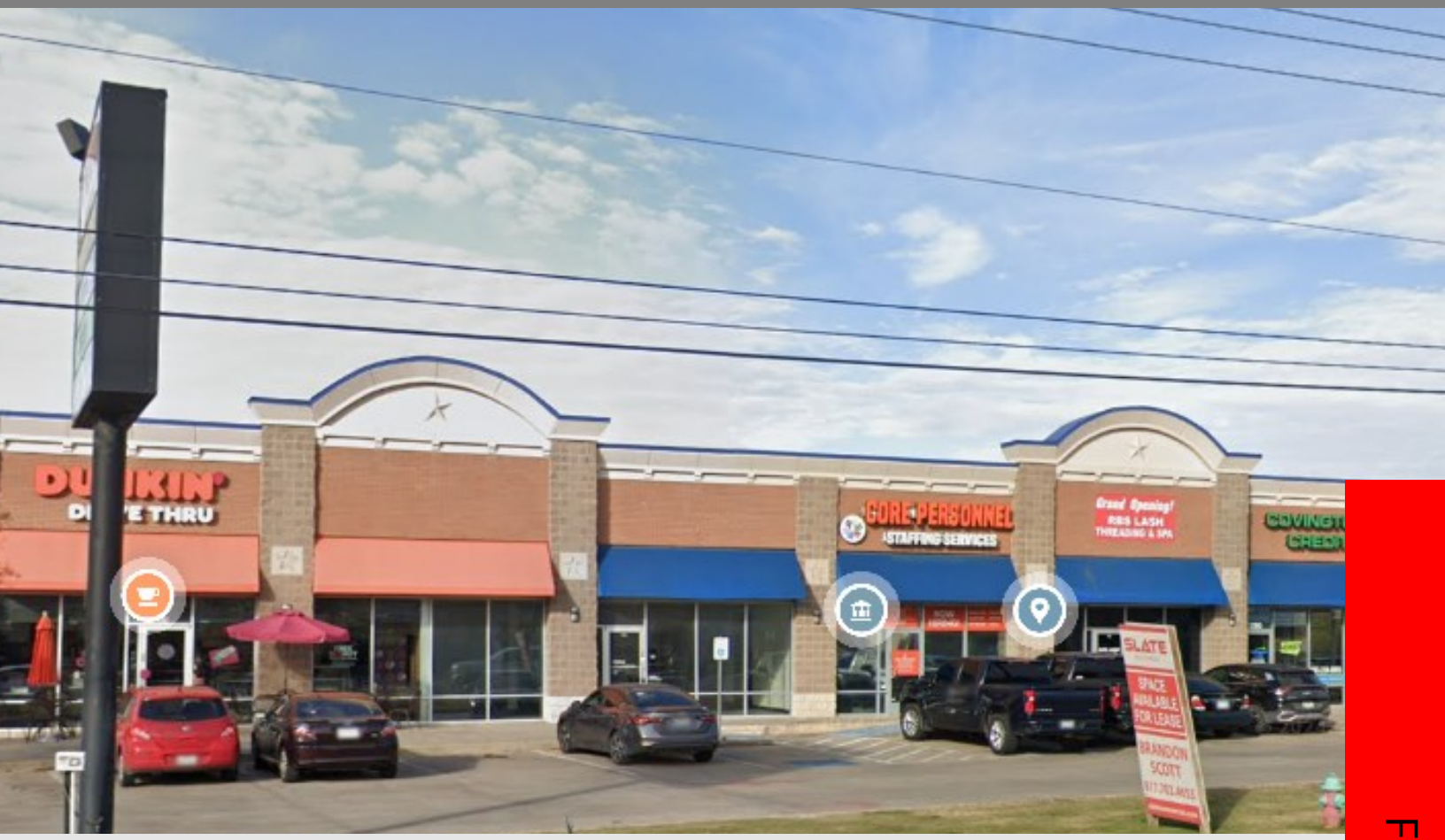
FOR LEASE 1,050 SF

Romana Haltom Plaza

6201 Denton Hwy,
Haltom City, TX 76148



SUITE: **250**

AVAILABLE: 1,050 Endcap

USE: Retail / Office

LEASE RATE: Contact Broker

LOCATION:
Located at the SWQ of Hwy 377 (Denton Hwy) and Western Center Blvd

SUMMARY:
1,050 sf endcap space available in Multi-Tenant retail center built in 2006. On Denton Hwy (Hwy 377) Excellent visibility, great access and very high traffic counts.

JOIN TENANTS:
Dunkin', Core Personnel Staffing and RBS Lash Threading and Spa.

FOR LEASE

SLATE
REAL ESTATE CO.

Slate Real Estate Co.
5729 Lebanon Rd, #144589
Frisco, TX 75034

Brandon Scott
Broker
817.703.4653 Mobile
Brandon@slatecommercial.com

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YEAR BUILT:
2006

LOT SIZE:
33,106 SF

GLA:
5,967 SF

DAILY TRAFFIC COUNTS

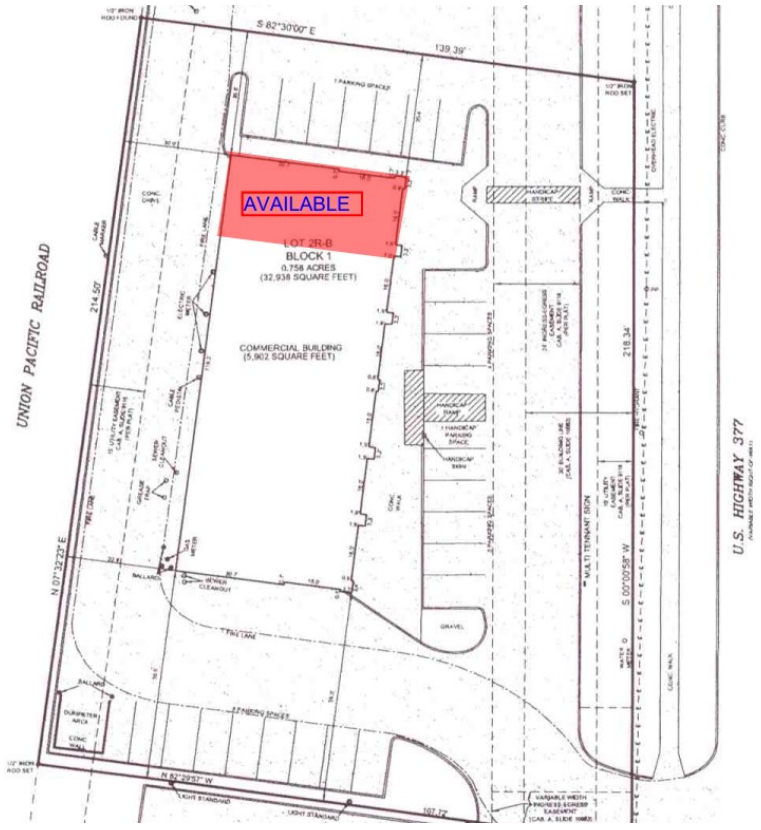
Denton Hwy	41,519 VPD (2020)
Watauga Blvd	24,047 VPD (2019)

POPULATION

2 MILE	5 MILE	10 MILE
65,080	300,792	922,009

AVERAGE HH INCOME

2 MILE	5 MILE	10 MILE
$87,159	$97,509	$100,626



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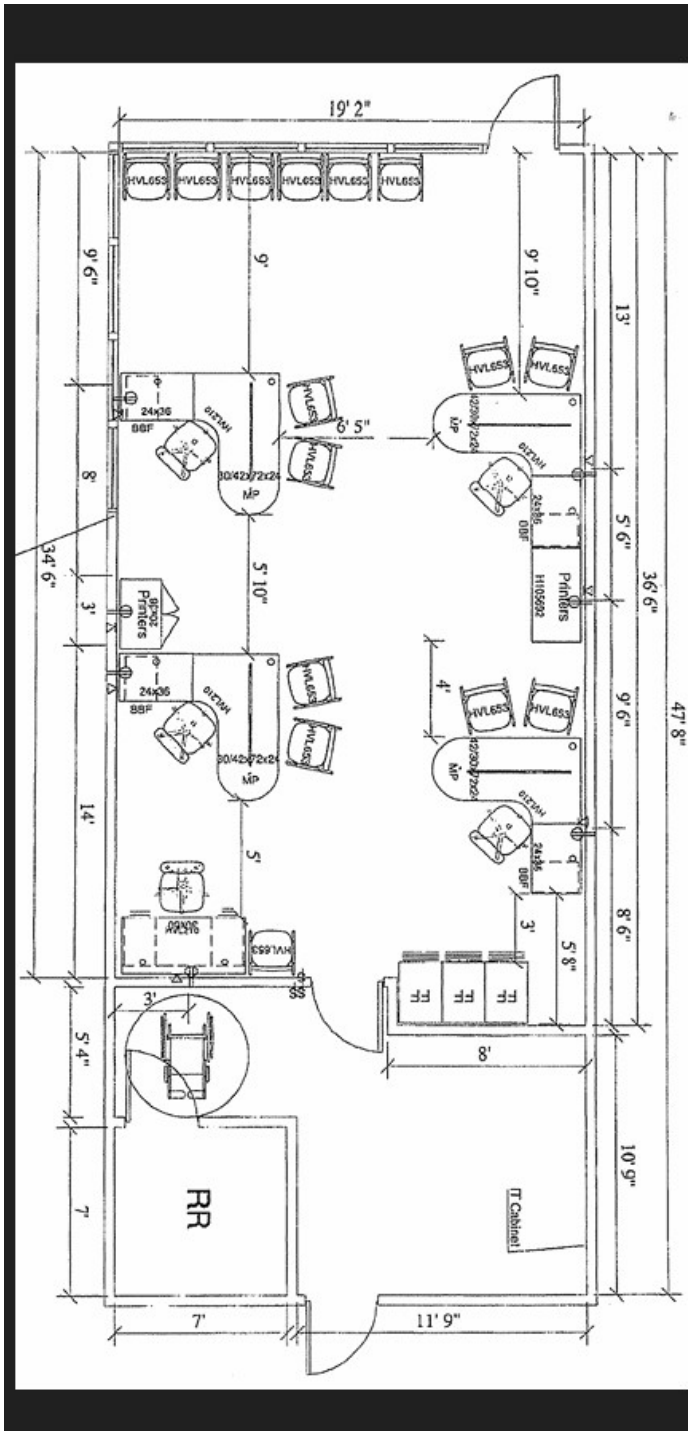
Floor Plan



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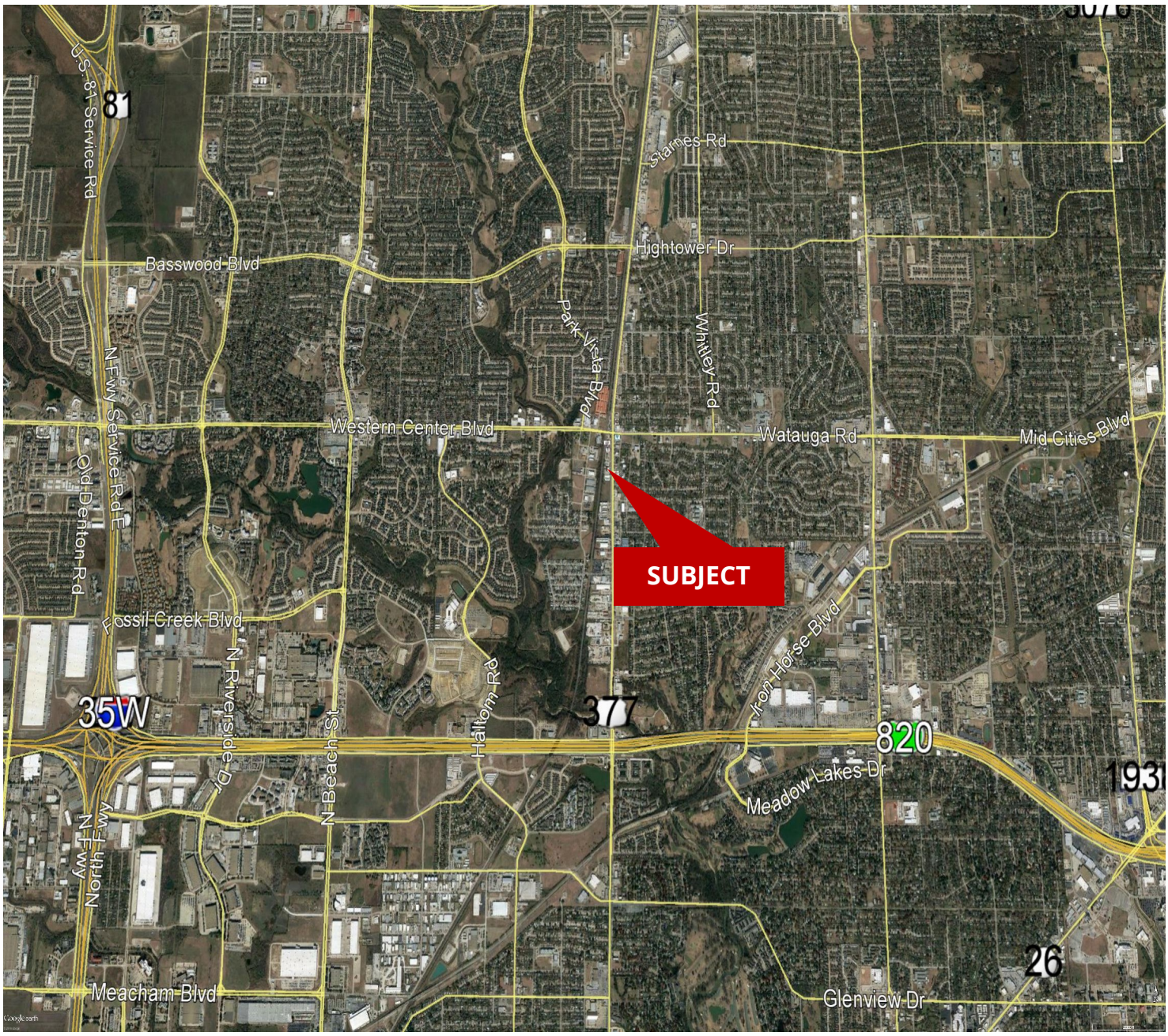
AERIAL MAP



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11/2/2015

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.

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.	**9008660**	**brandon@slatecommercial.com**	**(817)703-4653**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brandon Scott	**0505018**	**brandon@slatecommercial.com**	**(817)703-4653**
Designated Broker of Firm	License No.	Email	Phone
Brandon Scott	**0505018**	**brandon@slatecommercial.com**	**(817)703-4653**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Scott	**0505018**	**brandon@slatecommercial.com**	**(817)703-4653**
Sales Agent/Associate's Name	License No.	Email	Phone

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

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

TXR-2501 IABS 1-0 Date

Slate Real Estate Co., LLC 113 Indian Paint Dr Justin, TX 76247 Phone: **817-703-4653** Fax: **Slate IABS**
Brandon Scott Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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