CROSS TIMBERS COURT

FLOWER MOUND, TX | SWC CROSS TIMBERS [FM 1171] & GARDEN RIDGE BOULEVARD | 745 CROSS TIMBERS ROAD

Pine Tree

Tom Thumb anchored shopping center at the southwest corner of Cross Timbers Road [FM 1171] and Garden Ridge Boulevard.

CENTER SIZE: 81,169 SF

AVAILABILITY FREESTANDING BUILDING: UNIT 2 | 6,000 SF
2ND GEN. US RENAL CARE DIALYSIS CLINIC [CAN DIVIDE]

NNN: $5.81 PSF

LEASE RATES: PLEASE CALL

CROSS TIMBERS COURT AND AREA RETAILERS:

MINT dentistry
BANK OF AMERICA
STARBUCKS
Tom Thumb
ALDI
DUNKIN'
KFC
Pizza Hut
CareNow
Jack in the box

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2019 Population	17,335	120,004	199,365
2019 Total Households	6,607	42,016	72,356
2019 Daytime Population	17,145	121,222	200,466
2019 Average HH Income	$85,124	$102,296	$111,781
2019 Median HH Income	$69,600	$83,802	$86,532

TRAFFIC COUNTS:
Cross Timbers: 43,278 VPD
Garden Ridge Blvd: 15,069 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

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CROSS TIMBERS COURT

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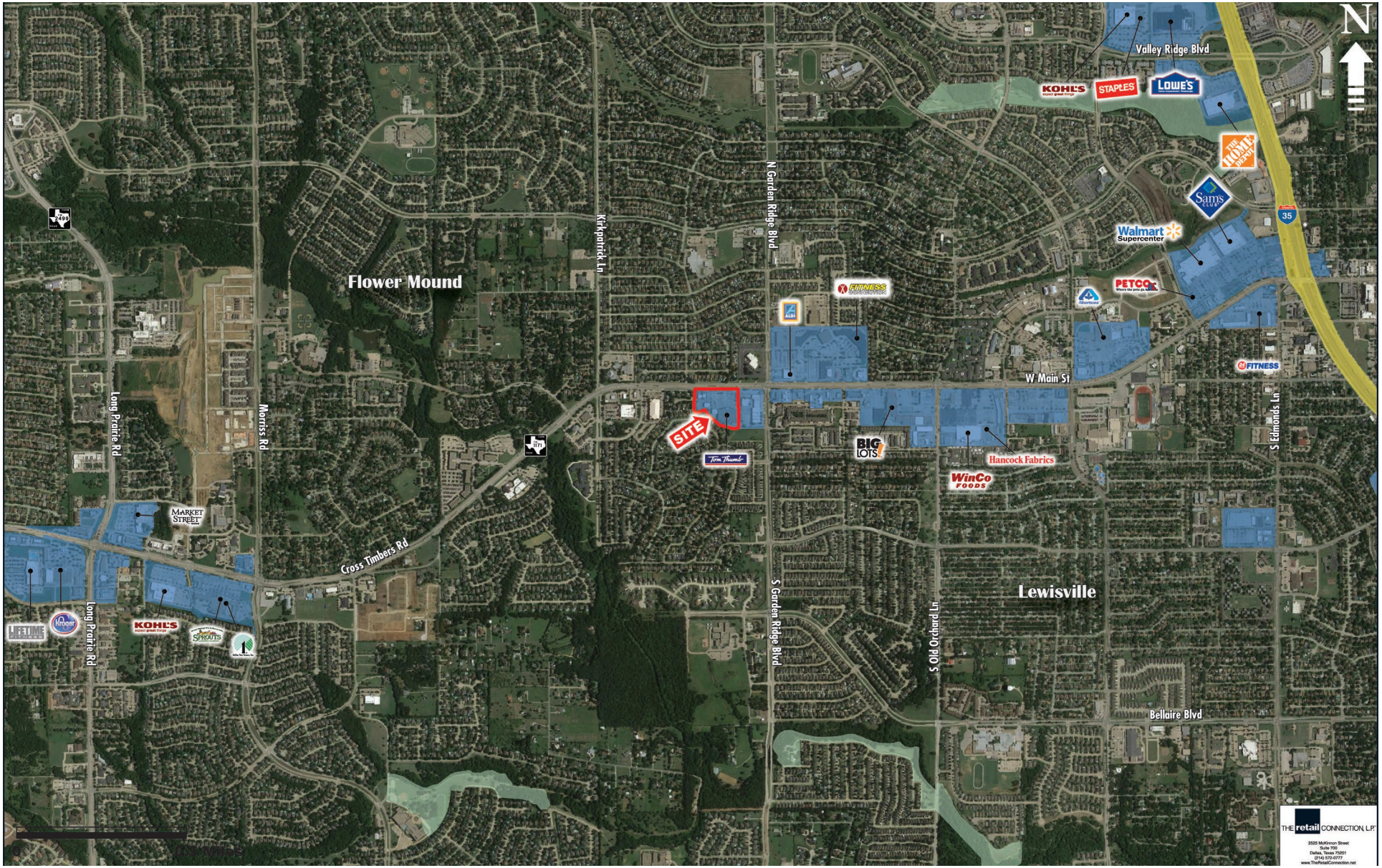
Pine Tree



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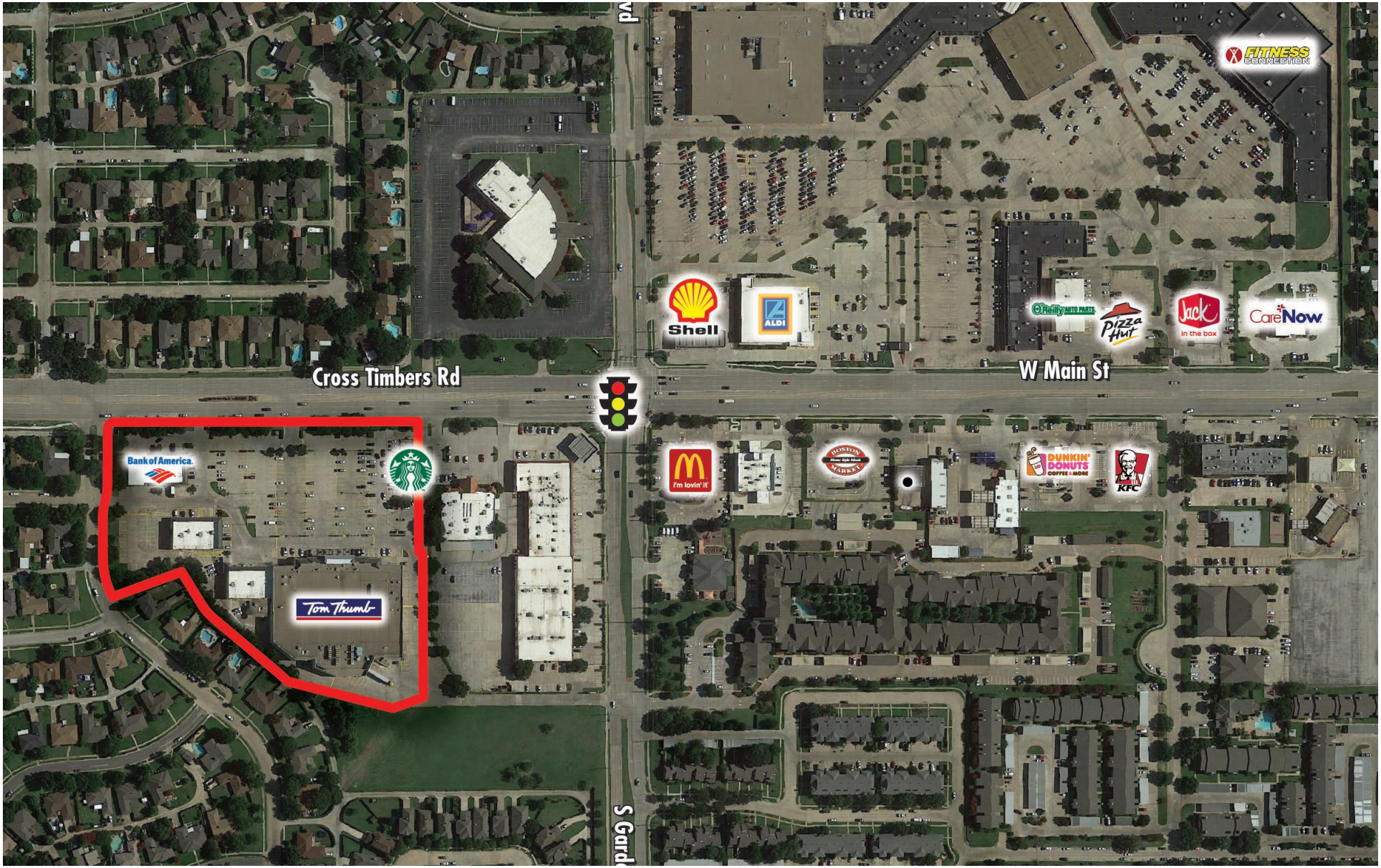

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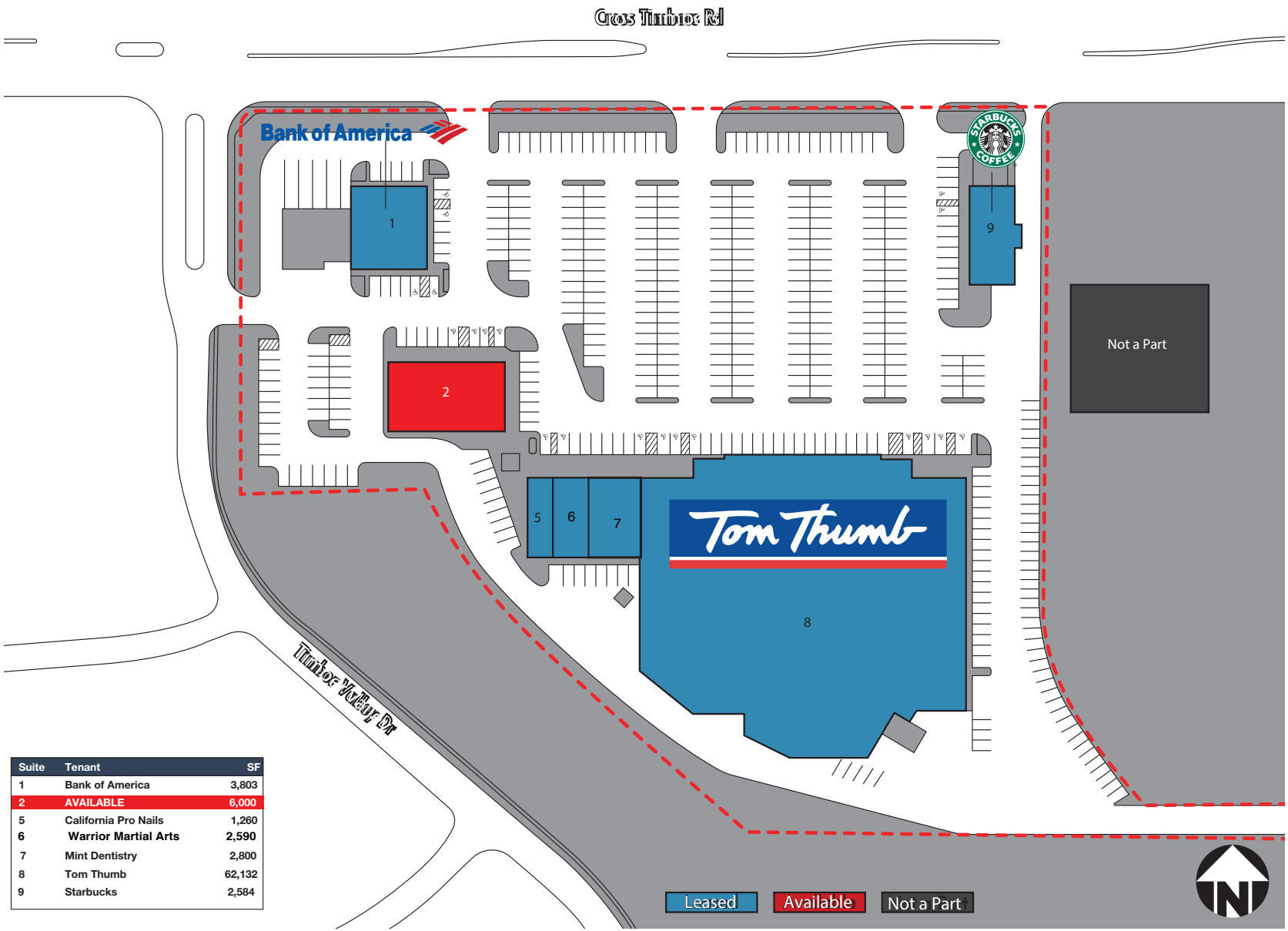

Suite	Tenant	SF
1	Bank of America	3,803
2	AVAILABLE	6,000
5	California Pro Nails	1,260
6	Warrior Martial Arts	2,590
7	Mint Dentistry	2,800
8	Tom Thumb	62,132
9	Starbucks	2,584

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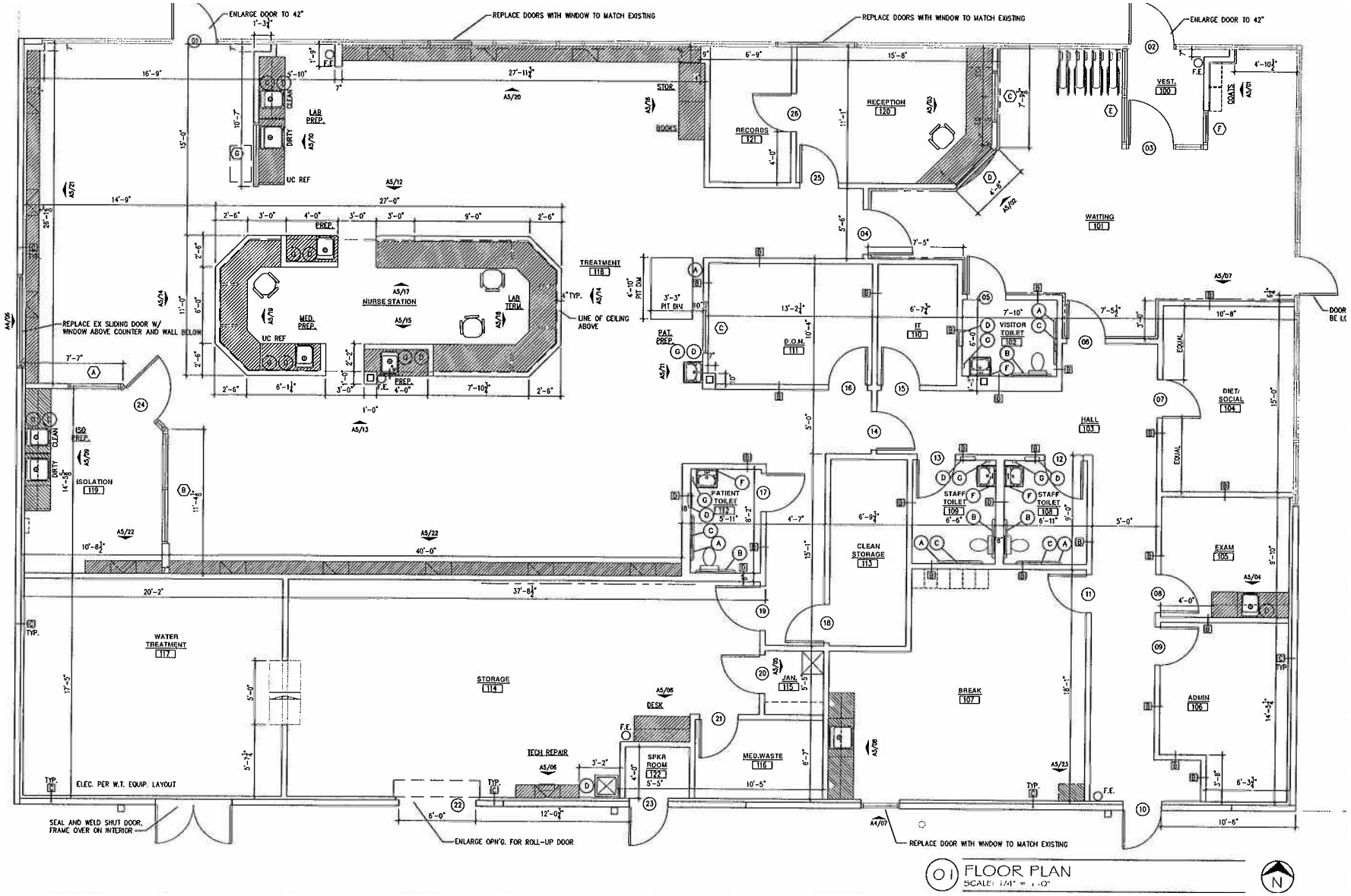
FORMER DIALYSIS CLINIC | 6,000 SF



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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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