

# For Lease

**S3 Salon Suites**  
5100 Stacy Road  
McKinney, TX 75070



## Building Information

- Cosmetology oriented Suites ranging in size to accommodate individuals to dual occupants
- Units start at \$300/wk with special discount for limited time offer

### Included in Price

- Fully Air Conditioned
- WiFi Internet Access
- Access to Laundry area with multiple Washer / Dryer systems
- Name listed on lobby digital directory with corresponding unit location
- Cleaning of Restrooms & Common Areas
- Common Break Area
- On-Demand hot water



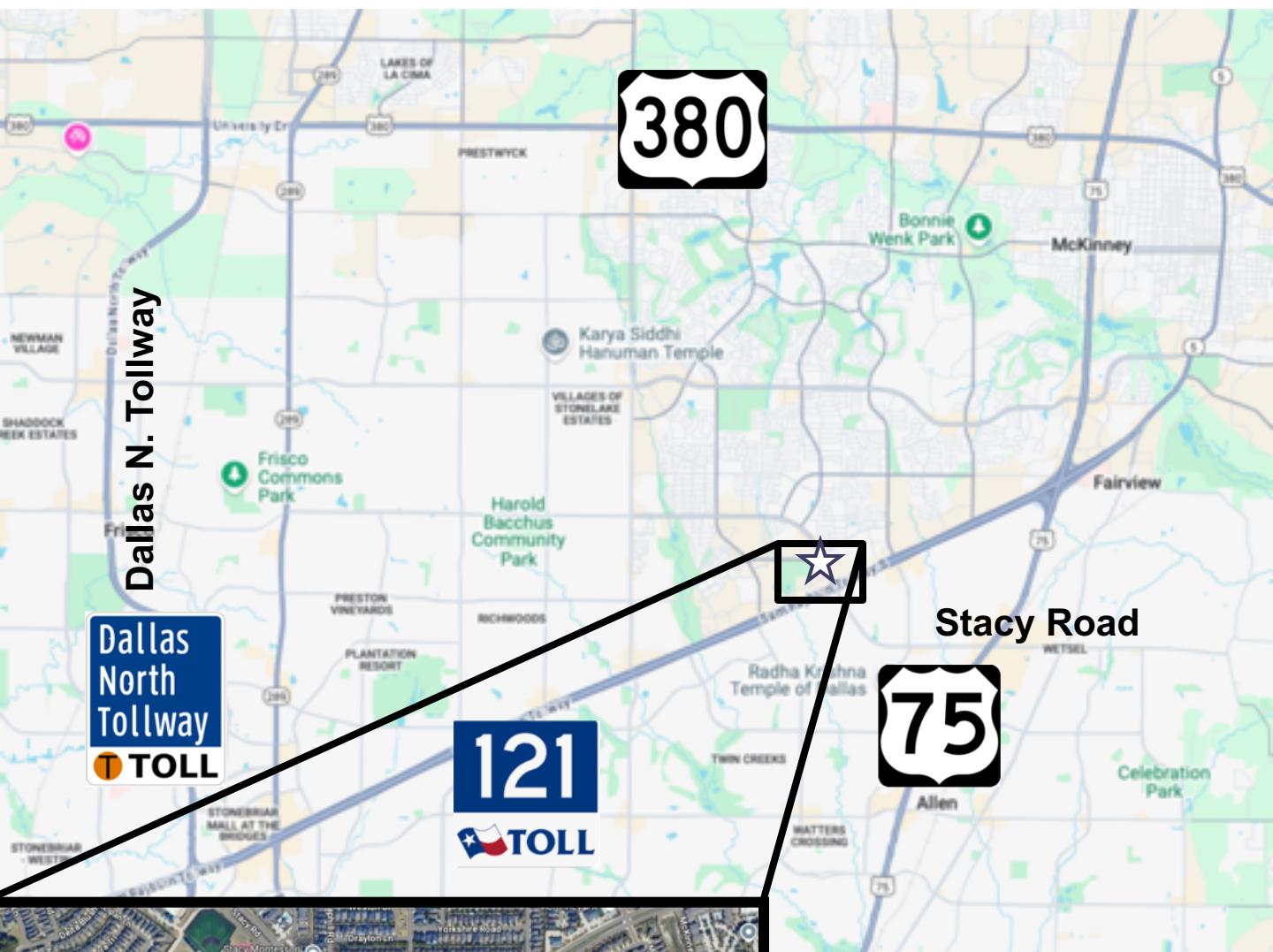
**For Information  
Contact:**

[Mike@HugeREA.com](mailto:Mike@HugeREA.com)  
**(469) 759-0212**

**HUGE**  
Real Estate Advisors



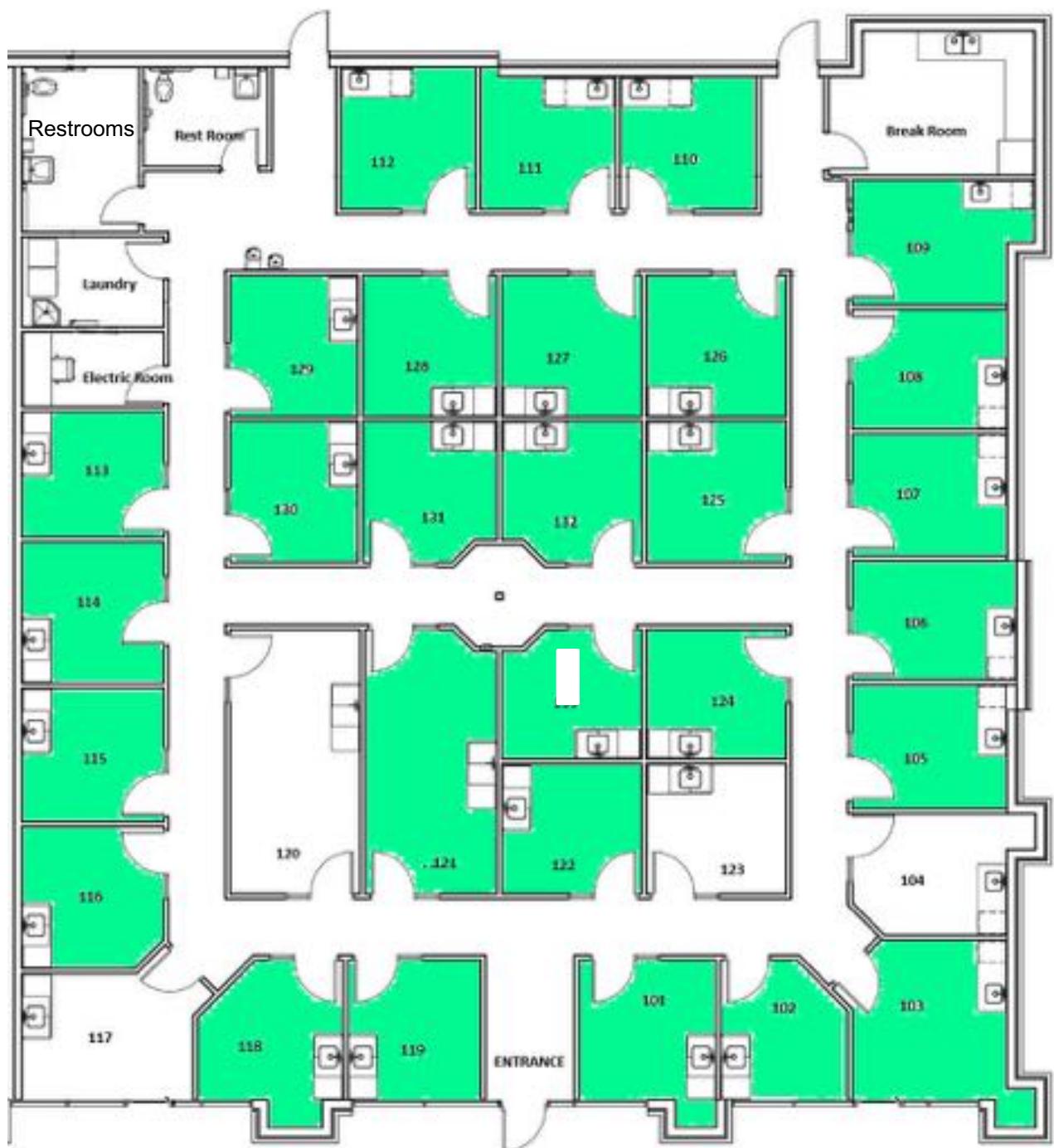
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Units shown in light Green  
are available for lease.

Units start at \$300/week with  
special discount for limited time.



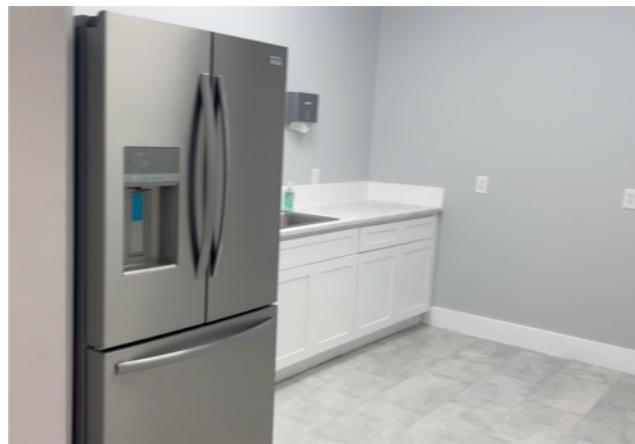
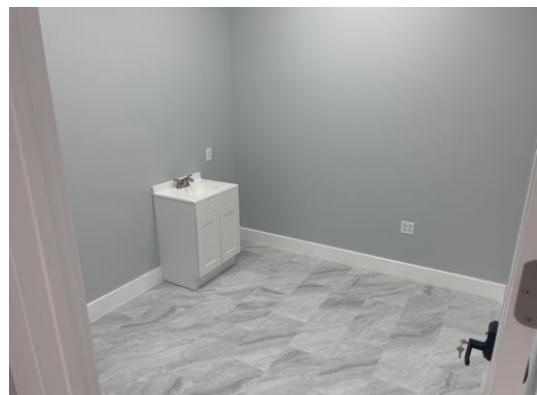
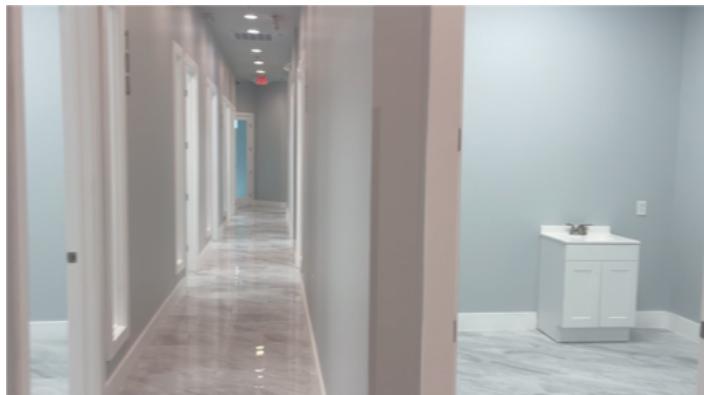
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**Rental includes:**  
WiFi Internet, 24/7  
access, use of break area  
& Washer & Dryer &  
common area cleaning.

All Units have provision  
for sink or wash basin  
connections and are  
included at no additional  
charge.

#### Exterior / Interior Photos



# Huge Real Estate Advisors

## NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

This form requires all real estate licensees to give the following information about brokerage services to prospective buyers, sellers, lessees and landlords.

### Information About Brokerage Services

**B**efore working with a real estate broker, you should know the status of a broker engaged in whom the broker represents. If you are a prospective seller or landlord (lessee) or a prospective buyer or lessee (tenant), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colleague represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties request in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

#### IF THE BROKER REPRESENTS THE OWNER.

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a colleague by accepting an offer of col leagueship from the listing broker. A colleague may work in a different real estate office. A listing broker or colleague can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER.

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY.

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must advise the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, if compensation is fixed or undefined prior, or from the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the buyer will pay a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information as required to do so by The Texas Real Estate License Act or a court order or if the information necessarily relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation. If any, you wish to receive. The payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee attests that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge, d/b/a/ Huge Real Estate Advisors  
Real Estate Broker/Cooperator

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC, at P.O. Box 12184, Austin, Texas 78712-1218 or call 512-463-1960.