

Lakeridge Village

9660 Audelia Rd, Dallas, TX



LAKERIDGE VILLAGE

SITE PLAN

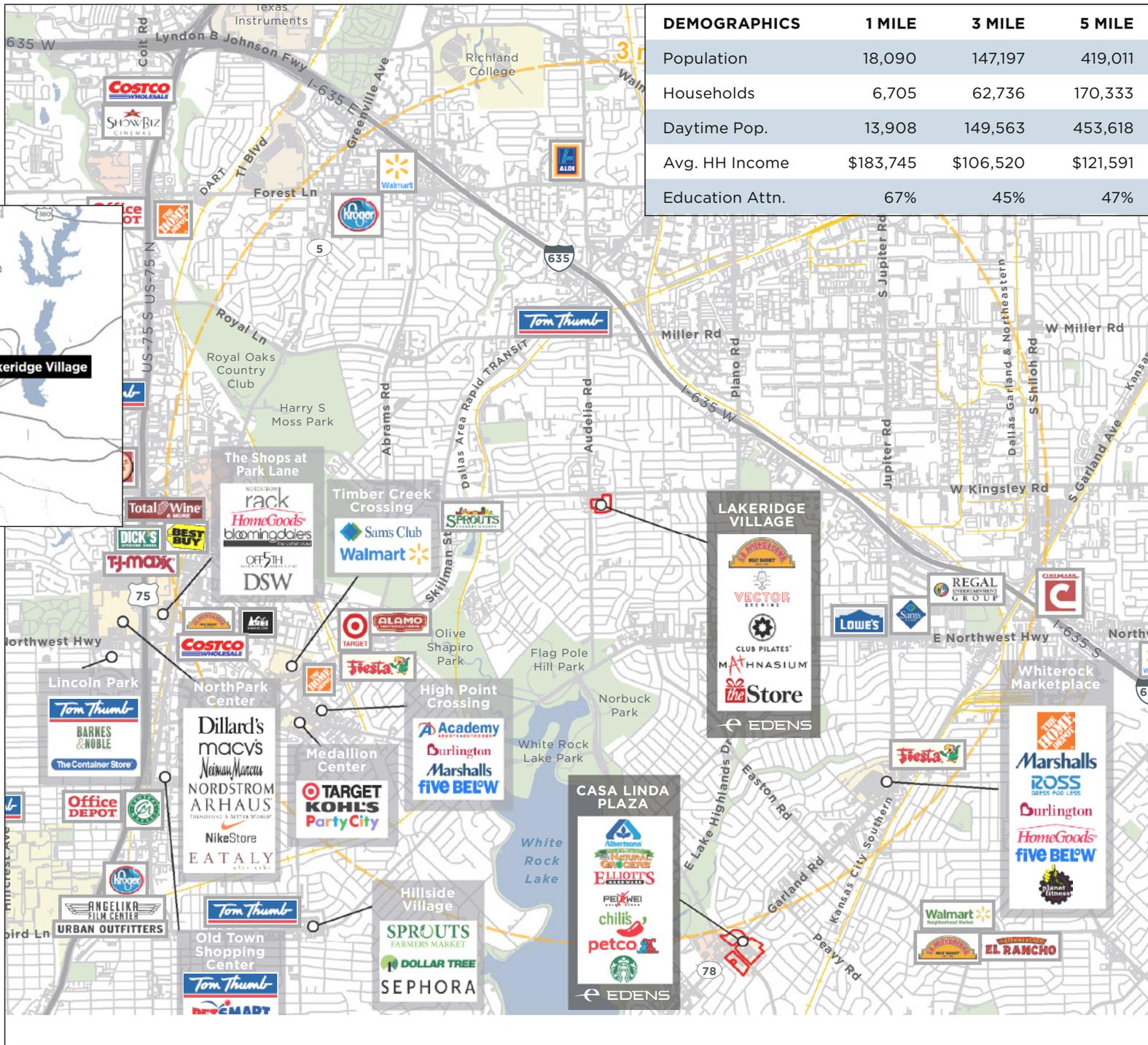
NO.	RETAILERS	SF
100	ATI Physical Therapy	1,800
110	Clean Care Cleaners	693
120	Junebugs Children's	1,088
130	Wildcat Automotive	2,803
140	Sharkeys Hair Cuts for Kids	1,003
150	Luxe Nails	3,424
160	Pan Asian Kitchen	2,883
170	Premier Martial Arts	1,230
180	Sorella	3,526
195	Bank of America ATM	100
200	Squishies	616
210	Available	600
220	Marble Slab Creamery	1,701
230	Subway	1,400
235	Salon Valentino's	1,514
240	Crossfit	4,832
250	La Michoacan Meat Market	8,567
260	The Store in Lake Highlands	4,698
270	Ascension Salon Suites	7,891
280	Available	5,041
290	Available	3,704
300	Vector Brewing	7,248
310	LOI/Lease Pending	1,856
320	Highlands Family Dentistry	2,250
330	Future Available	2,000
340	Yoga Art Music	2,012
350	Available	1,603
360	Crave Popcorn Co	1,504
370	Club Pilates	2,089
380	Taco Joint	4,194
400	Goldie's	1,560
500	Future Available Pad	5,000



LAKERIDGE
VILLAGE
PHOTOS



LAKERIDGE VILLAGE TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,090	147,197	419,011
Households	6,705	62,736	170,333
Daytime Pop.	13,908	149,563	453,618
Avg. HH Income	\$183,745	\$106,520	\$121,591
Education Attn.	67%	45%	47%

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.

AMREIT REALTY INVESTMENT CORPORATION

464117

713-850-1400

*Licensed Broker /Broker Firm Name or
Primary Assumed Business Name*

License No.

Email

Phone

BRANDON SCHAWÉ

584425

BSCHAWÉ@EDENS.COM

713-850-1400

Designated Broker of Firm

License No.

Email

Phone

_____/_____/_____
Buyer/Tenant/Seller/Landlord Initials

Date