



BELT LINE & WEBB CHAPEL | 1000-1012 WEBB CHAPEL RD, CARROLLTON, TX 75006

Features

Belt Line & Webb Chapel offers visible, accessible neighborhood retail and a strong line-up of local concepts that drive shopper traffic. Ideal for a service or small shops looking to serve an incredibly dense trade area with healthy incomes. beltlinewebbchapel.com

- 2nd-generation restaurant available

FOR LEASE

TOTAL SF: 7,571
AVAILABLE SF: 1,890
CONTACT FOR MORE INFORMATION
NNN: \$11.15 PER SF/YR EST.

Traffic Counts

Webb Chapel Road	31,424 VPD
E Belt Line Road	43,835 VPD

Demographics

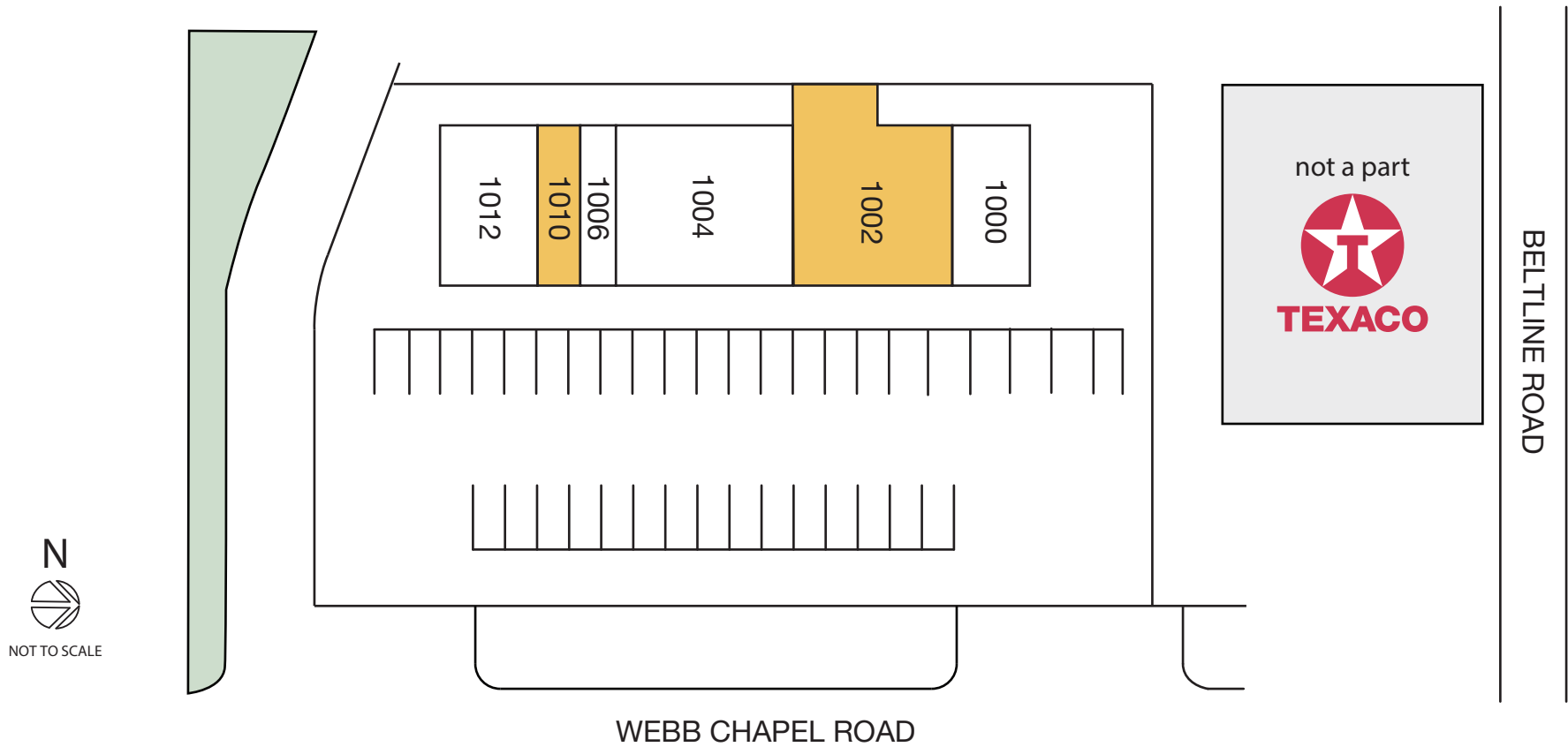
	YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population		8,701	116,572	334,410
Daytime Population		11,644	204,195	454,175
Median Age		39.89	36.7	37.0
Average Household Income		\$135,452	\$115,065	\$128,750

Maxwell Johnston
 Assistant Vice President
 214.954.0600
mjohnston@weitzmangroup.com

Amber Bacon
 Senior Associate
 214.729.5056
abacon@weitzmangroup.com

Area Retailers & Businesses





Available Space

1002*	1,350 sf
1010	540 sf
* 2nd-Gen Restaurant	

Current Tenants

1000	Caribbean Cafe	1,845 sf
1004	Convenience Store	2,306 sf
1006	Arles Hair Salon	450 sf
1012	Fito's Tacos de Trompo	1,080 sf

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Maxwell Johnston

Sales Agent/Associate's Name

809960

License No.

mjohnston@weitzmangroup.com

Email

(214) 720-3627

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Amber Bacon

Sales Agent/Associate's Name

815259

License No.

abacon@weitzmangroup.com

Email

(214) 720-3650

Phone

Buyer/Tenant/Seller/Landlord Initials

Date