

For Lease

Audubon Village
Garland, Texas





PROPERTY SUMMARY

Audubon Village

565 W. Oates Dr., Garland, Texas 75043



PROPERTY HIGHLIGHTS

- Great street visibility
- High potential customer traffic, with counts exceeding 17,727 cars per day
- Located two blocks from I-635 and one block from I-30

OFFERING SUMMARY

Lease Rate:	\$18.00 - \$20.00 / SF
Available SF:	1,526 SF
Building Size:	32,781 SF

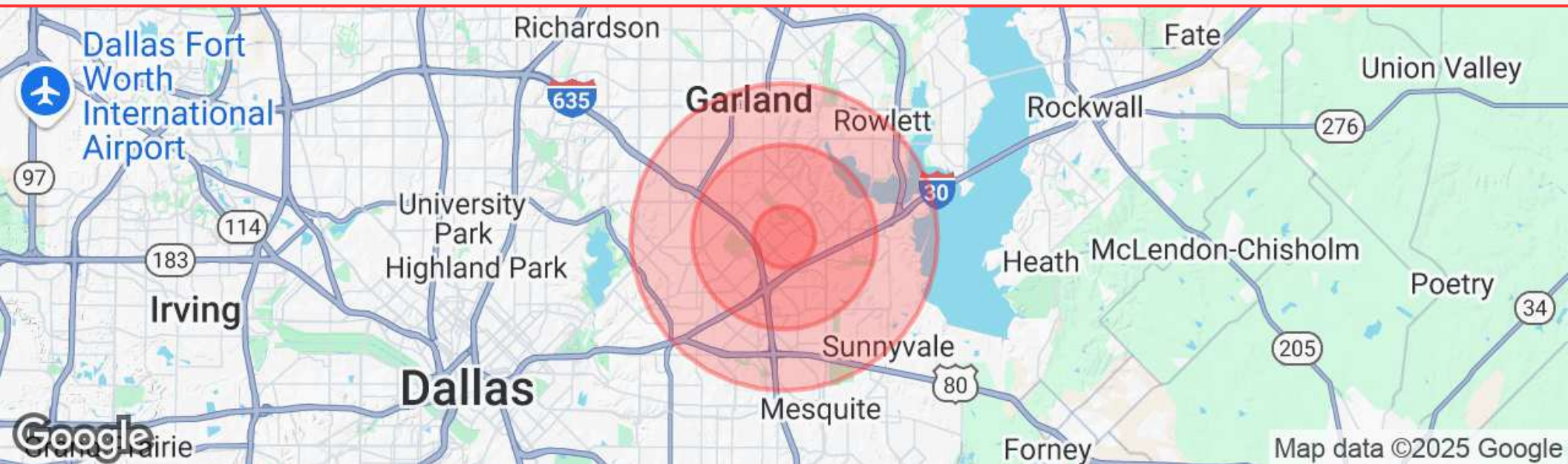
Erik Fulkerson erik@crestcommercial.com



DEMOGRAPHICS MAP & REPORT

Audubon Village

565 W. Oates Dr., Garland, Texas 75043



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,673	130,598	300,647
Average Age	37.5	34.5	34.1
Average Age (Male)	34.1	33.8	33.1
Average Age (Female)	40.3	35.8	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,121	46,762	108,162
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$66,967	\$67,571	\$69,365
Average House Value	\$147,329	\$148,006	\$155,915

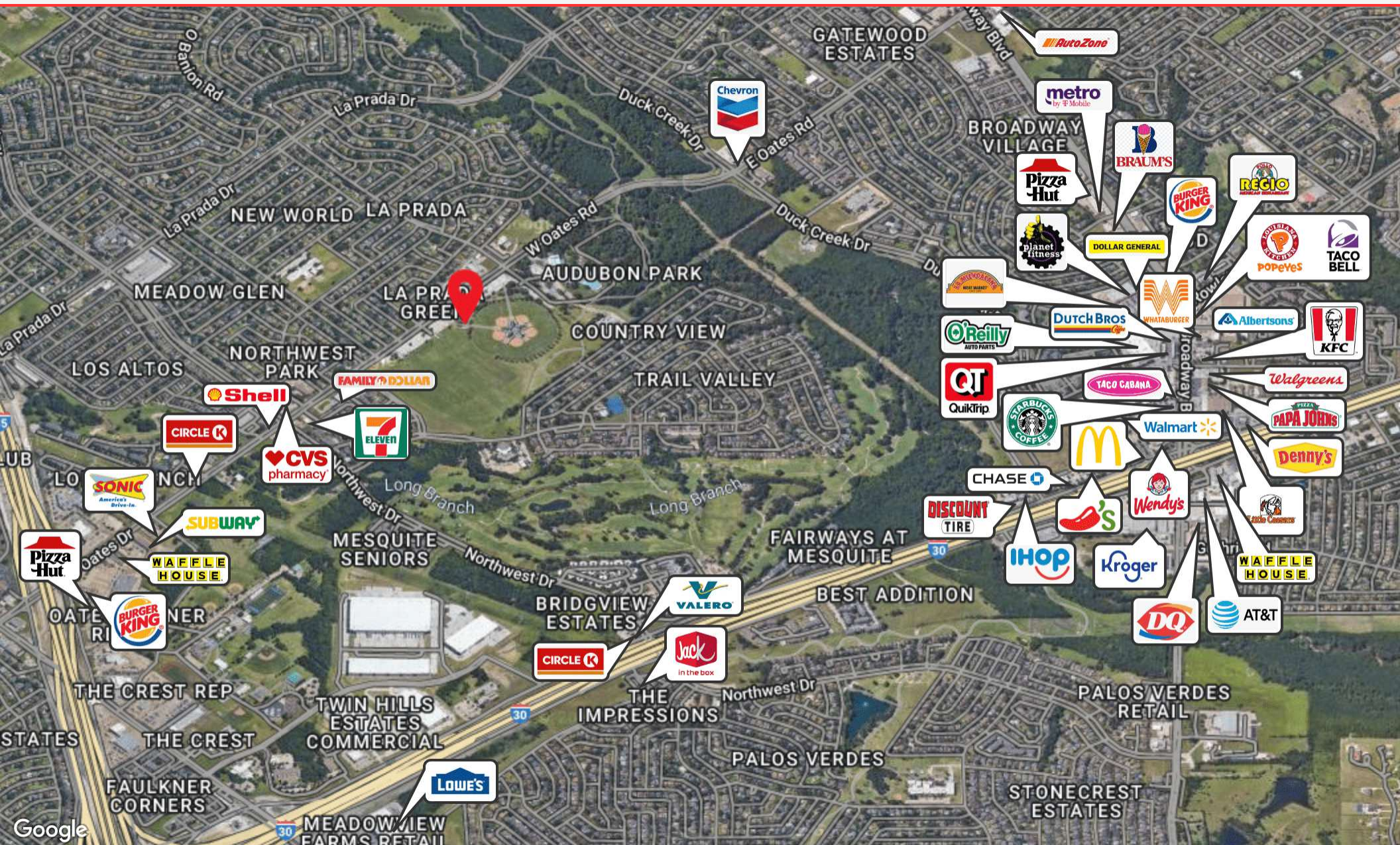
Erik Fulkerson erik@crestcommercial.com



RETAIL MAP

Audubon Village

565 W. Oates Dr., Garland, Texas 75043



Erik Fulkerson erik@crestcommercial.com



LEASE SPACES

Audubon Village

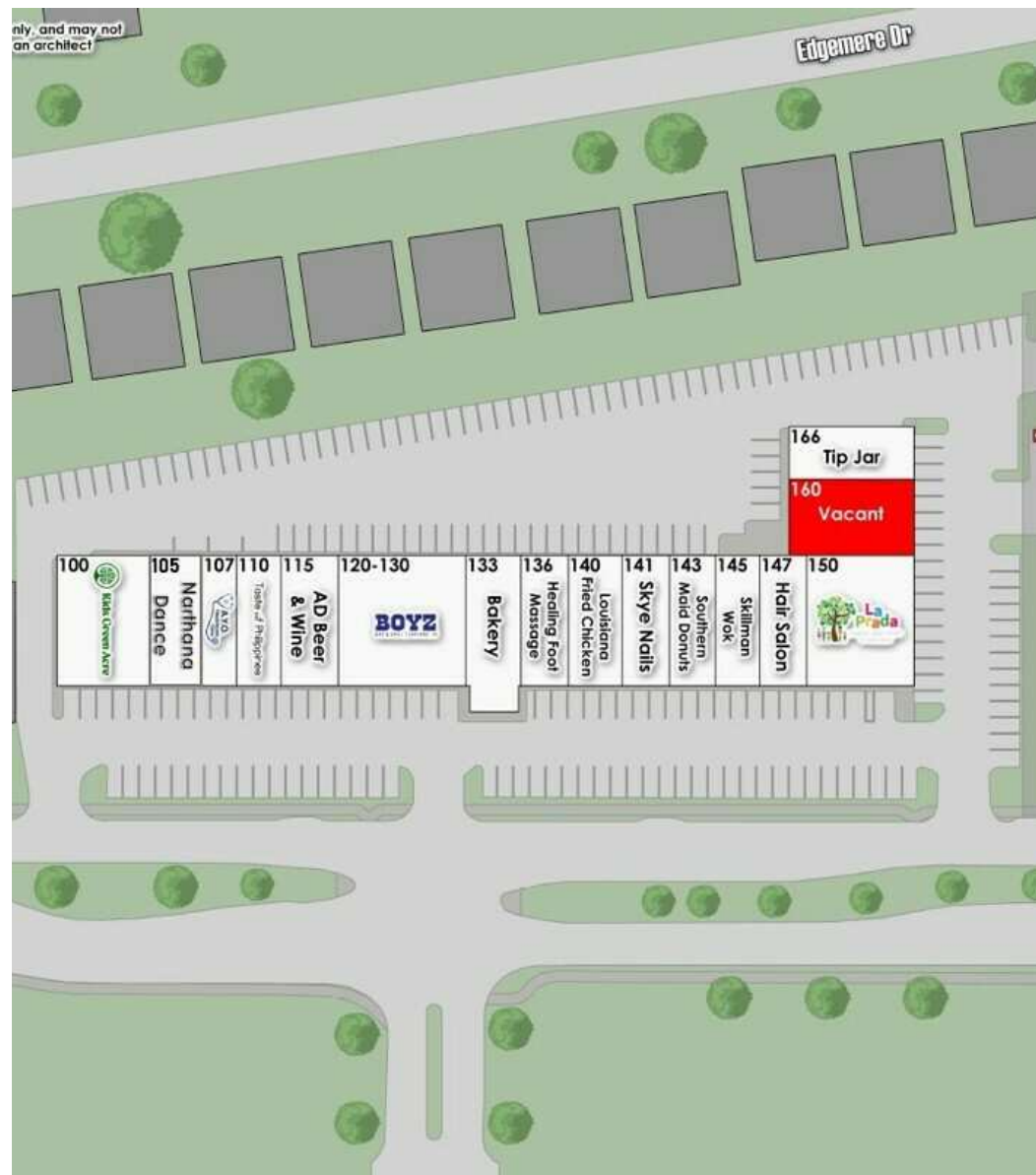
565 W. Oates Dr., Garland, Texas 75043

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3 - 10 Years
Total Space:	1,526 SF	Lease Rate:	\$20.00 / SF

AVAILABLE SPACES

TENANT	SIZE (SF)	SUITE #
Kids Green Acre School	3,839 SF	100
Narthana Dance	2,400 SF	105
AYO Health Care Clinic	950 SF	107
Taste of Philippines	2,350 SF	110
AD Beer & Wine	1,800 SF	115
DaBoyz Bar & Grill	6,002 SF	120,124,130
Mexican Bakery	1,200 SF	133
Healing Foot and Massage Spa	1,199 SF	136
Louisiana Famous Fried Chicken	1,470 SF	140
Pro Skye Nails	1,199 SF	141
Southern Maid Donuts	1,200 SF	143
Skillman Wok	1,200 SF	145
Camila Salon	1,237 SF	147
LaPrada Dental	3,772 SF	150
AVAILABLE	1,526 SF	160
Tip Jar	1,500 SF	166



Erik Fulkerson erik@crestcommercial.com



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.

11-2-2015



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	2146966677
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Designated Broker of Firm	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date