

FOR LEASE OFFICE/MEDICAL SPACE

FM 407, NORTHLAKE, TEXAS 76214

AVAILABLE
UP TO 5,000 SF

USES
MEDICAL/OFFICE

LEASE RATE
CALL FOR PRICE

TRAFFIC COUNTS (TXDOT)
FM-407: 17,812 VPD ('22)

LOCATED JUST WEST OF HARVEST, A HILLWOOD MASTER PLANNED COMMUNITY WITH ±4,100 HOMES AND ±350 MULTIFAMILY UNITS UPON COMPLETION

ACROSS THE STREET FROM PECAN SQUARE, A HIGH END SUB-DIVISION WITH ±3,100 HOMES UPON COMPLETION

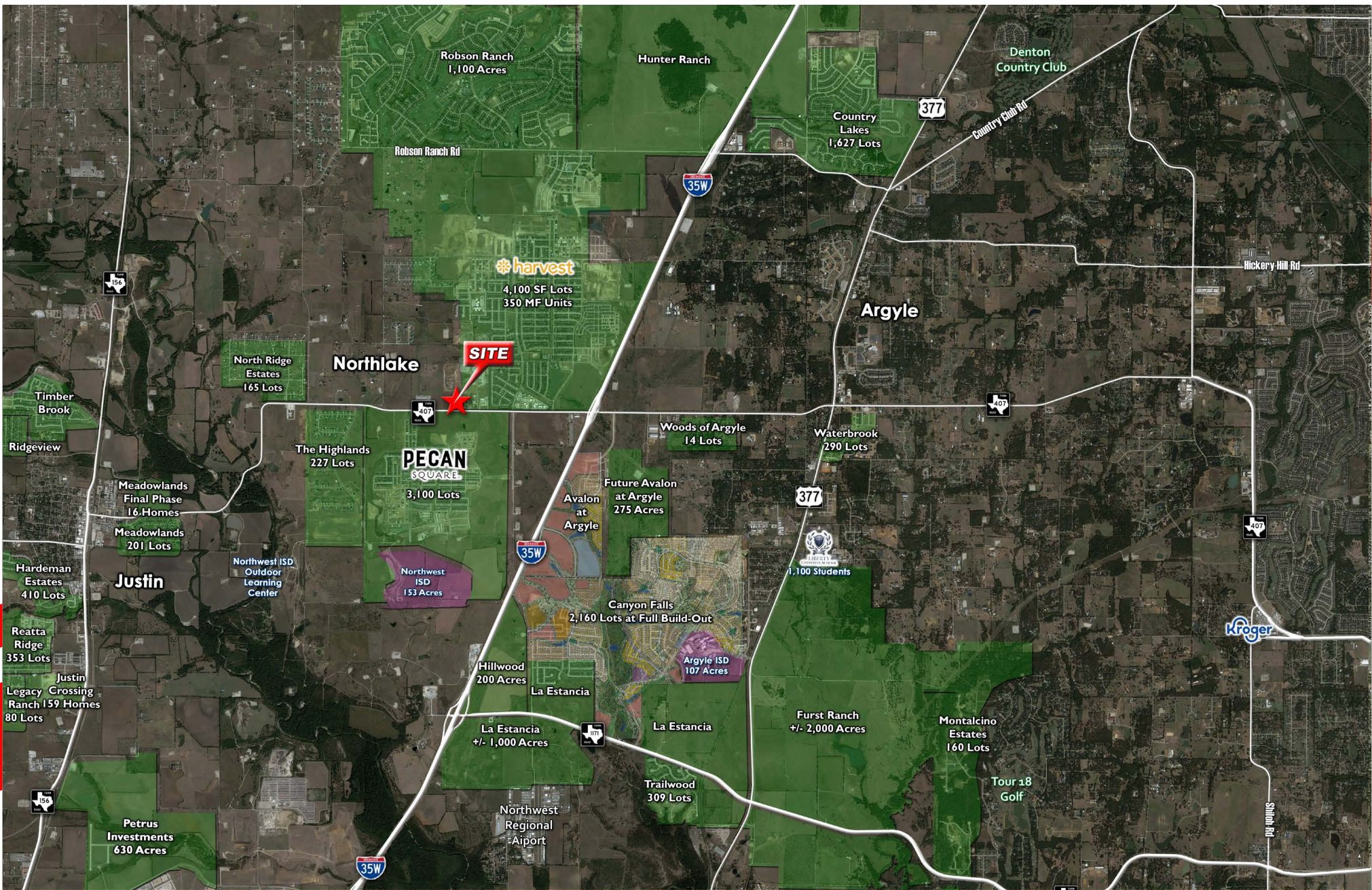
CROSS-ACCESS TO THOMPSON RD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 POPULATION	6,298	25,604	44,813
2028 PROJ. POP.	10,188	41,291	67,912
TOTAL HOUSEHOLDS	2,053	9,178	15,939
AVERAGE HH INCOME	\$159,474	\$161,509	\$158,058

The information contained herein was obtained from sources believed reliable; however, Agent / Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

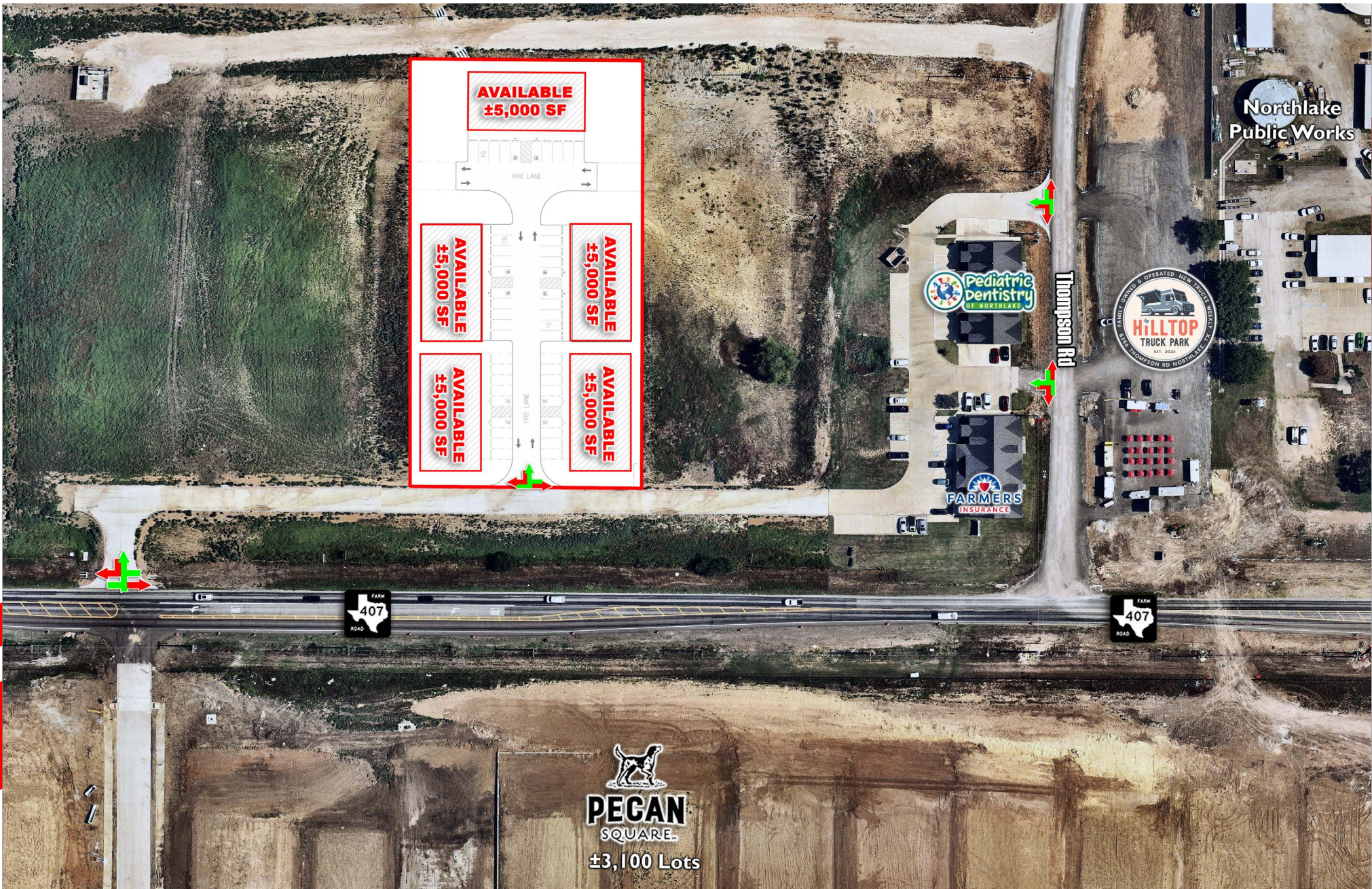
SLATE



MARKET AERIAL

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Northlake
Public Works

Pediatric
Dentistry
OF NORTHLAKE

Thompson Rd

HILLTOP
TRUCK PARK
EST. 2003

FARMERS
INSURANCE

FARM
ROAD
407

FARM
ROAD
407

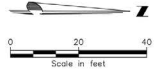
PECAN
SQUARE
±3,100 Lots

SITE AERIAL

SLATE

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LOT 4
2.01261 ACRES
N 00°38'07" W 442.94'

**AVAILABLE
±5,000 SF**

**AVAILABLE
±5,000 SF**

**AVAILABLE
±5,000 SF**

**AVAILABLE
±5,000 SF**

**AVAILABLE
±5,000 SF**

N 00°38'07" W 442.75'

LOT 2
2.01082 ACRES



S 89°40'56" W 197.88'

N 89°44'23" E 197.88'

FIRE LANE

FIRE LANE

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	PROPOSED CONCRETE PAVEMENT

SITE PLAN

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SLATE

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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.

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.

Slate Real Estate Co.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Brandon Scott

Designated Broker of Firm

Brandon Scott

Licensed Supervisor of Sales Agent/ Associate

Brandon Scott

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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