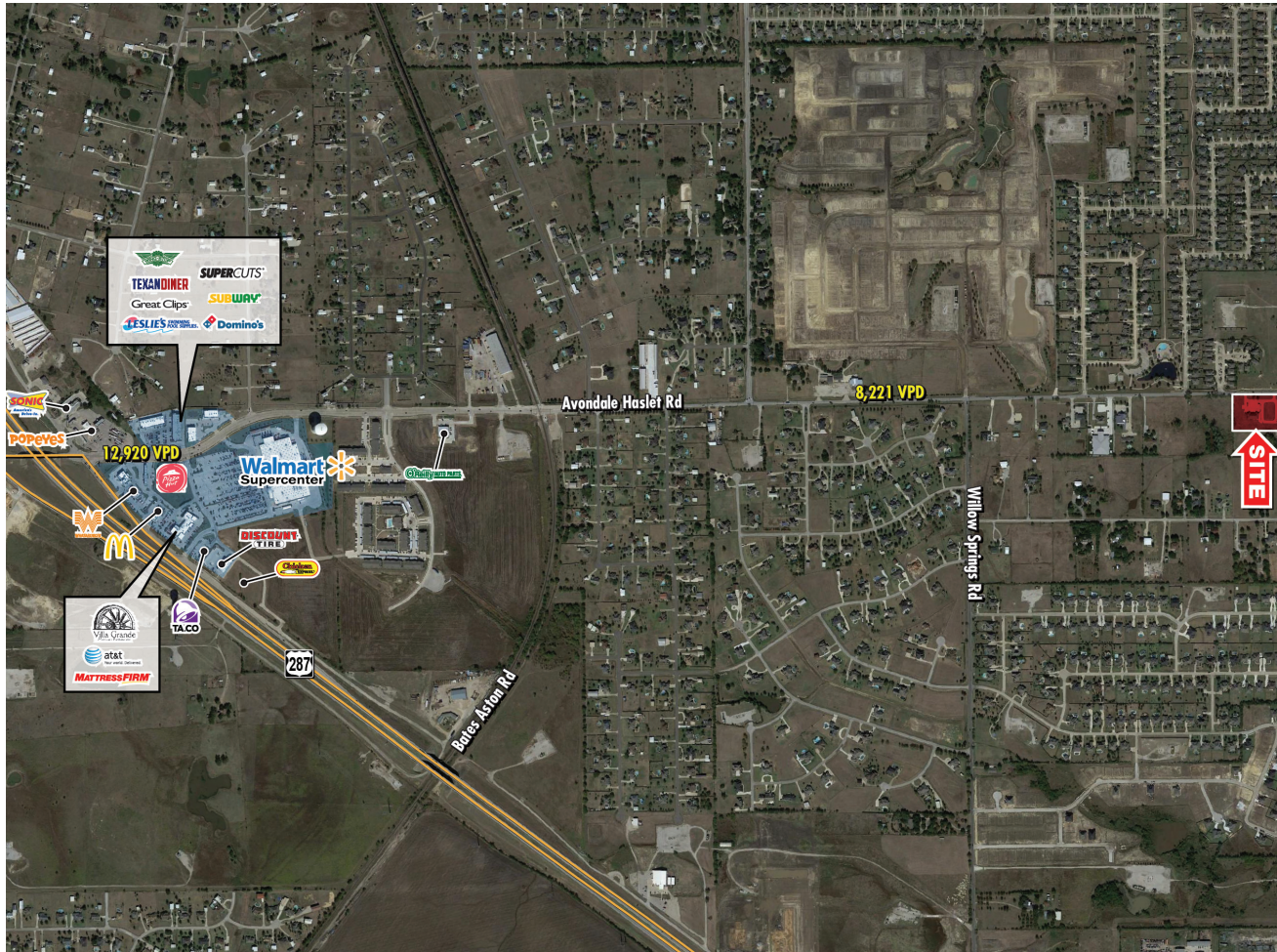


1205 AVONDALE HASLET ROAD

HASLET, TX | SWQ AVONDALE HASLET ROAD AND BOAZ ROAD



AVAILABILITY:

12,000 SF [TWO 6,000 SF BUILDINGS | PADS]

LEASE RATES:

PLEASE CALL FOR DETAILS

AREA RETAILERS:



DEMOGRAPHICS:

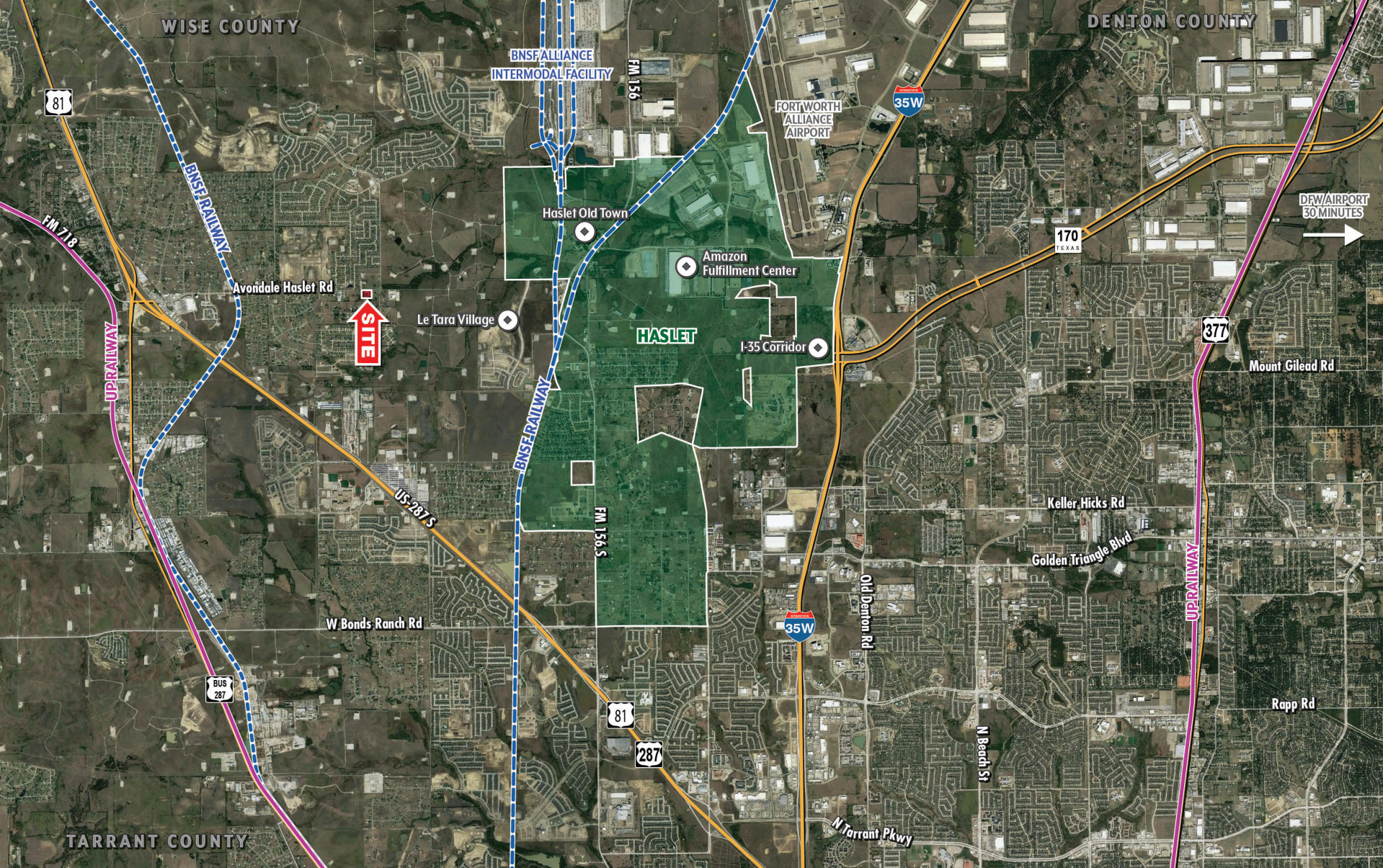
	1 MILE	3 MILE	5 MILE
2020 Population	4,431	24,750	50,942
2020 Total Households	1,325	7,841	16,296
2020 Average HH Income	\$127,772	\$125,539	\$119,316
2020 Median HH Income	\$110,183	\$103,325	\$98,891

TRAFFIC COUNTS:

Avondale Haslet Road at Willow Springs Road: 8,221 VPD
 Avondale Haslet Road at Highway 287: 12,920 VPD

1205 AVONDALE HASLET ROAD

HASLET, TX | SWQ AVONDALE HASLET ROAD AND BOAZ ROAD



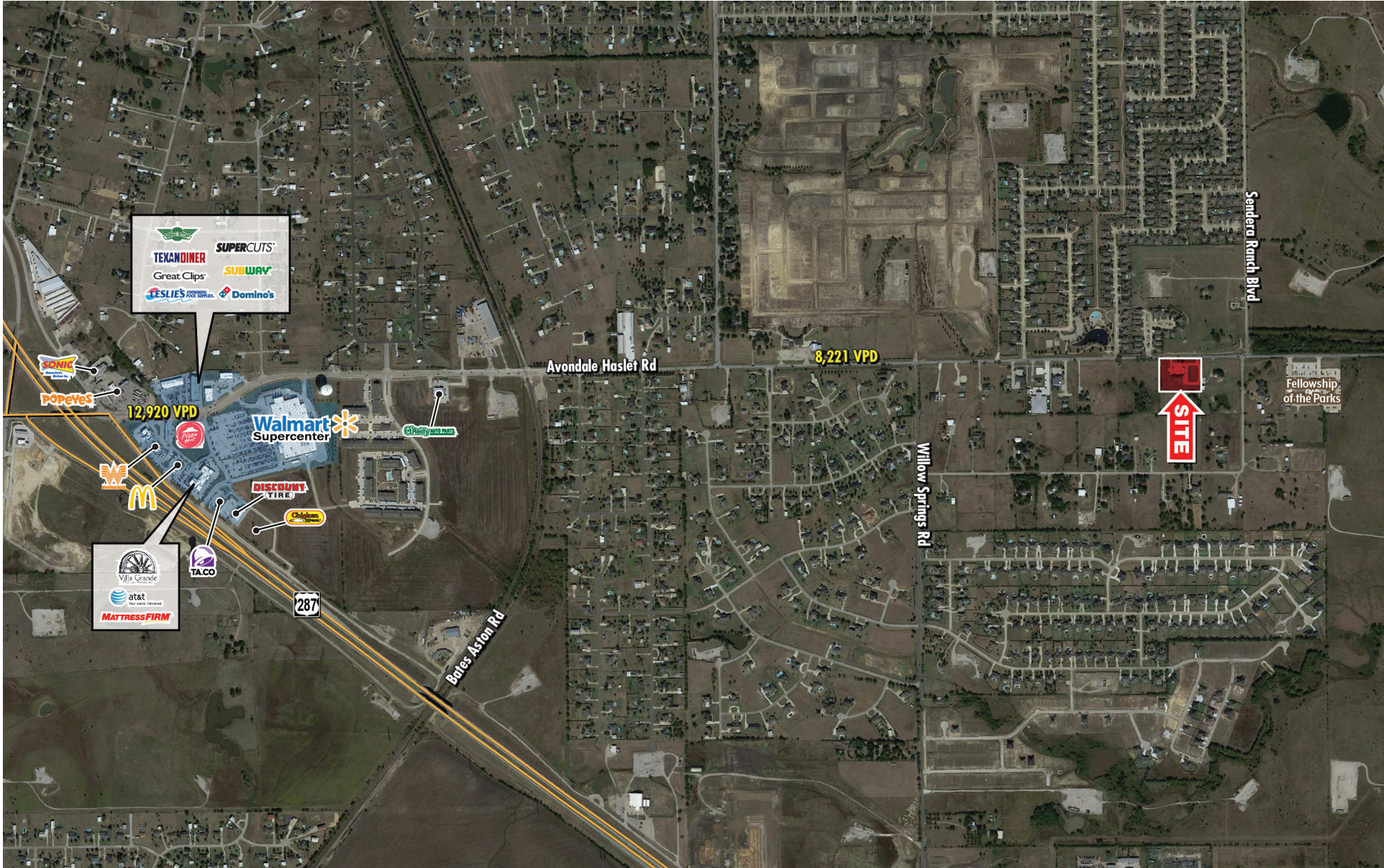
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

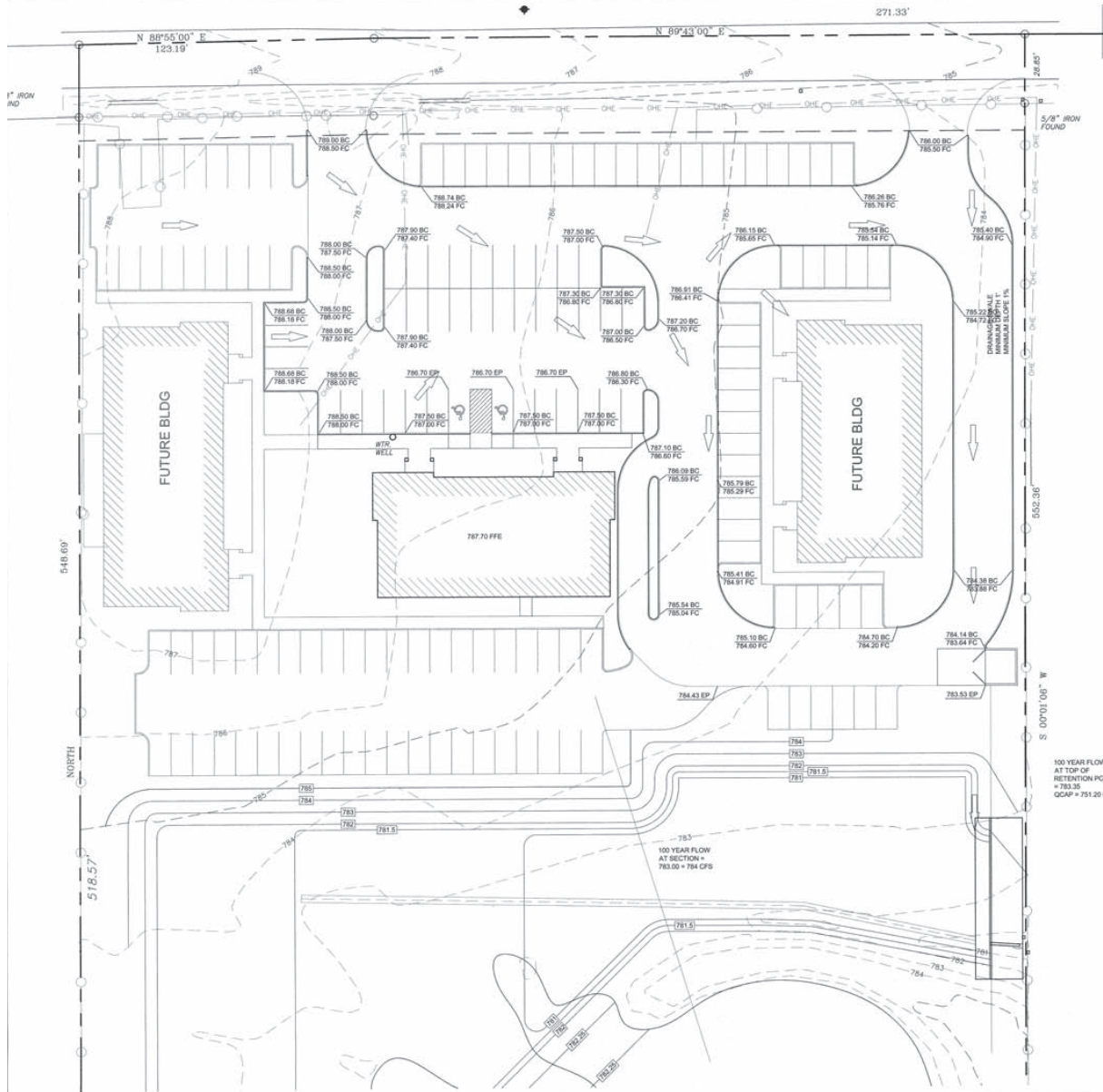
1205 AVONDALE HASLET ROAD

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BENCHMARK:
PROJECT BENCHMARK IS A STANDARD USCGS MONUMENT LOCATED AT THE SOUTHWEST CORNER OF ATCHAFALAYA AND SANTA FE RAILWAY TRISTE OVER STREAM HIGH AS SHOWN ON FEMA MAP 4809C2155H DATED AUGUST 2, 1995 WITH AN ELEVATION OF 740.10



- LEGEND**
- PROPERTY LINE
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOUR
 - RIDGE
 - VALLEY
 - PROPOSED FIRE HYDRANTS
 - POWER POLE & GUY WIRE
 - SEWER LINE
 - WATER LINE
 - SEWER FORCE MAIN
 - OVERHEAD ELECTRIC LINE
 - FLOW ARROW
 - FFE FRESH FLOOR ELEVATION
 - FC FACE OF CURB/GUTTER
 - NG NATURAL GRADE
 - EP EDGE OF PAVEMENT
 - BC TOP BACK OF CURB

FLOOD PLAIN NOTE:
ACCORDING TO THE SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), COUNTY PANEL NO. 48490004 K, REVISED SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN ANY "SPECIAL FLOOD HAZARD AREA SPECIAL ZONE" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	2% MAX SLOPE
	3% MAX CROSS SLOPE
Roof & Curb Slope	4% MAX SLOPE
TRAFFIC SIGNAL & ACCESSIBLE AREA	4% MAX SLOPE IN ANY DIRECTION
CONTRACTOR TO VERIFY THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS.	

NOTE:
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

ADA BARRIER-FREE RAMP REQUIREMENTS:
TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE TABULARS STDS FOR ADDITIONAL OPTIONS); SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMP SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/OCCUPATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS.

The seal appearing on this document was authorized by
Ian Norton, P.E.
82552
on August 5, 2014
Williams Engineering
7-3973

BEFORE YOU DIG CALL:
1-800-245-4543



FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

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:
 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