



Berkeley Square

4721 West Park Boulevard, Plano, TX

BERKELEY SQUARE SITE PLAN

CENTER HIGHLIGHTS

- Located on the NE corner of Preston Road and West Park Blvd.
- Average household Income of \$131,000+ within a 5-mile radius
- Situated in one of Plano's most affluent areas
- Restaurants include Studio Movie Grill, The Blue Goose Cantina, Yao FuZi Cuisine and Tomoya Japanese Cuisine

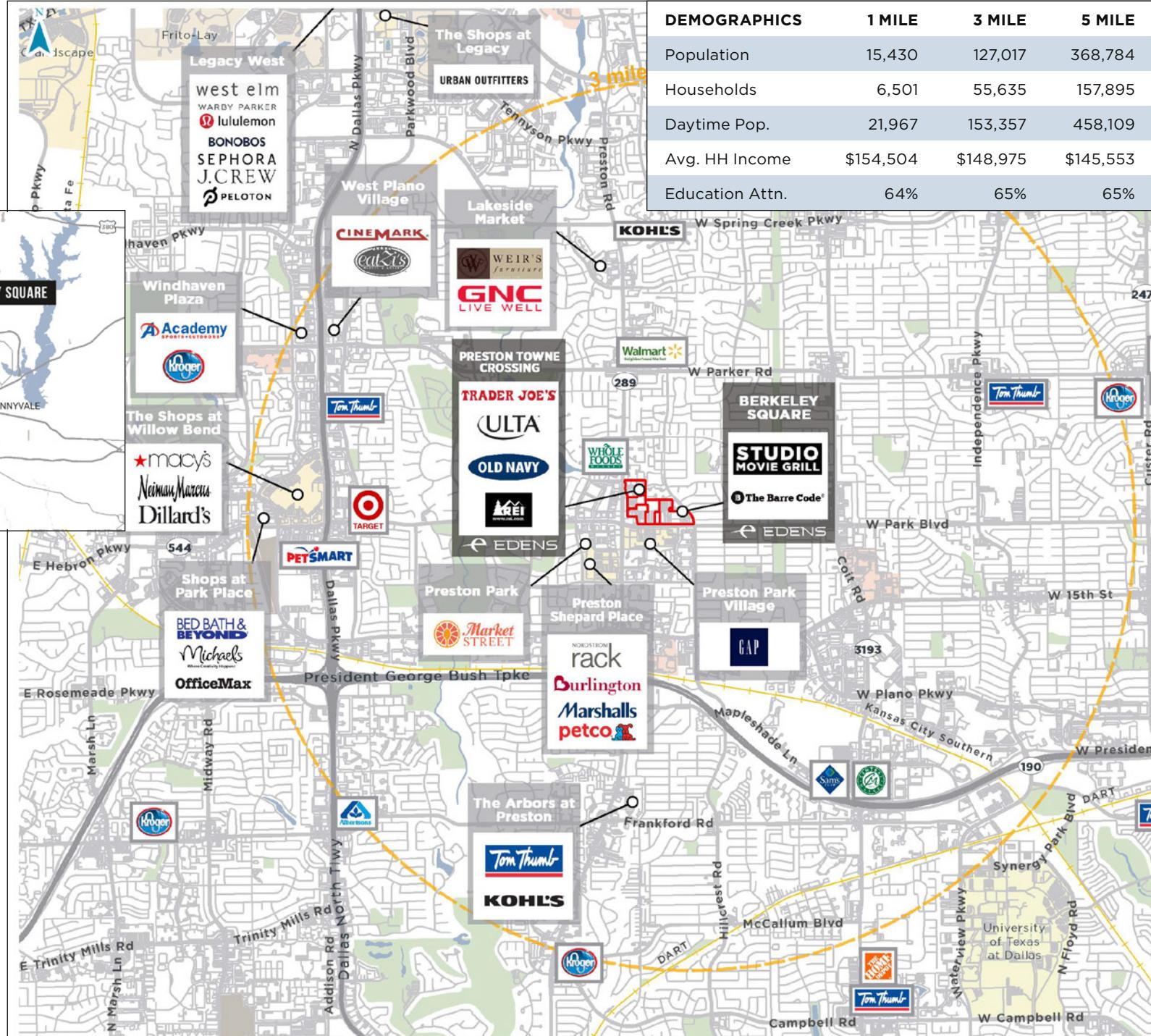


NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF
5	Blue Goose Cantina	6,200	85	R Clair Physical Therapy	4,242	150	Mango Thai	2,395
10	Yao FuZi Cuisine	4,896	90	Emler Swim School	5,824	155	Sportclips	1,452
20	Fuzi Fine Wines	1,008	95	Dirty Dough Cookies	1,256	160	The Joint Chiropractic	1,506
25	Cardinal Sports	3,129	100	CN Taekwondo Olympic	2,008	170	Future Available	4,100
30	Lee's Tailor	784	110	Bridgestone	8,014	200	Available	4,567
35	Future Available	1,910	120	7-Eleven	3,090	210	Club Champion Golf	2,403
40	The Barre Code	2,441	125	HTeaO	3,175	215	Best Brains	1,058
45	Everything Madeleine	2,068	130	Burning Rice	2,981	220	Any Lab Test Now	1,081
70	Studio Movie Grill	43,677	135	IVX	1,992	225	Fred Astaire	3,283
75	Anaya's Seafood	2,934	140	Smoothie King	900	230	Peace Love Wax	1,398
80	Available	1,184	145	Soulard Gyro	1,881	235	Available	3,689

BERKELEY
SQUARE
CENTER
PHOTOS



BERKELEY
SQUARE
TRADE AREA



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

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

BRANDON SCHAUWE

Designated Broker of Firm

/ / /

Buyer/Tenant/Seller/Landlord Initials

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Date