



LEASE RATE  
**CONTACT BROKER**

Located at the signalized intersection of E State Highway 114 and Oak Street, this 12,650 SF freestanding building offers 6,000 SF of space available for lease. Formerly a dental office, the building is ideal for a variety of medical, office, or retail uses. Positioned in the heart of Roanoke and just minutes from Historic Downtown, the property enjoys excellent visibility, strong traffic counts, and proximity to national and local businesses in a high-growth area.

## FEATURES

**Building Size:** 12,650  
**Lot Size:** 1.27 AC  
**Year Built:** 2004  
**Zoning:** C2

## HIGHLIGHTS

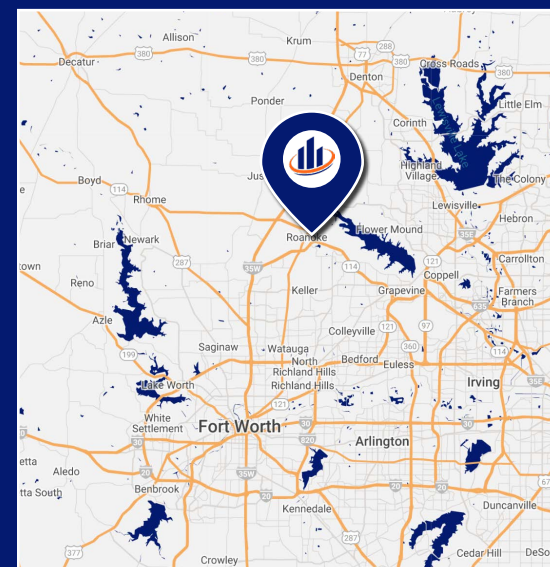
- » Prime location at signalized intersection of Hwy 114 and Oak Street
- » Excellent visibility and access along high-traffic corridor
- » Easy access to US-377 and I-35W



## PRIME RETAIL SPACE FOR LEASE

200-204 E State HWY 114  
Roanoke, TX 76262

AVAILABLE:  
**6,000 SF**





# PRIME RETAIL SPACE FOR LEASE

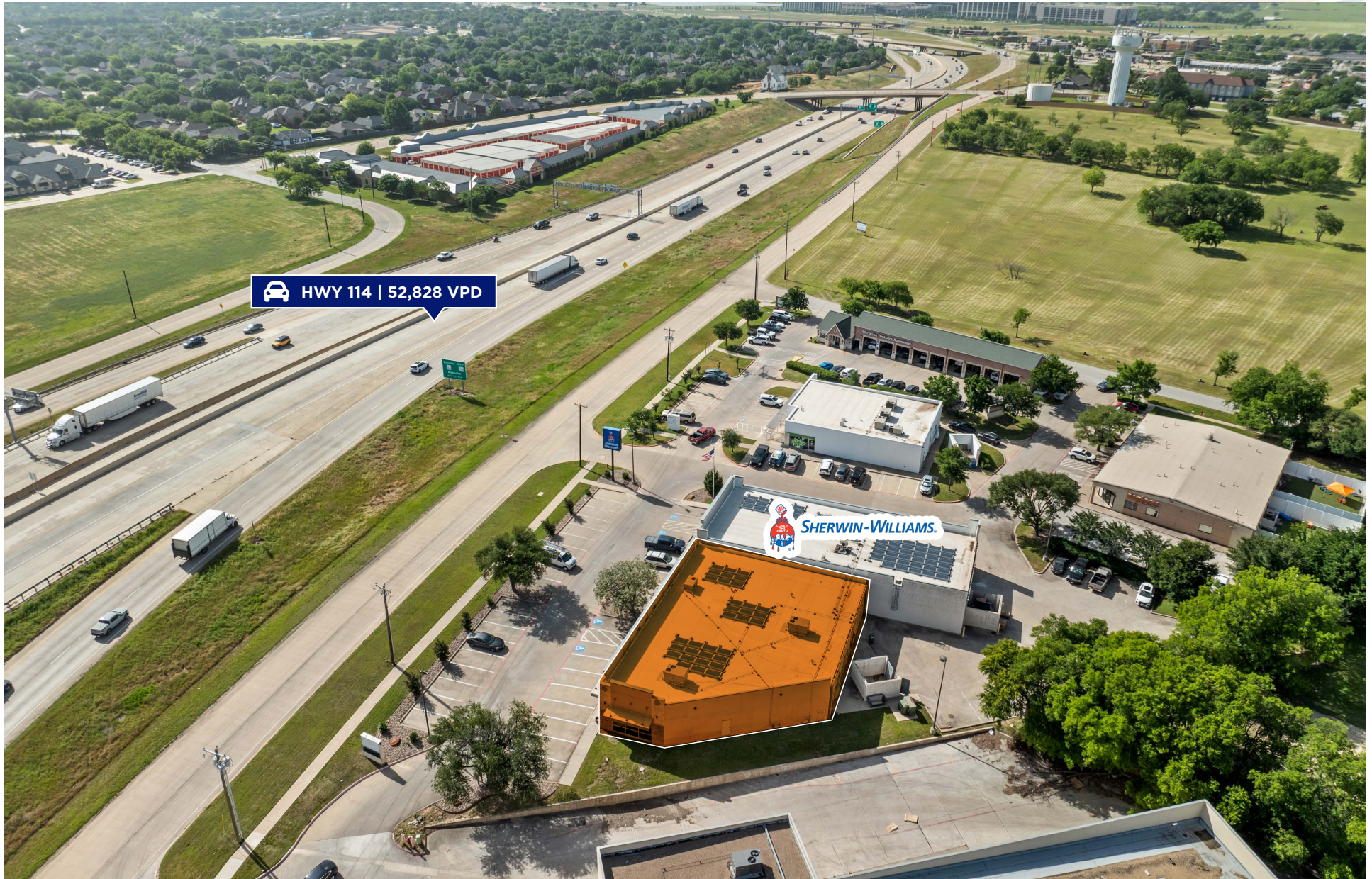
200-204 E State HWY 114 | Roanoke, TX 76262





# PRIME RETAIL SPACE FOR LEASE

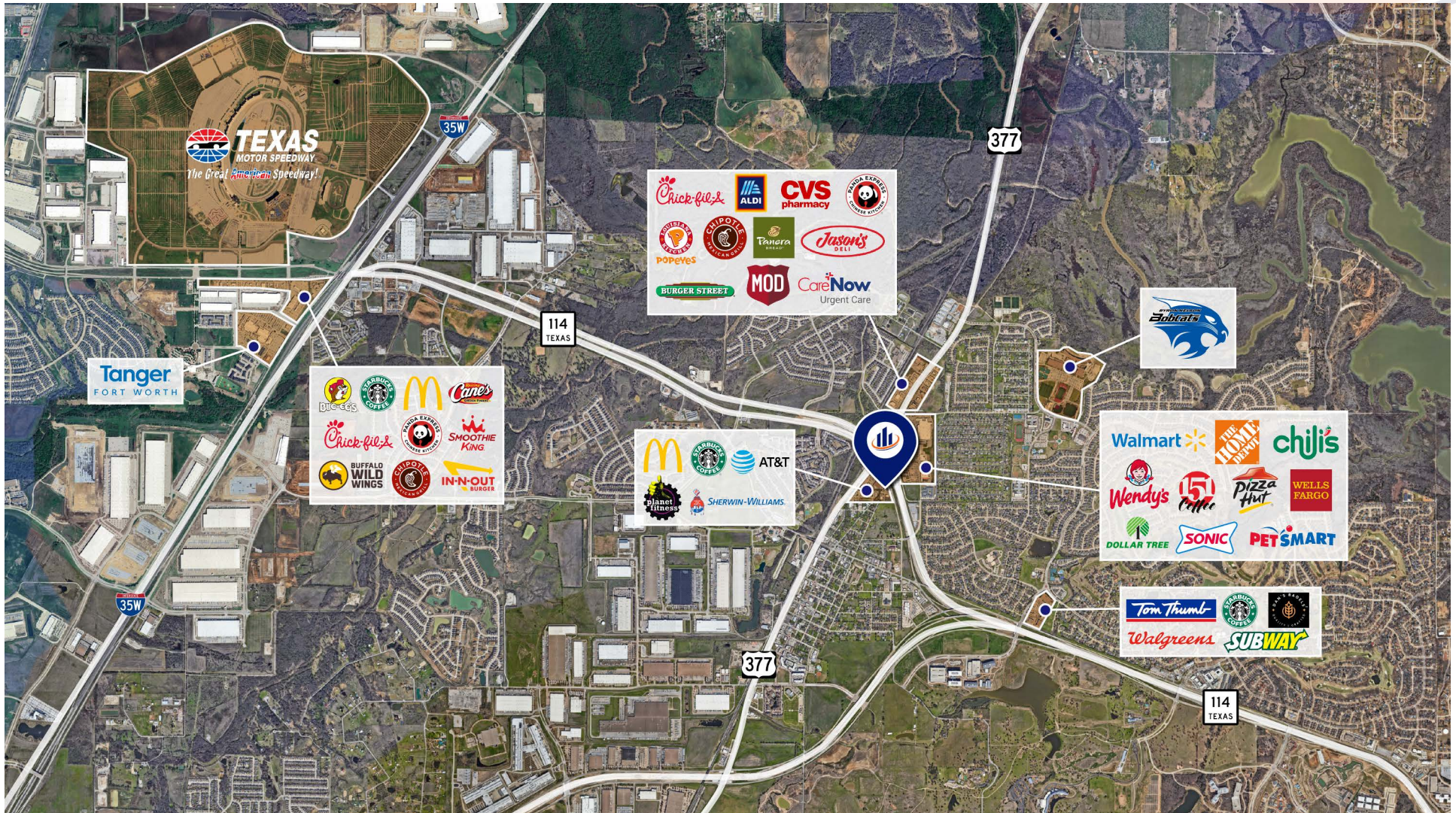
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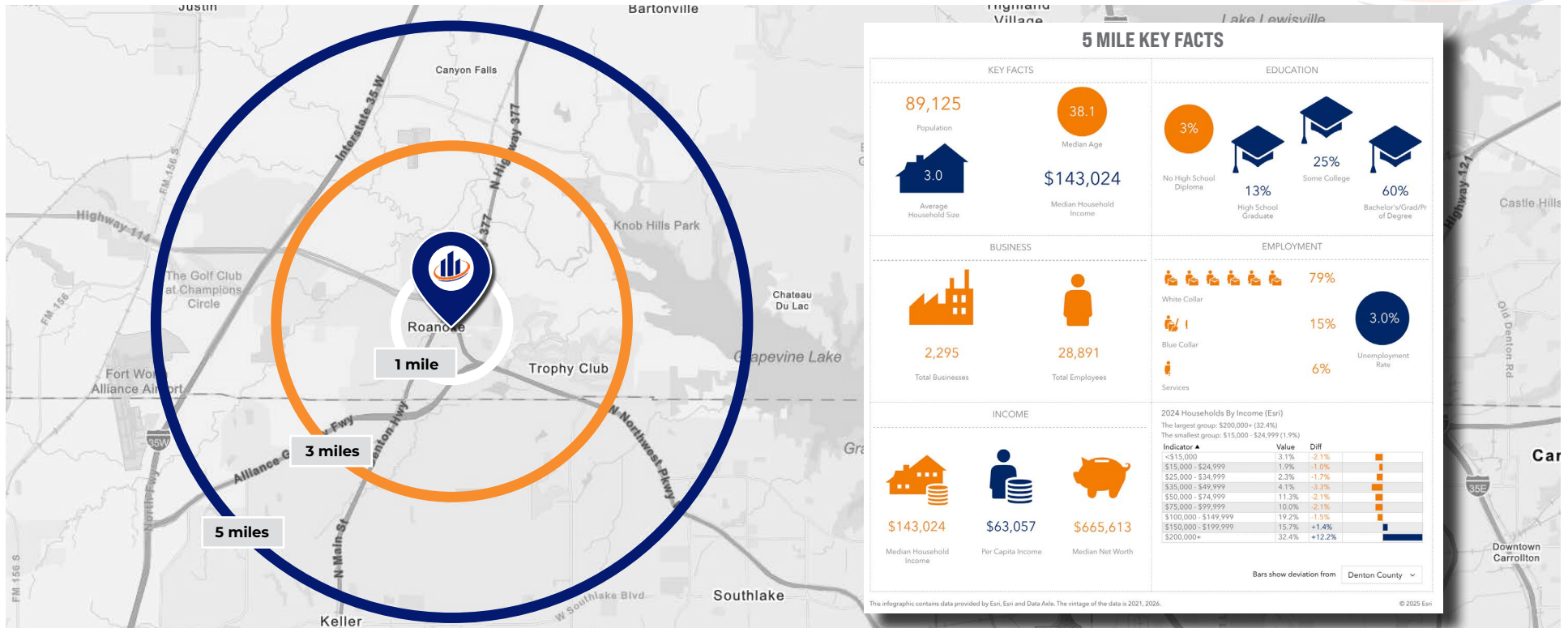


Just minutes from Historic Downtown and surrounded by retail, dining, and professional offices, the site offers a prime opportunity along one of the area's most traveled corridors. With strong traffic counts and convenient access to US-377 and I-35W, this location is ideal for businesses seeking visibility and connectivity in a fast-growing market.



# PRIME RETAIL SPACE FOR LEASE

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## 2024 Summary

## 2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	8,402	32,215	89,125	9,107	34,042	94,738
Households	3,098	11,056	29,965	3,465	11,915	32,326
Families	2,041	8,628	23,927	2,189	9,104	25,386
Average Household Size	2.71	2.91	2.97	2.63	2.86	2.93
Owner Occupied Housing Units	1,693	8,196	22,620	1,698	8,316	23,204
Renter Occupied Housing Units	1,405	2,860	7,345	1,768	3,598	9,122
Median Age	36.2	39.0	38.1	37.1	39.5	38.5
Median Household Income	\$104,402	\$147,715	\$143,024	\$114,194	\$161,293	\$158,275
Average Household Income	\$136,079	\$189,912	\$187,407	\$153,935	\$209,881	\$207,028



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date