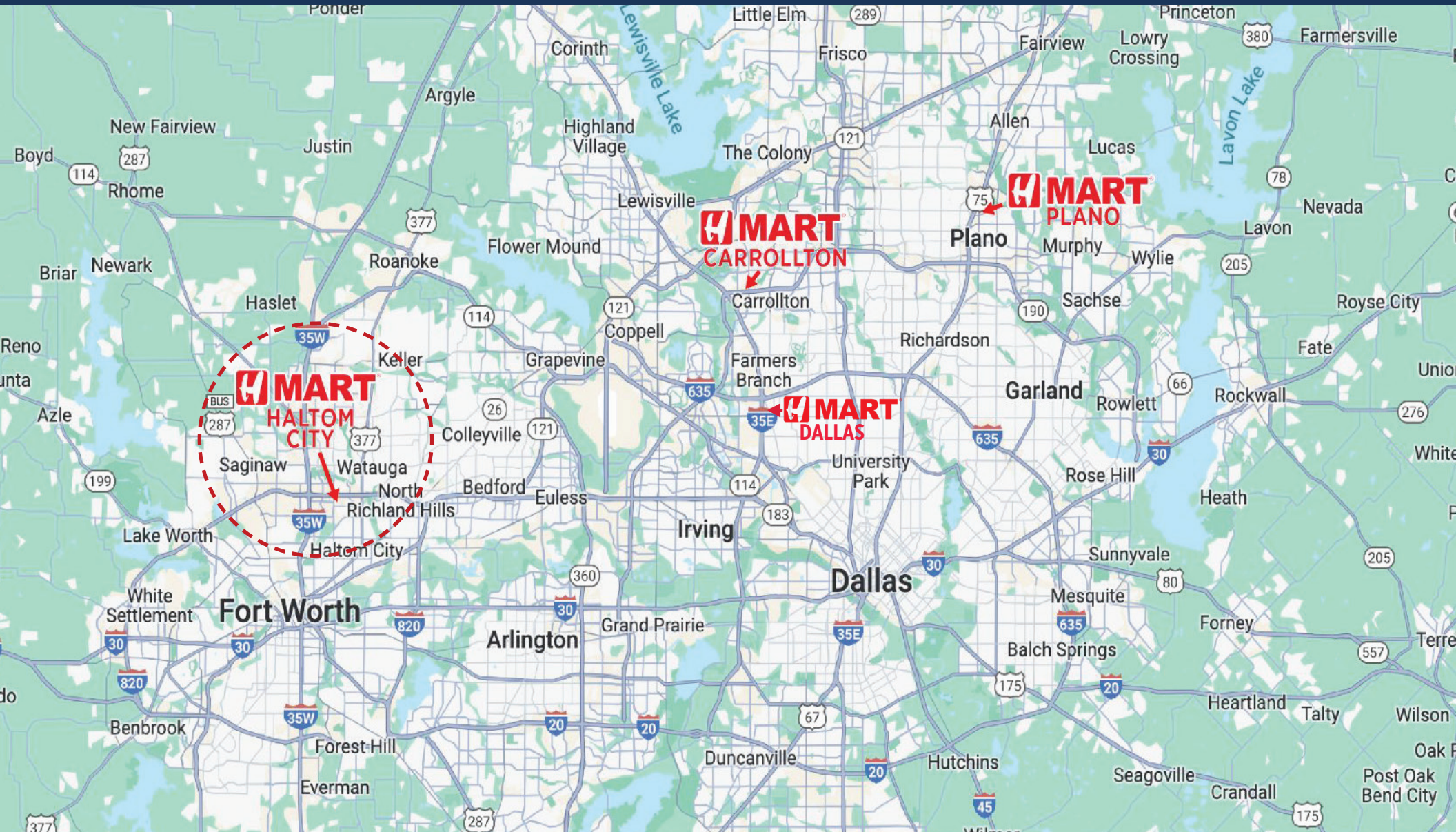




**LEASE RATES** | Call for availability



**RAFE SONG** *Managing Partner | Investment Sales*  
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### PROJECT OVERVIEW

BUILDING TYPE	General Retail
TOTAL ACRES	approx. 15 ACRES
YEAR BUILT	2025
LEASABLE AREA	Call for pricings

### Demographics

	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	7,352	277,521	958,851
2024 Households (HH)	3,208	96,739	341,591
2024 Avg. HH Income	\$67,807	\$87,087	\$98,103
5-Yr. Pop. Growth (Total %)	7.09%	5.28%	5.78%

### Traffic Counts

I-820	158,484
N Beach Street	36,710
Haltom Road	11,076
Northern Cross Blvd	2,916

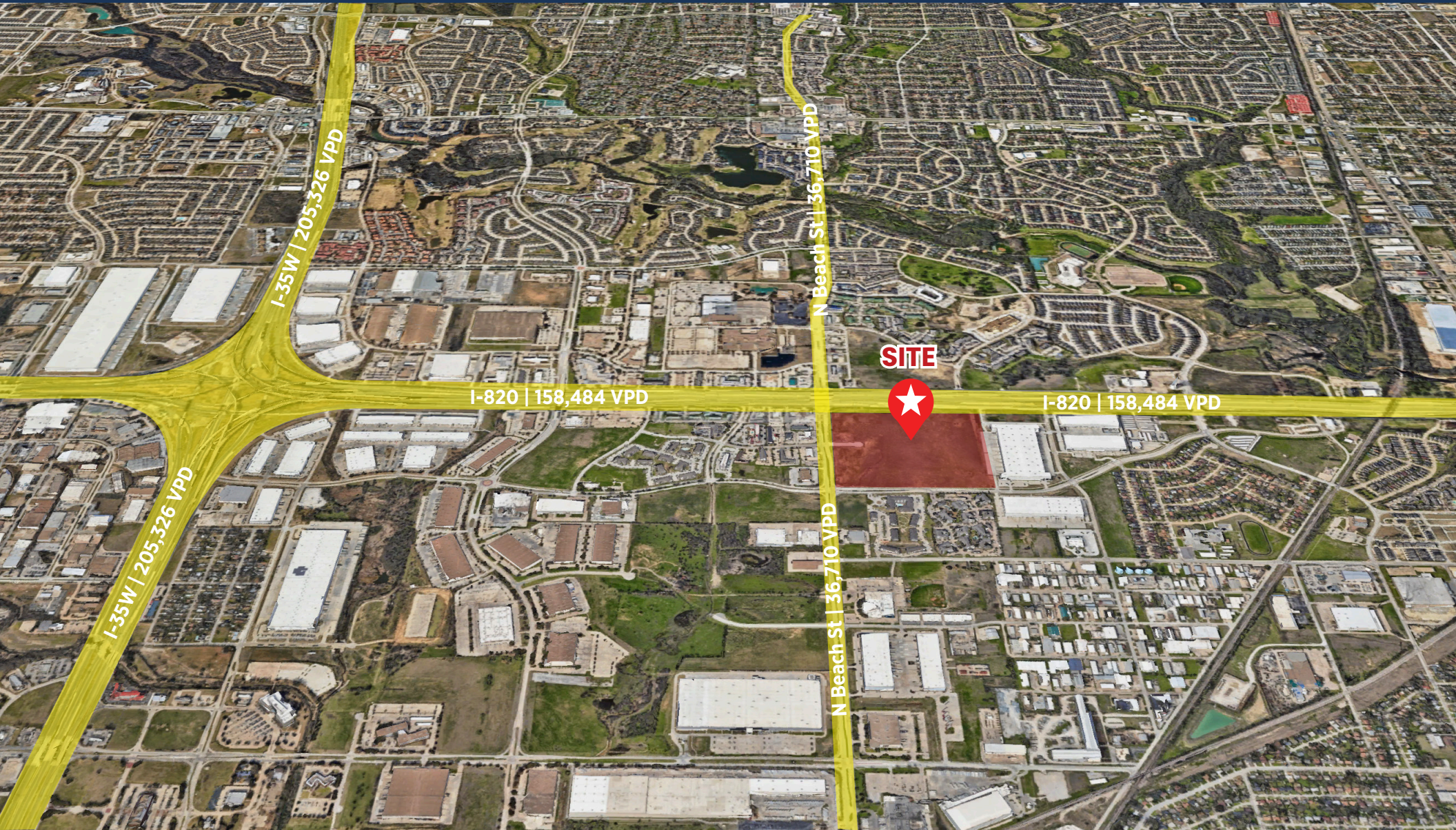
### AREA RETAILER



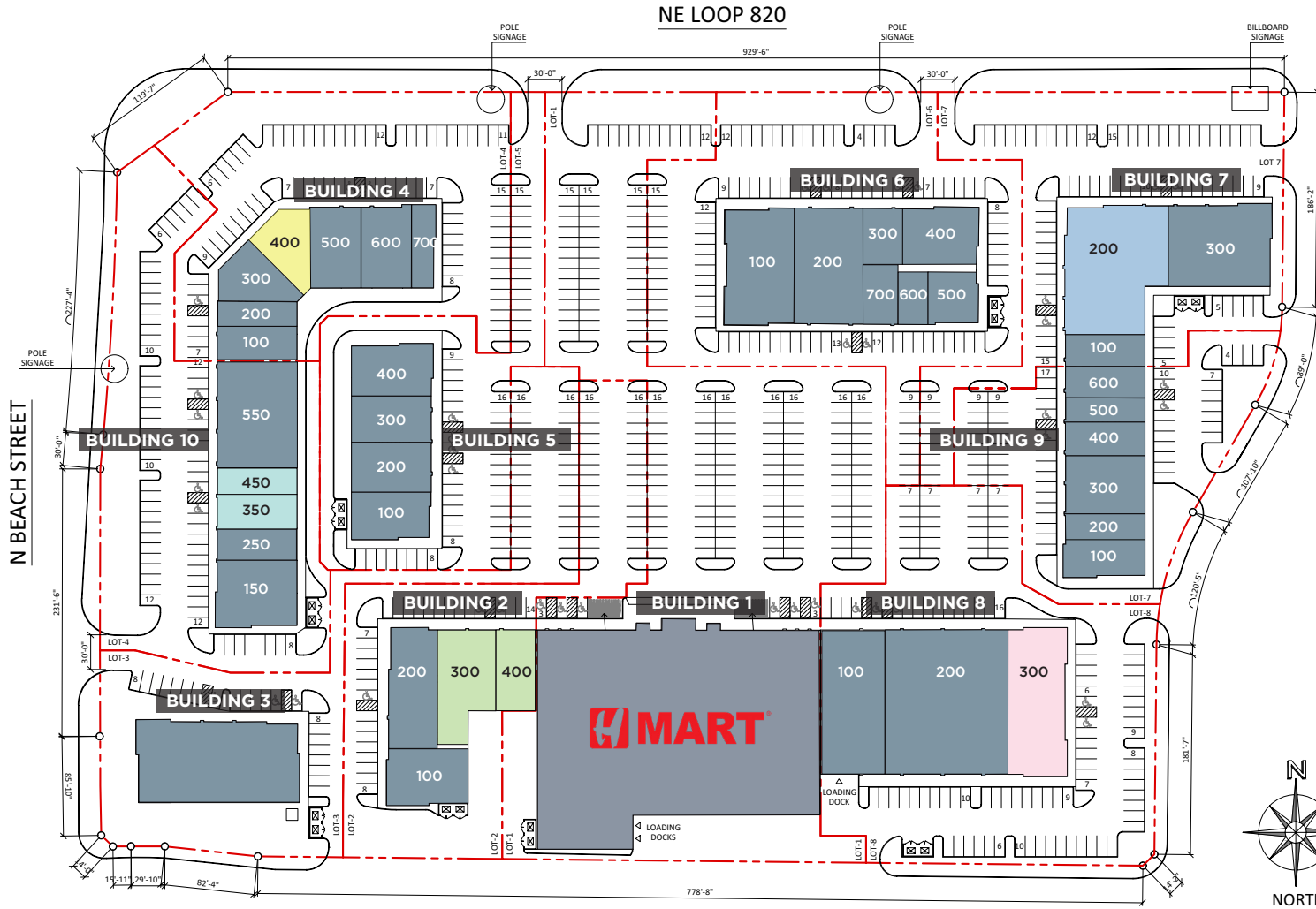


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TENANT LINE UP		
BUILDING	RETAILER	SIZE (SF)
BLG 1	H-MART	43,114 SF
BLG 2 - 100	DENTIST	3,446 SF
BLG 2 - 200	KOREAN SEAFOOD	4,359 SF
BLG 2 - 300	AVAILABLE	4,349 SF
BLG 2 - 400	AVAILABLE	2,500 SF
BLG 3	MCDONALD'S	9,985 SF
BLG 4 - 100	MENSHO	2,076 SF
BLG 4 - 200	THE ALLEY	1,499 SF
BLG 4 - 300	COCO ICHIBANYA	2,502 SF
BLG 4 - 400	AVAILABLE	2,494 SF
BLG 4 - 500	85C BAKERY	3,171 SF
BLG 4 - 600	KOREAN STREET FOOD	3,101 SF
BLG 4 - 700	UNCLE TETSU	1,409 SF
BLG 5 - 400	MAHT GAEK	3,184 SF
BLG 5 - 300	SUSHI AXIOM	2,776 SF
BLG 5 - 200	SOMI SOMI	3,060 SF
BLG 5 - 100	LANTERN THAI KITCHEN	2,700 SF
BLG 6 - 100	CHODANG	6,000 SF
BLG 6 - 200	NIGORI GOURMET & SUSHI BAR	6,000 SF
BLG 6 - 300	HUI LAU SHAN	1,629 SF
BLG 6 - 400	SWEET BASIL THAI	3,264 SF
BLG 6 - 500	HANABI RAMEN & IZAKAYA	2,190 SF
BLG 6 - 600	OSAKI	1,235 SF
BLG 6 - 700	FENG CHA	1,501 SF
BLG 7 - 100	FLOSSOPHY DENTIST	2,500 SF
BLG 7 - 200	AVAILABLE	9,000 SF
BLG 7 - 300	TU CHILITOS	6,444 SF
BLG 8 - 100	MINISO	7,108 SF
BLG 8 - 200	TESO	14,010 SF
BLG 8 - 300	AVAILABLE	6,054 SF
BLG 9 - 100	R&B BOBA   WAFFLES	2,500 SF
BLG 9 - 200	MY PILATES	1,500 SF
BLG 9 - 300	THE KICKIN' CRAB	3,500 SF
BLG 9 - 400	KIN PHO	2,000 SF
BLG 9 - 500	BAMBU DESSERT & DRINKS	1,500 SF
BLG 9 - 600	HAIR SALON	1,780 SF
BLG 10 - 150	BBQ CHICKEN & EISWELT GELATO	4,000 SF
BLG 10 - 250	CLAW ZANIA	1,800 SF
BLG 10 - 350	AVAILABLE	2,219 SF
BLG 10 - 450	AVAILABLE	1,594 SF
BLG 10 - 550	IT'S KBBQ SHABU SHABU	6,499 SF







# Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - 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.

<b>Texas Legacy Realty</b>	<b>9013728</b>	<b>rafe.song@txlegacym Realty.com</b>	<b>(469)855-4430</b>
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Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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