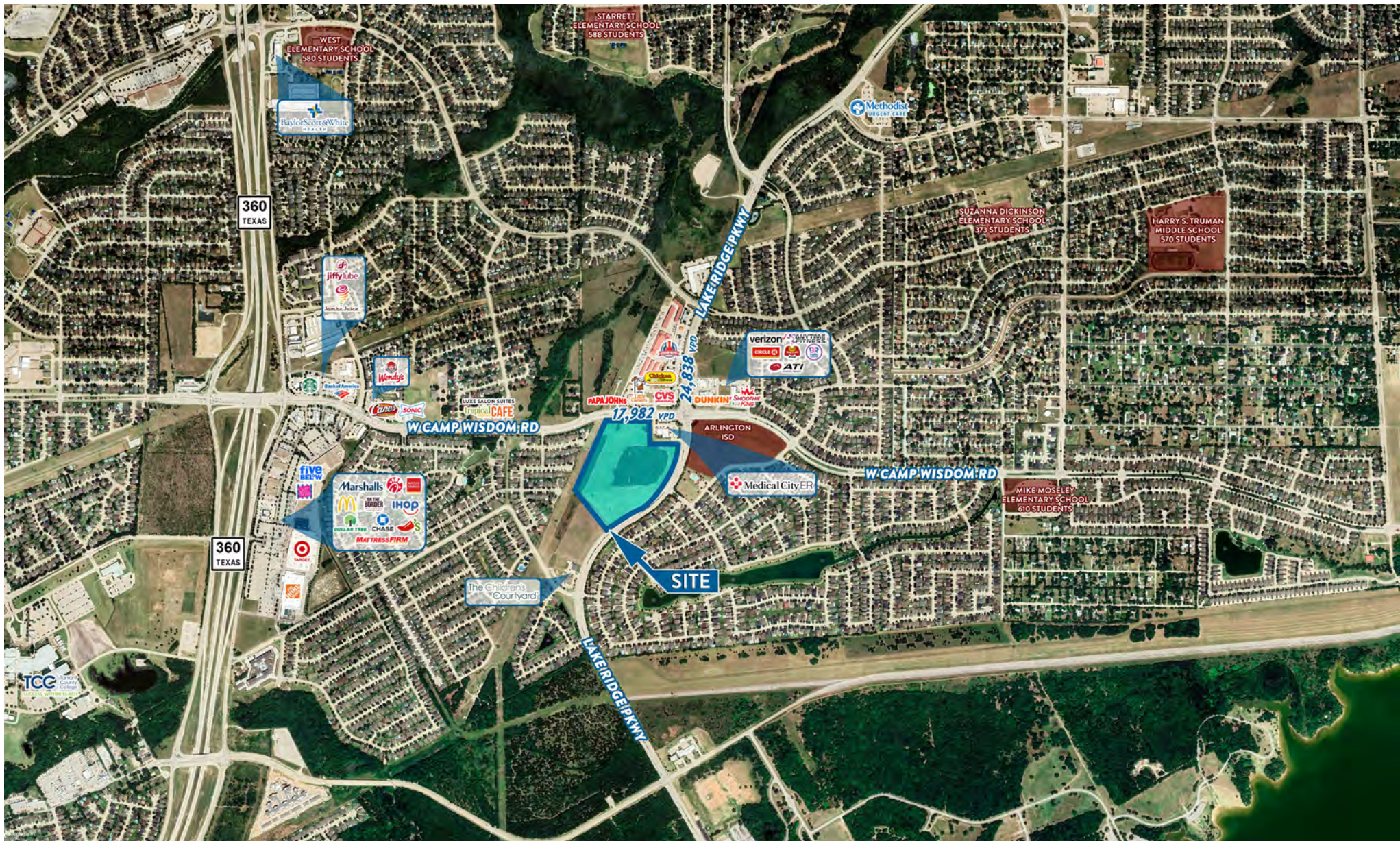




VENTURE SWC LAKE RIDGE & CAMP WISDOM FOR SALE

214.378.1212

GRAND PRAIRIE, TX

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

JOHN ZIKOS
JZIKOS@VENTUREDFW.COM

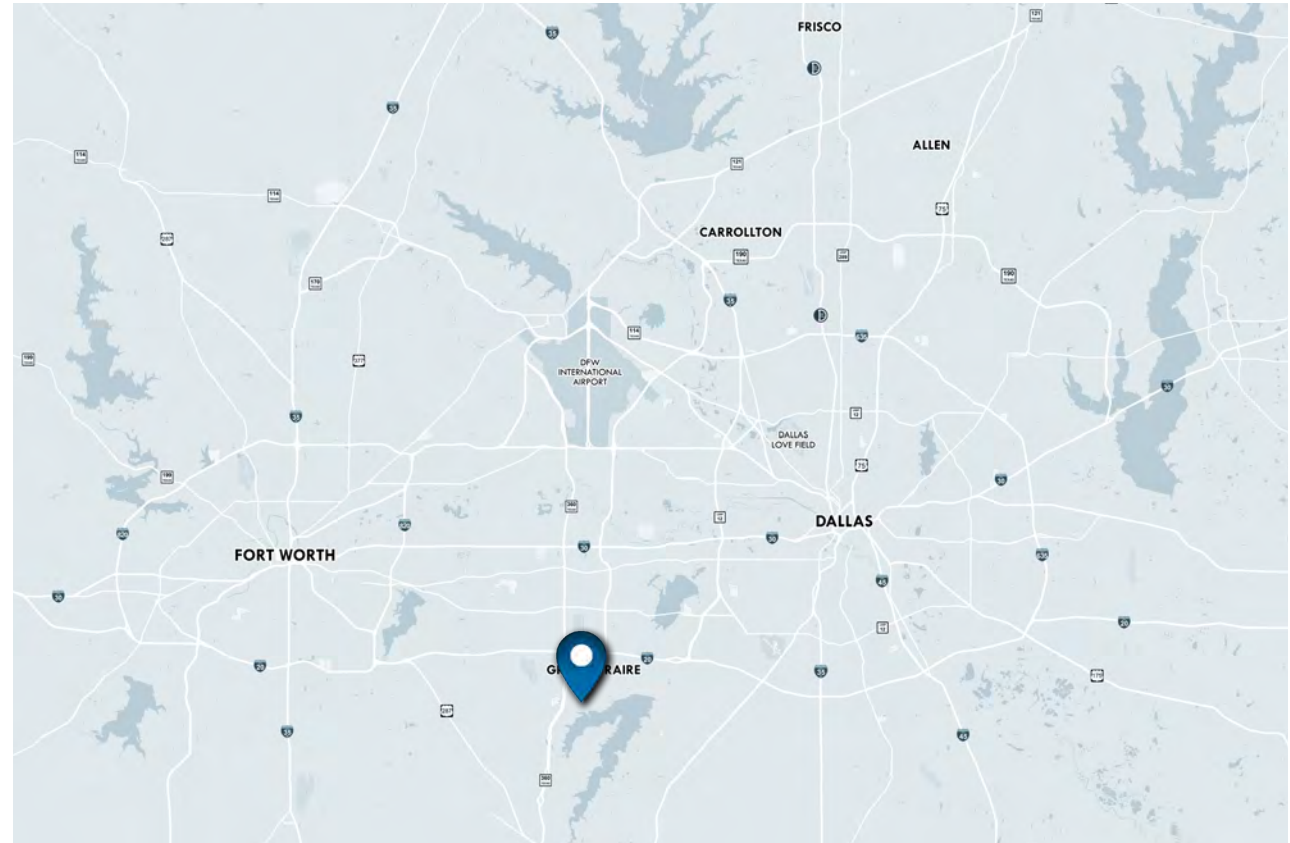
DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

**SWC LAKE RIDGE PKWY & CAMP WISDOM
GRAND PRAIRIE, TX**

27.67 AC

LAKE RIDGE PKWY	CAMP WISDOM
24,838 VPD 2021	17,982 VPD 2021

- ★ STRONG HIGHWAY ACCESSIBILITY
- ★ CLOSE PROXIMITY TO S HWY 161, 2 MILES SOUTH OF I-20, 1 MILE EAST OF HWY 360
- ★ EASILY ACCESSIBLE RESIDENTIAL TO THE SOUTH
- ★ \$130K AVERAGE INCOME IN A 1 MILE RADIUS
- ★ ZONED FOR GENERAL RETAIL

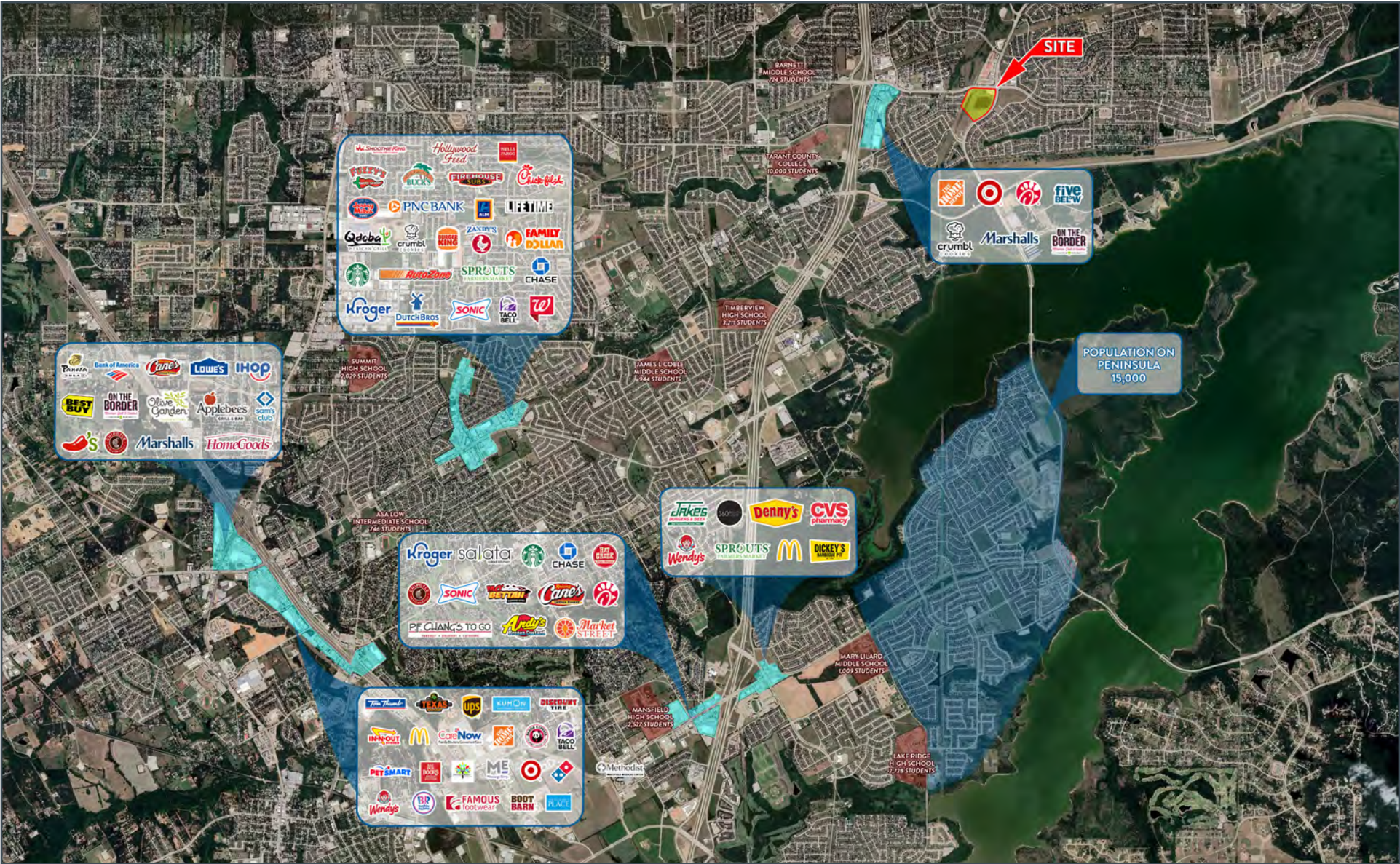


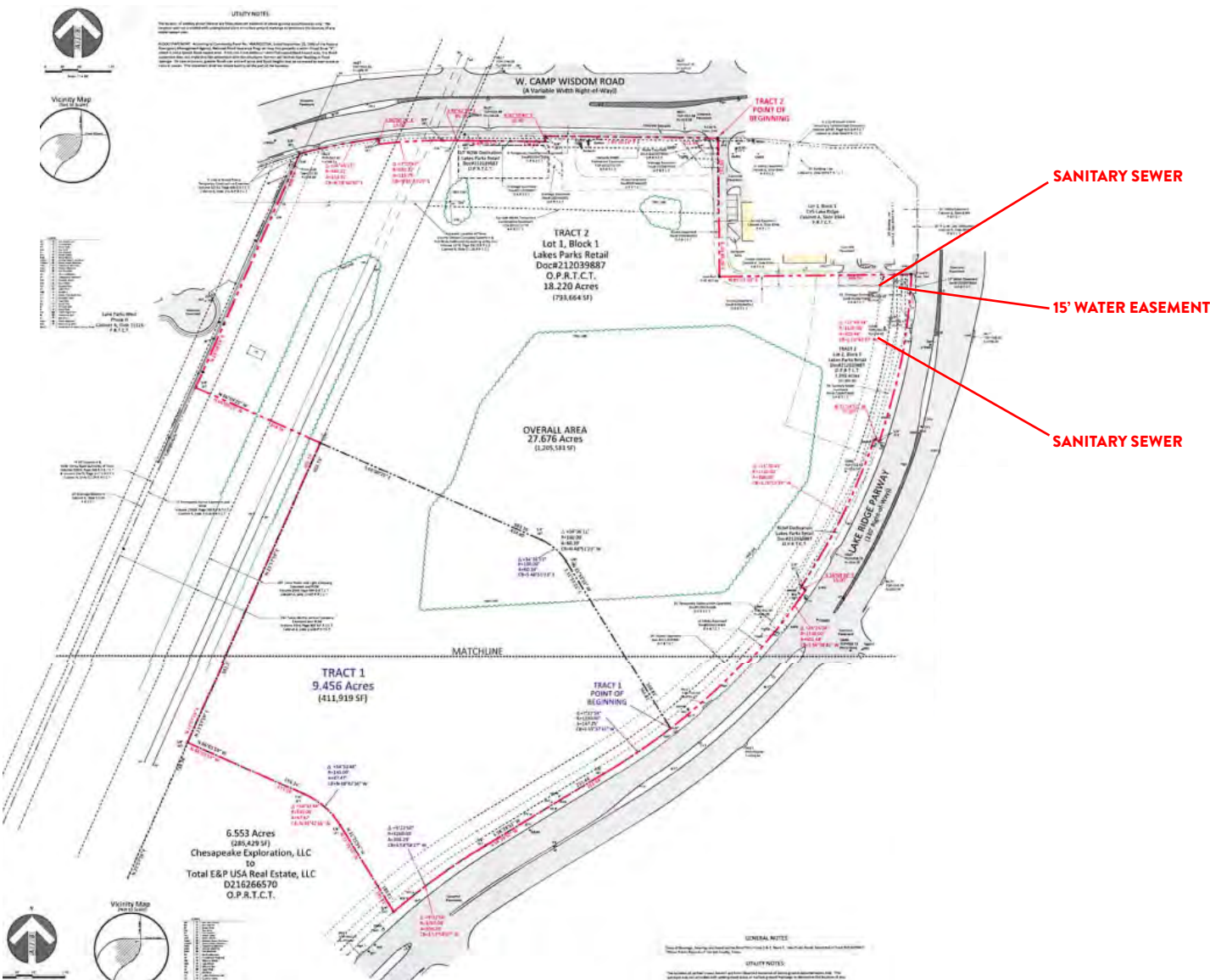
AREA ATTRACTIONS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,431	89,788	260,597
EST. DAYTIME POPULATION	2,486	16,233	56,229
EST. AVG. HH INCOME	\$131,907	\$120,698	\$107,819











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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.
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- 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Mia Ureña	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Dean Straka	808009	dstraka@venturedfw.com	214-378-1212
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