

# CROSS TIMBERS VILLAGE

FLOWER MOUND, TX | SWC FM 1171 AND BRUTON ORAND BOULEVARD



## AVAILABILITY:

1,037 SF | 2<sup>ND</sup> GEN. RETAIL  
2,258 SF | 2<sup>ND</sup> GEN. DENTIST  
OFFICE

NNN: \$14.15 PSF

## LEASE RATES:

PLEASE CALL FOR DETAILS

COMING SOON: 4EVER YOUNG



## CROSS TIMBERS VILLAGE AND AREA RETAILERS:

*Tom Thumb*



**CHASE**

**Great Clips**

*Walgreens*



**BANK OF AMERICA**

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2021 Population	10,452	66,249	163,956
2021 Total Households	3,120	21,705	55,690
2021 Daytime Population	9,325	68,046	155,090
2021 Average HH Income	\$207,905	\$176,448	\$152,503
2021 Median HH Income	\$169,961	\$144,650	\$119,353

## TRAFFIC COUNTS:

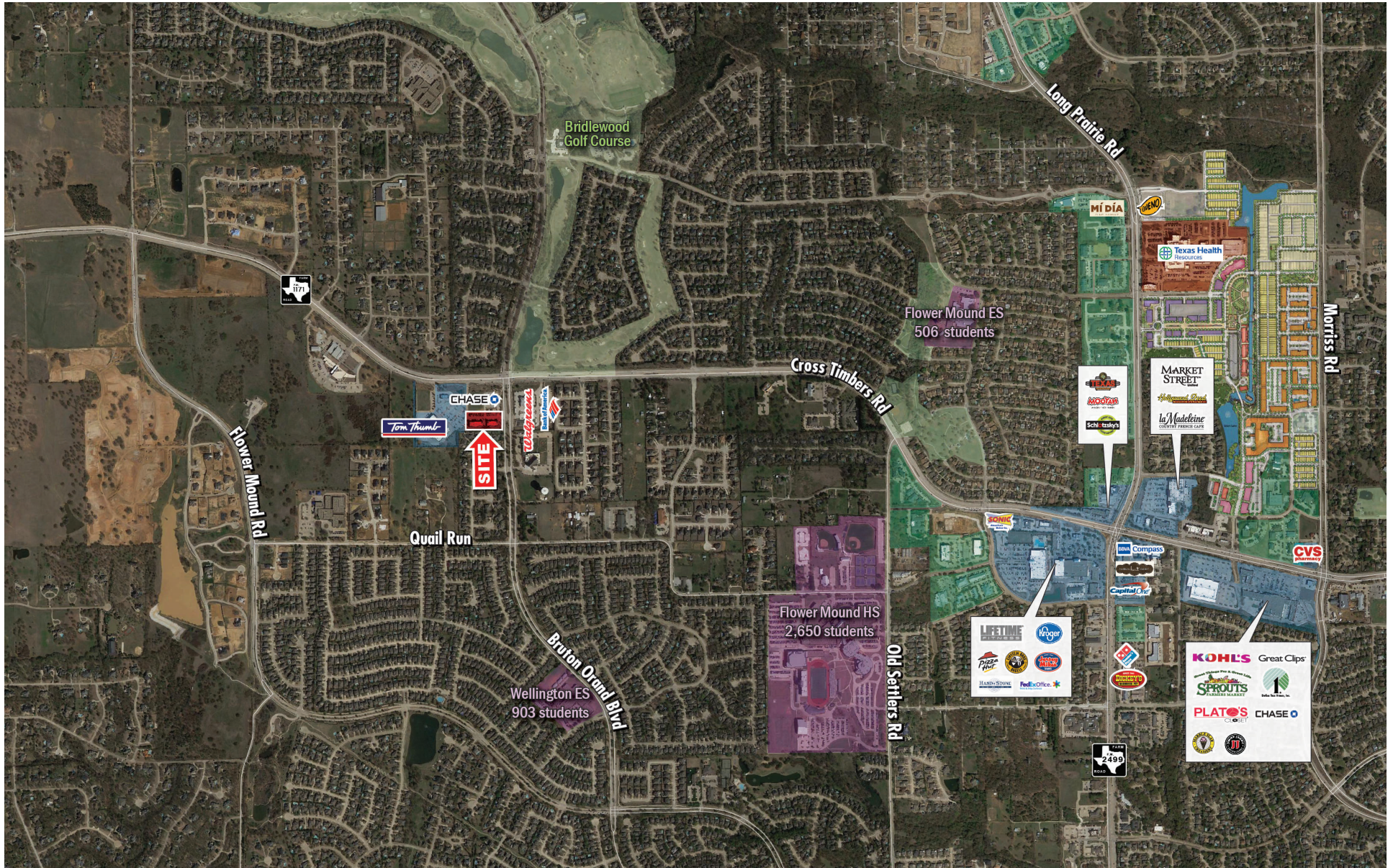
Cross Timbers Rd: 23,391 VPD  
Bruton Orand Blvd: 9,317 VPD

**FLOWER MOUND, TX** | SWC FM 1171 AND BRUTON ORAND BOULEVARD

Suite	Tenant	GLA sq. ft.
4151-100	AVAILABLE	2,258
4151-110	Athletic and Fitness Training	1,660
4151-130	Diva Nail Lounge	2,024
4151-140	Great Clips	972
4151-150	Terry's Donuts	964
4151-160	4Ever Young [Coming Soon]	2,895
4251-100	Palio's Pizza Café	2,072
4251-110	AVAILABLE	1,037
4251-130	RE/MAX DFW & Farmers Insurance	2,131
4251-140	New View Optometry	1,531
4251-150	David Ryan Salon	1,789

# CROSS TIMBERS VILLAGE

FLOWER MOUND, TX | SWC FM 1171 AND BRUTON ORAND BOULEVARD



# 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