

RETAIL FOR LEASE

KITTY HAWK

7875 KITTY HAWK RD, CONVERSE TX, 78109



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RETAIL SPACE FOR LEASE - WALMART ANCHORED

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PROPERTY DESCRIPTION

Kitty Hawk Retail Center is a 12,000 SF retail development situated near the intersection of Kitty Hawk and Toepperwein Road. In the rapidly growing city of Converse, the retail center is strategically located at an intersection that sees roughly 34,000 VPD and benefits from a higher-than-average household income in its vicinity. The city of Converse offers a range of economic incentives to support small local and national businesses. Additionally, Kitty Hawk retail is a neighbor to Walmart Neighborhood Market, McDonalds, and CVS Pharmacy

PROPERTY HIGHLIGHTS

- 12,000 SF of newly constructed Retail Space
- Walmart Neighborhood Market Anchored
- Great Visibility for the 34,000+ VPD at the intersection of Kitty Hawk and Toepperwein Rd.
- Strong neighboring businesses like Walmart, McDonalds and CVS Pharmacy

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Max Contiguous SF:	1500-6600 SF
Lot Size:	1.2 Acres
Building Size:	12,000 SF
Co-Tenants:	Shipleys Do-Nuts Skip's Beer Wine & Liquor Nail Salon

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,772	38,500	89,301
Total Population	13,347	106,019	252,899
Average HH Income	\$82,811	\$82,525	\$82,435

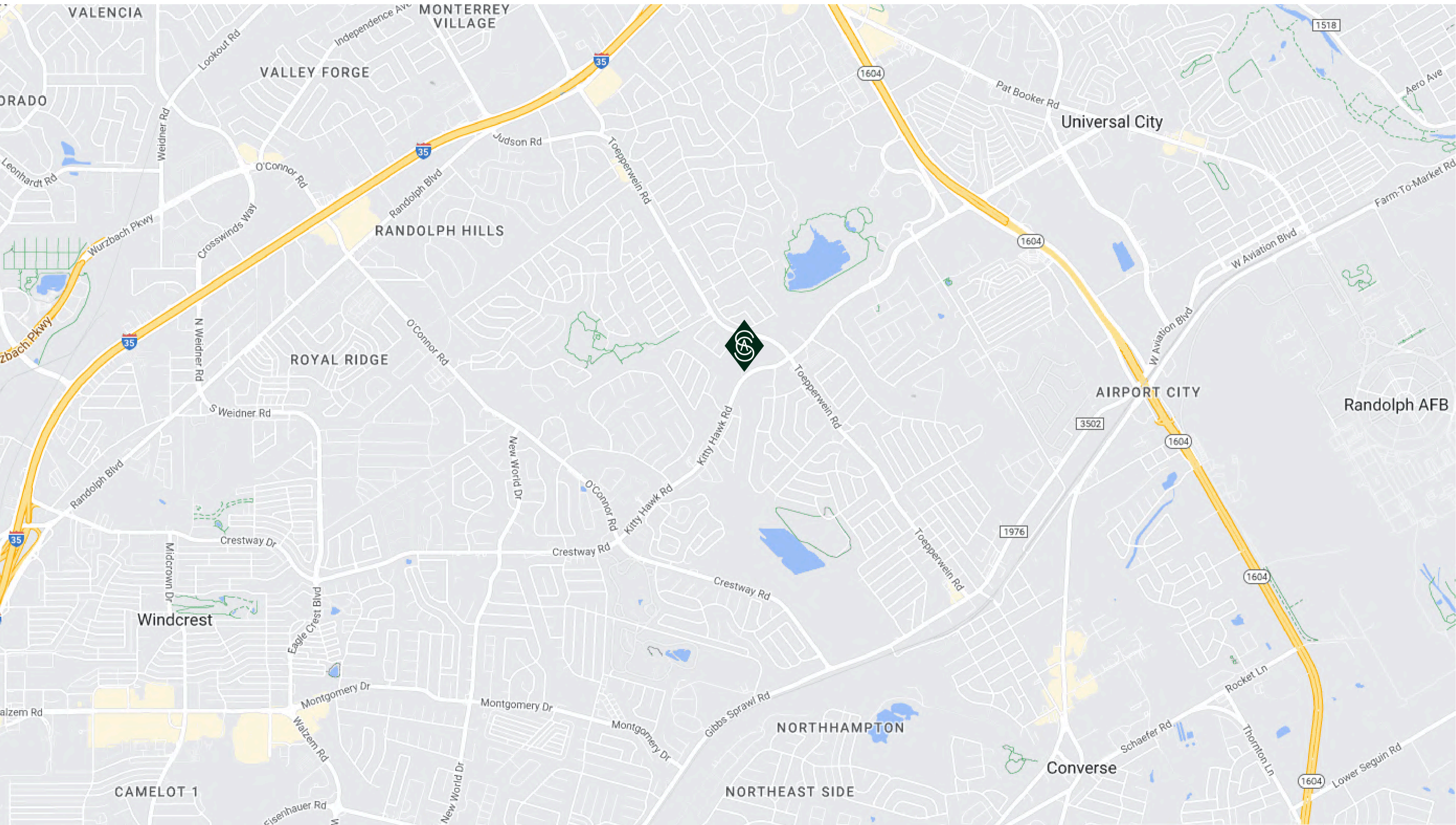
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LOCATED AT THE INTERSECTION OF KITTY HAWK AND TOEPPERWEIN

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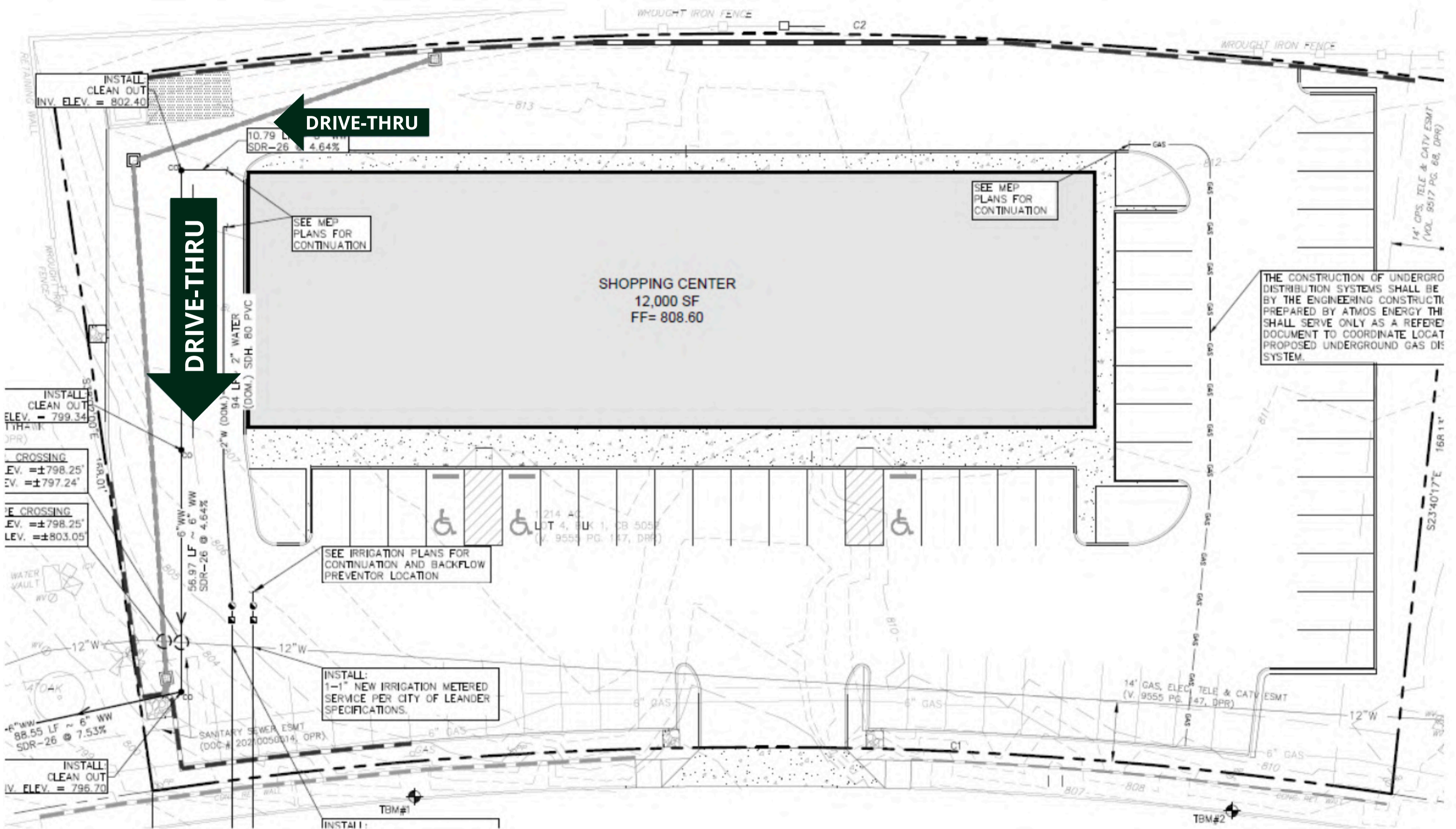
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KITTY HAWK RETAIL SITE PLAN

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RETAIL LEASING PLAN

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MAP OF NEARBY RETAILERS

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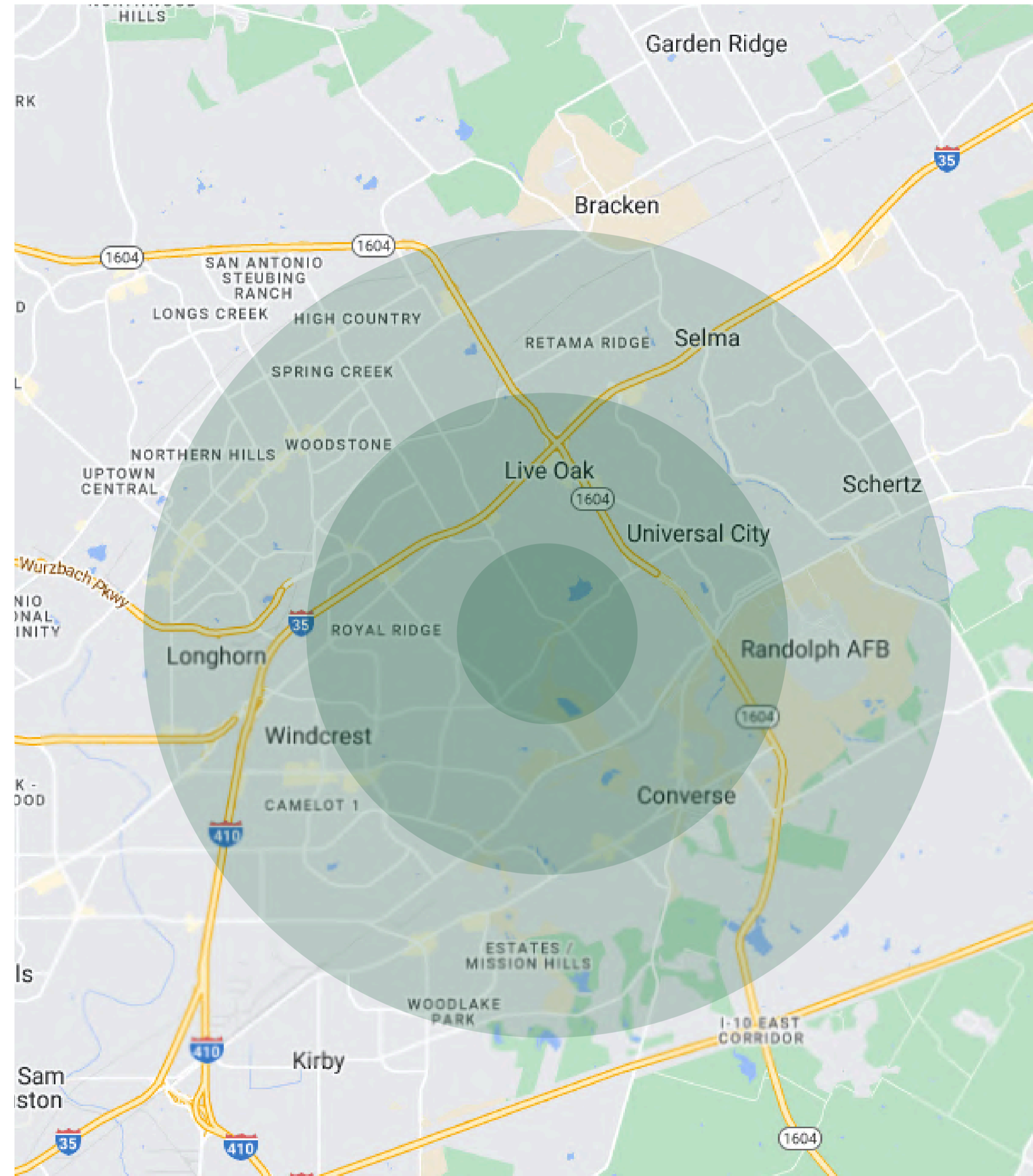
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,347	106,019	252,899
Average Age	37.2	36.3	36.2
2028 HH Projection	5,075	40,875	97,613
Daytime Employees	1,390	26,415	69,287

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,772	38,500	90,951
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$82,811	\$82,525	\$82,435
Average House Value	\$182,844	\$187,551	\$190,585
Median HH Income	\$70,979	\$66,810	\$67,585

* Demographic data derived from 2020 ACS - US Census



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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.

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.

Sarfani Commercial Advisors, LLC	9010477	asarfani@sarfanica.com	2103784999
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aamil Sarfani	631092	asarfani@sarfanica.com	2103784999
Designated Broker of Firm	License No.	Email	Phone
Danish Charania	826509	dcharania@sarfanica.com	2105875082
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

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