



CHAD DUBOSE | 214.701.8455 | chad@foremark.com
BRENT STRUTHERS | 225.229.2276 | brent@foremark.com

8350 N. Central Expressway, Ste. 1313 | Dallas, Texas 75206

foremark.com



PROPERTY DESCRIPTION

- Brand New Construction Retail Center along heavily trafficked SW Loop 323 at a left in median break, allowing for easy access from either direction.
- Space Available: 1,500 - 3,000 SF.
- Spaces are being delivered Q1 of 2026.
- This will be the only multi-tenant/shopping center permissible in the Grocery Anchored Development.
- Current tenants include: Jersey Mikes, Smoothie King, Glow Nails and Spa, Sport Clips, Nick the Greek.
- The center will be located at an outparcel of the new Brookshire's "elevated concept" Grocer.
- Contact for pricing and more details.

TRAFFIC COUNTS

S SW Loop 323	35,620 VPD ('22)
Robertson Rd	4,961 VPD ('22)

2022 DEMOGRAPHICS

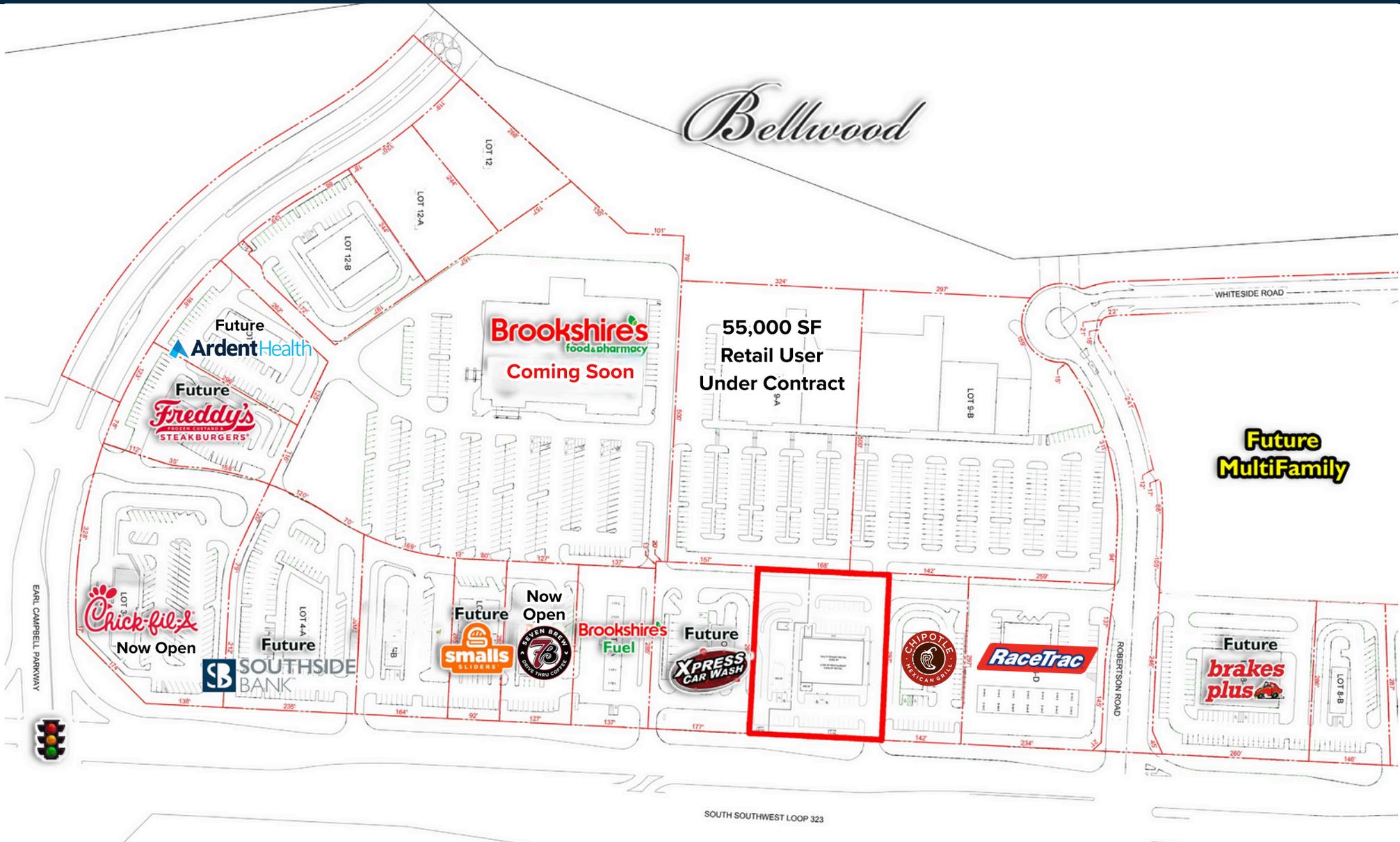
RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	DAYTIME POPULATION	AVERAGE HH INCOME
1 Mile	1,539	611	3,921	\$56,326
3 Mile	39,228	14,970	59,925	\$73,173
5 Mile	100,337	39,312	127,748	\$77,839

AREA RETAILERS



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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. **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.

Foremark Real Estate Services, Ltd.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

457106

License No.

N/A

Email

Phone

Doug Alcott

Designated Broker of Firm

339437

License No.

alcott@foremark.com

Email

214.865.7611

Phone

Brent Struthers

Licensed Supervisor of Sales Agent/Associate

818738

License No.

brent@foremark.com

Email

225.229.2276

Phone

Chad Dubose

Sales Agent/Associate's Name

577406

License No.

chad@foremark.com

Email

214.701.8455

Phone