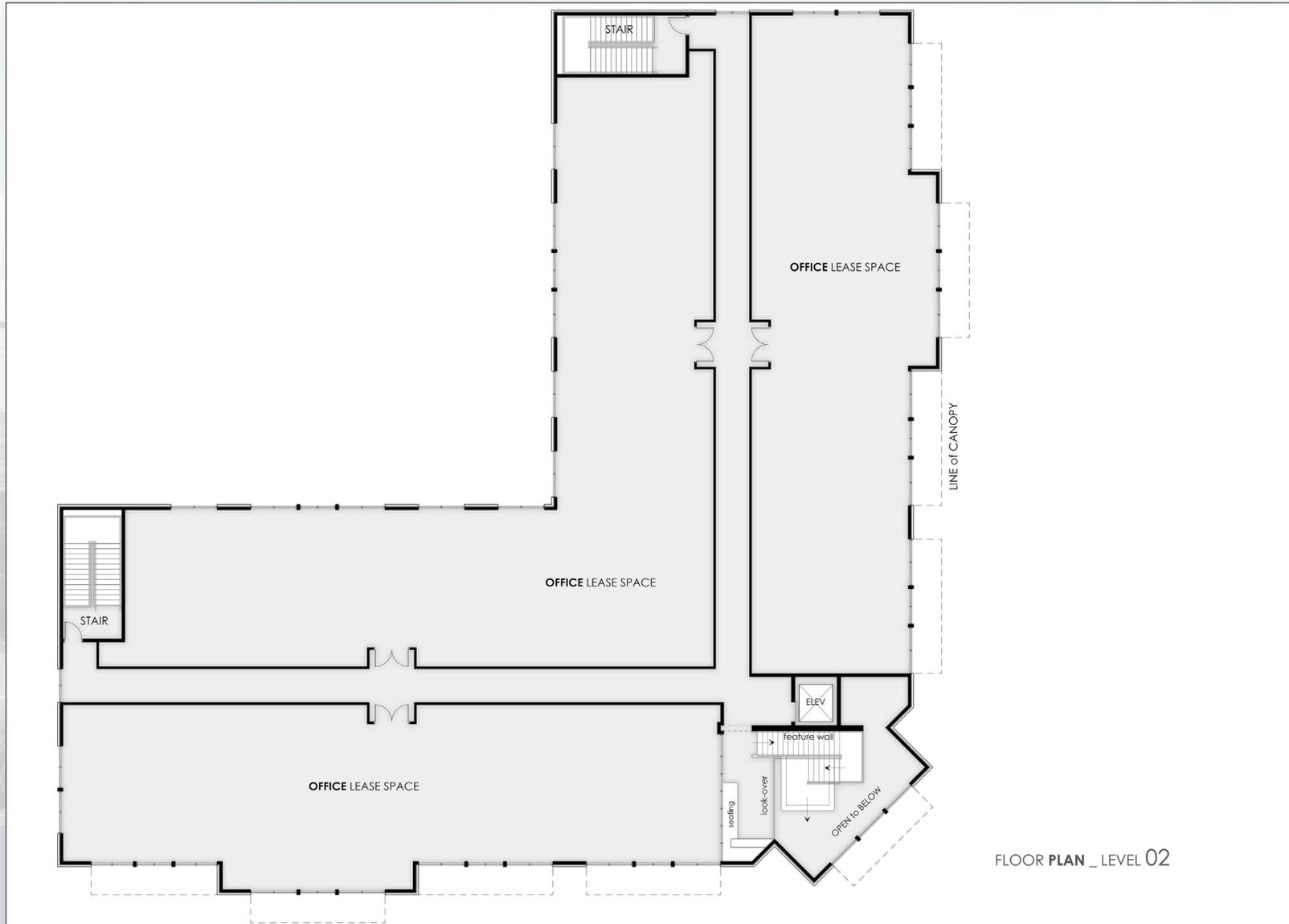
Pam Lucia | 214.725.5200
 Pam@Valhallarealestate.com

FIRST FLOOR



FLOOR PLAN _ LEVEL 01

SECOND FLOOR



for additional information:

Matthew Huckin | 214.354.5706
Matthew@Valhallarealestate.com

Pam Lucia | 214.725.5200
Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.

INTERSECTION AERIAL



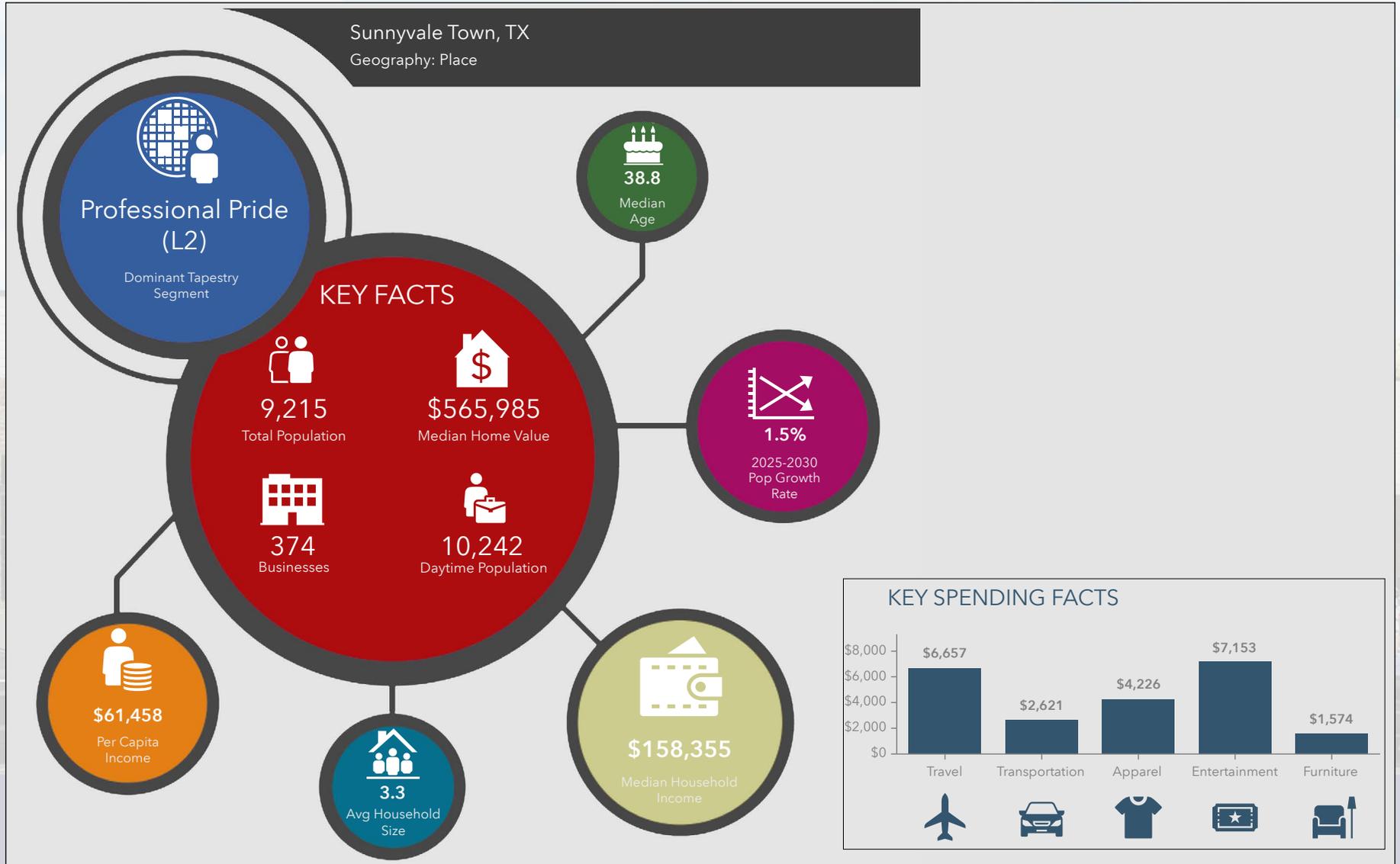
RETAIL AERIAL



Tom Thumb
Sunnyvale's first major Grocery Store opened in December 2025
Part of Gateway Park's \$120 million development with Retail, Restaurants & Athletic Facilities

SITE

DEMOGRAPHICS



for additional information:

Matthew Huckin | 214.354.5706
Matthew@Valhallarealestate.com

Pam Lucia | 214.725.5200
Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.



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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Matthew Huckin</u>	<u>606073</u>	<u>matthew@valhallarealestate.com</u>	<u>214-354-5706</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Pamela Lucia</u>	<u>726927</u>	<u>pam@valhallarealestate.com</u>	<u>214-725-5200</u>
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