

FOR LEASE - FUTURE GODLEY RETAIL CENTER

9101 Highway 171, Godley, TX 76044



AVAILABLE



OCCUPIED



JEFFREY CARR

DIR: (214) 295-4228 | MOB: (404) 395-3923

License No. 789827 (TX)

jeffrey.carr@matthews.com

GRAYSON DUYCK

DIR: (214) 295-4247 | MOB: (214) 796-0289

grayson.duyck@matthews.com

License No. 725363 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



PROJECT HIGHLIGHTS

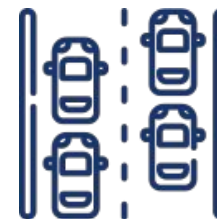
- Brand new construction center with one shell space available for lease
- Located in close proximity of 4A Godley High School
- National retailers including Chicken Express, O'Reilly Auto Parts etc have begun development in close proximity
- New master planned community just a couple miles away from subject property
- Over 100 homes are now occupied in the area's largest development, Silo Mills. With plans for 2,500+ homes, this thriving community is a beacon of progress in the growing Godley market

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	508	1,702	3,200
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	1,442	4,801	9,242
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$94,374	\$93,537	\$87,437
AGE	1 MILE	3 MILE	5 MILE
Average Household Income	38	39	39

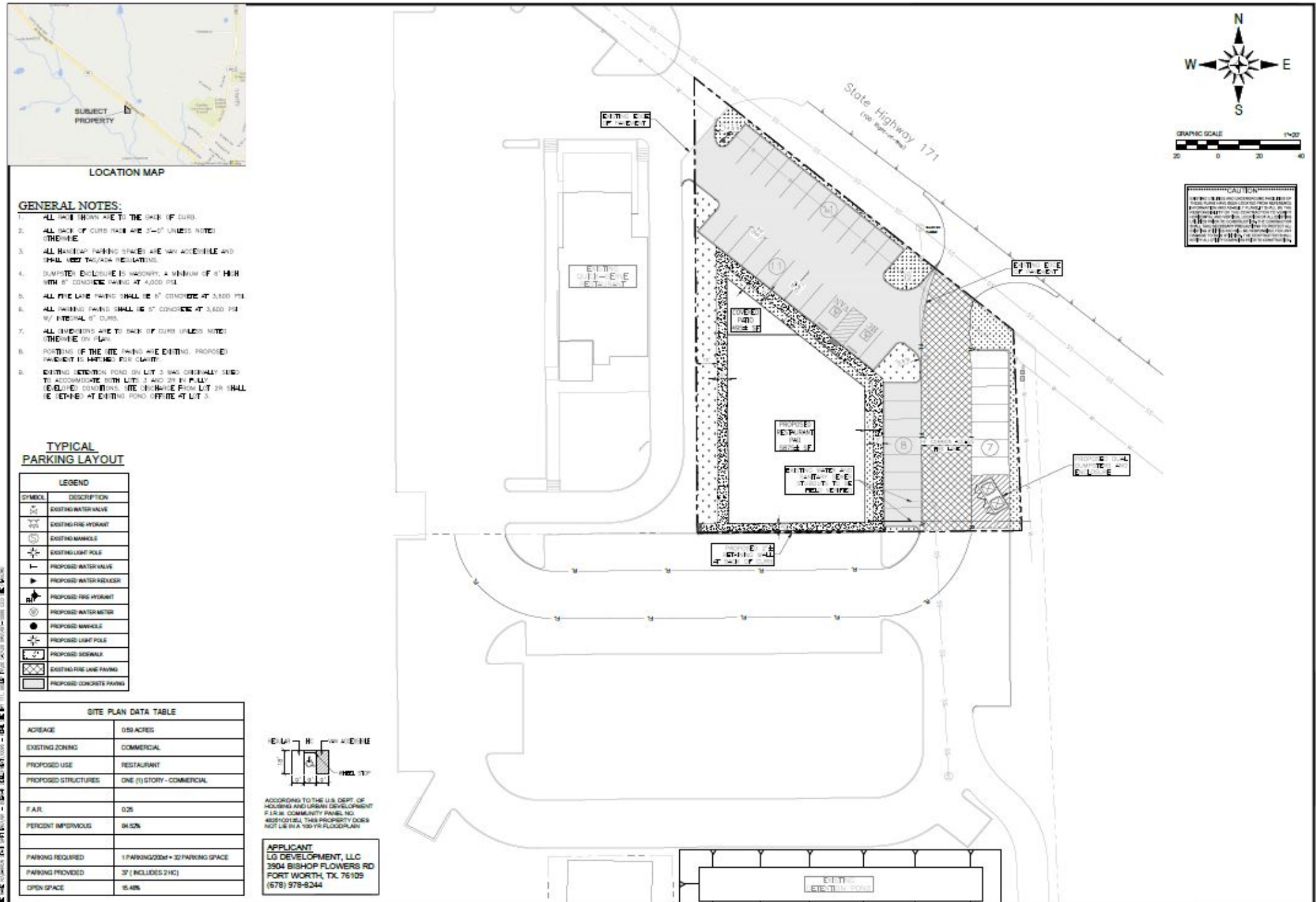


**Space 3: ±1,120 SF
AVAILABLE**



±10,000 VPD (Hwy 171)

PROPOSED FULL-SERVICE RESTAURANT LAYOUT





GODLEY HIGH SCHOOL
686 STUDENTS

171
± 10,000 VPD



GODLEY RV AND BOAT STORAGE

PERKINS
ORTHODONTICS

SOONER PIPE



GODLEY MIDDLE SCHOOL
416 STUDENTS

SUBJECT PROPERTY

PUNKIN PATCH DAYCARE



GODLEY ISD AGRICULTURAL PROJECT CENTER

Future Godley Retail Center for Lease

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

9101 HIGHWAY 171

Godley, TX 76044



171

AVENZADA GOLF CLUB
NEW \$2M+ HOMES
5 MILES AWAY



GODLEY HIGH SCHOOL
686 STUDENTS

WILDCAT RIDGE
100+ NEW HOMES

STAR RANCH
512 LOTS



SUBJECT PROPERTY

GODLEY RANCH
601 LOTS



GODLEY MIDDLE SCHOOL
416 STUDENTS

DOLLAR GENERAL



HADLEY FARMS
372 LOTS

SILO MILLS
2,500 BRAND NEW HOMES
2.5 MILES AWAY



GODLEY HEIGHTS
139 LOTS

FOX HOLLOW
295 LOTS



PROPOSED
SINGLE FAMILY
1,000 LOTS

PROPOSED
SINGLE FAMILY
1,000 LOTS

171

± 10,000 VPD



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:
 - 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **9101 Highway 171, Godley, TX 76044** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.