

FOR LEASE OFFICE BUILDING



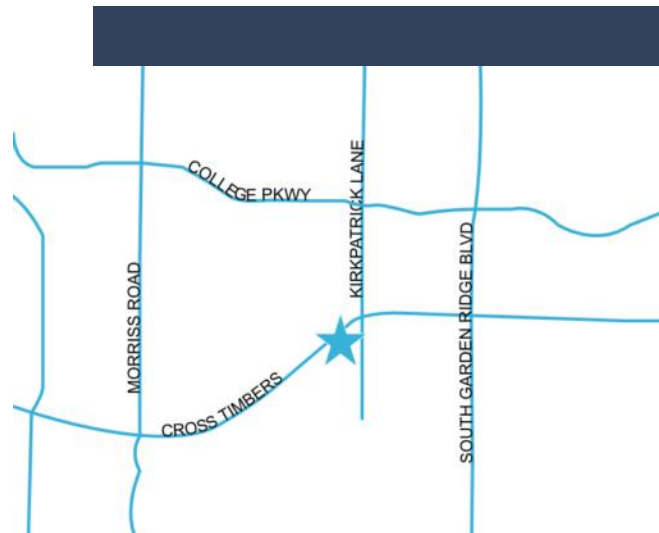
1241 CROSS TIMBERS RD, FLOWER MOUND, TX 75028



PROPERTY HIGHLIGHTS

- ±2,000 - 4,498 SF
- Professional Office Space
- Numerous windows allow for ample natural light
- Tenant Improvement Allowance
- Ample Parking
- Building Signage visible to Cross Timbers Road
- Located within a short walking distance of retail shops
- Located at Cross Timbers Road & Kirkpatrick Lane

LEASE RATE \$21.00-\$23.00 SF/YR | NNN



CONTACT INFORMATION

GRANT GOODWIN

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Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

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FLOOR PLAN



TOTAL: 4141 sq. ft
FLOOR 1: 4141 sq. ft

Measurements Deemed Highly Reliable, But Not Guaranteed. Measurements Are For Marketing Purposes Only.



**The dimensions shown above are a approximate and are to be verified by the Tenant prior to lease commencement.

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,498 SF	Lease Rate:	\$21.00 - \$23.00 SF/yr

AVAILABLE SPACES

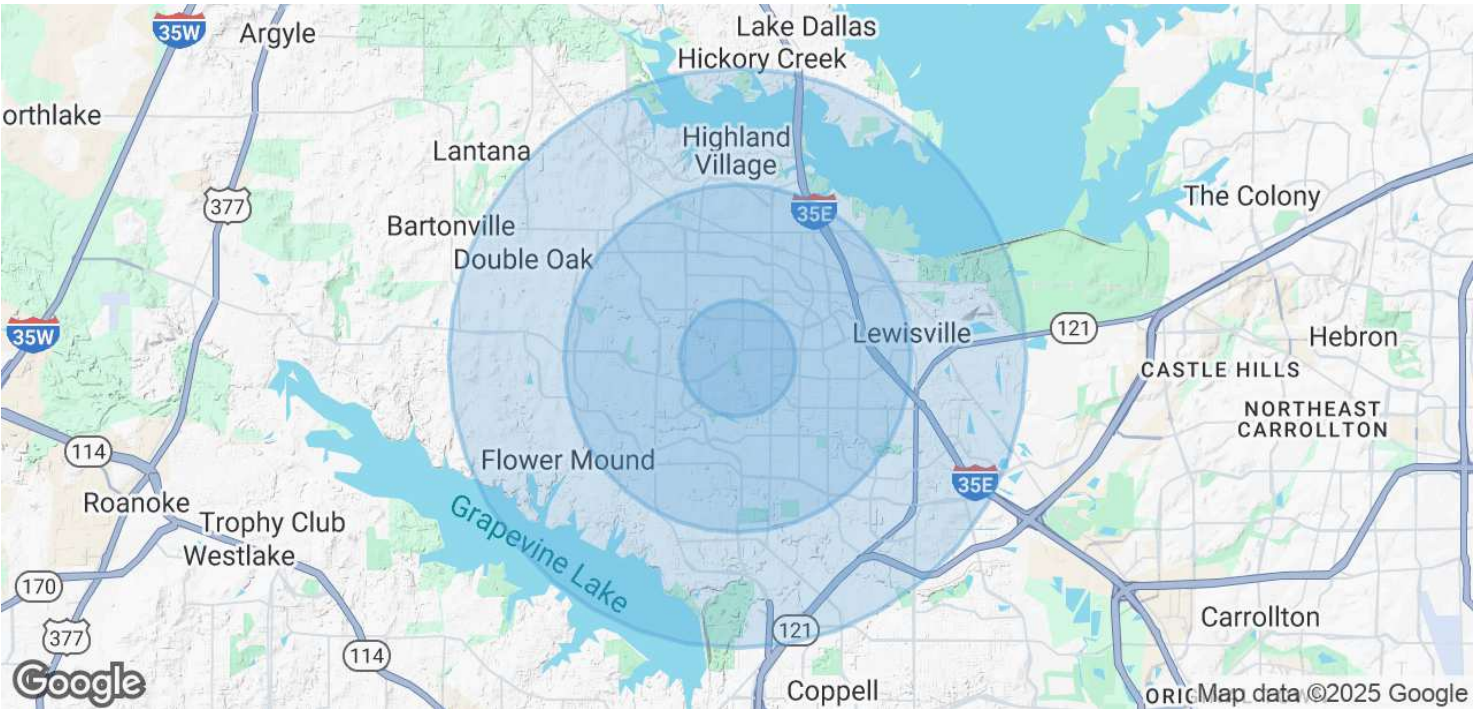
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
For Lease	Available	4,498 SF	NNN	\$21.00 - 23.00 SF/yr	-

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,928	125,381	220,361
Average Age	40	39	38
Average Age (Male)	39	38	38
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,106	44,013	81,513
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$132,591	\$149,905	\$151,370
Average House Value	\$419,717	\$444,637	\$459,356

Demographics data derived from AlphaMap

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BROKER CONTACTS



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INFORMATION ABOUT BROKERAGE SERVICES



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:
 - 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.

Champions DFW Commercial Realty, LLC	584733	jim@championsdfw.com	(817) 488-4333
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Kelley	545842	jim@championsdfw.com	(817) 488-4333
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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