

SHOPS ON MANSIONS

Investment Sale @ 7% cap rate

6313 N George Bush Hwy # 300, 400, Garland, Texas 75044



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Leased Retail Condominium
Suite FOR SALE

Property Overview



- + 3,208 SF on George Bush Frontage Rd, Garland
 - Ste 300 – 1,613 SF
 - Ste 400 – 1,595 SF
 - Can be sold separately
- + Both suites leased to Cloud Collectibles
 - Great, Stable Tenant
 - NNN Lease
 - Annual Bumps
- + For Sale - \$443 per SF @7% cap rate

ABOUT THE BUILDING

- + 16,800 SF shopping center
 - 10 condominium suites
- + 83 parking spots
- + Dedicated turn lane
- + Gorgeous brick and stucco treatment
- + Tenants in the Building
 - Suite 100 – Leased to King Kong Smoothie
 - Suite 300, 400 – Cloud Collectibles
 - Suite 500,600 – A 19 suite move-in ready salon spa – available for lease/sale
 - Suite 700 – Professional office
- + Availability
 - Suite 200 – Retail storefront for sale/lease
 - Suites 800, 900, 1000 – professional offices available for sale/lease
- + Ideal for a plethora of uses:
 - Fitness / Yoga /Gaming center
 - Dance, music school / Learning center.
 - Medical / Dentist / Chiropractor office
 - Real estate/insurance office
 - Veterinarian / pet grooming
- + Captured market of 1600 apartments next door

- ✚ See price chart for suite sizes and pricing

Location Highlights

- ✚ Frontage to George Bush Hwy
- ✚ SEC of George Bush Hwy and Mansions Drive
- ✚ Off Campbell Exit on George Bush Turnpike
- ✚ Hundreds of homes within walking distance
 - Mansions at Spring Creek Apartments
 - Towers at Spring Creek Apartments
 - Stoneleigh on Spring Creek
 - Equinox on the Park Apartments
 - Shoal Creek Townhomes
- ✚ Hundreds of new apartments under construction

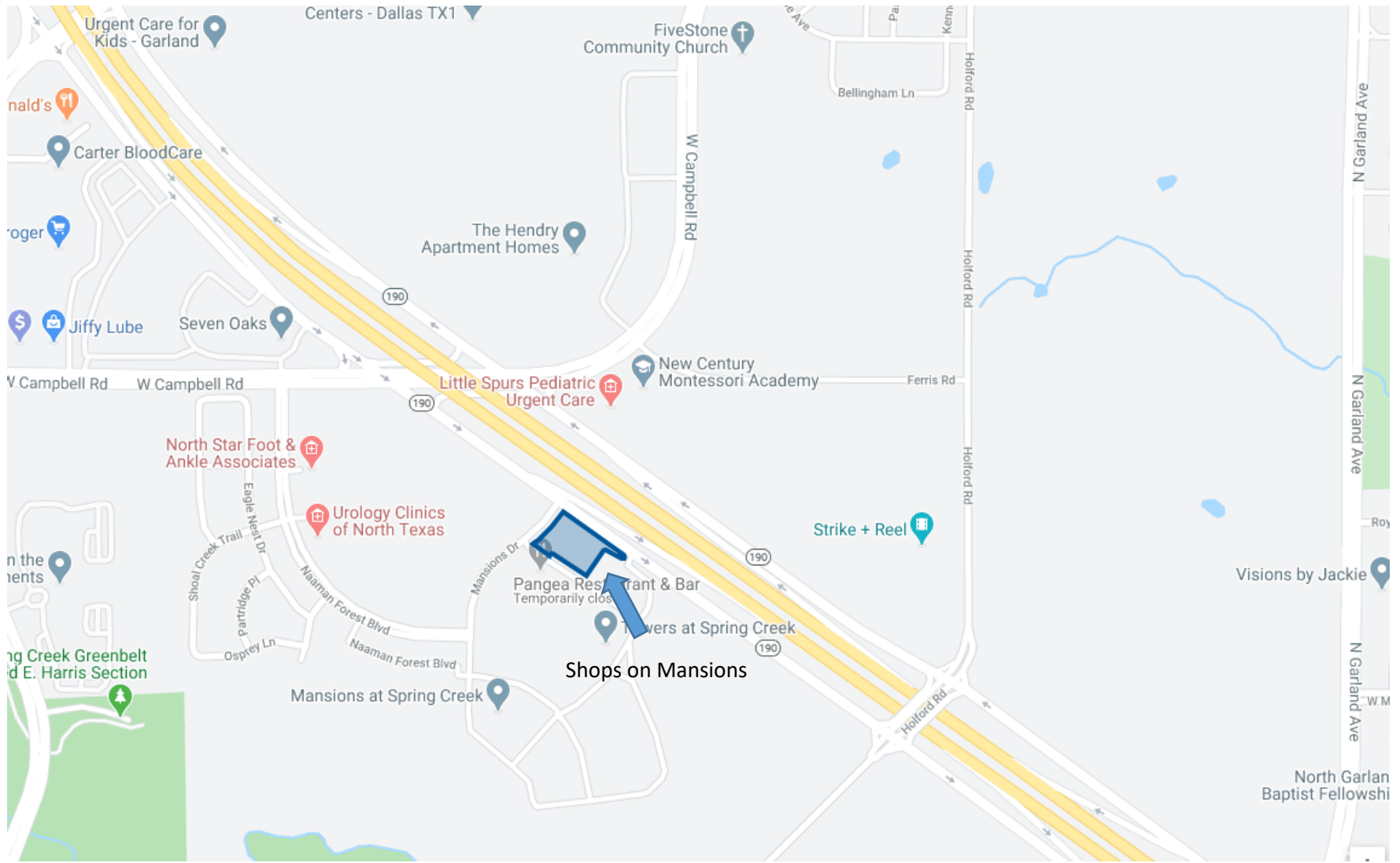


PRICE CHART AND AVAILABILITY

Suite	Size, sf	Sale Terms		Lease Terms			
		Rate, \$/sf	Amount, \$	Base, \$/SF	NNN, \$/SF	Rent/month	TIA, \$/sf
100	1510	Call for pricing		LEASED - KING KONG SMOOTHIE			
200	1595	350	\$558,250	28	11	\$5,184	35 \$55,825
300	1613	443	\$714,560	LEASED - CLOUD COLLECTIBLES			
400	1595	443	\$706,805	LEASED - CLOUD COLLECTIBLES			
500	2013	Call for pricing		MOVE-IN READY SALON SUITES			
600	2013	Call for pricing		MOVE-IN READY SALON SUITES			
700	1650	UNDER CONTRACT, OWNER OCCUPIED PROFESSIONAL OFFICE					
800	1550	330	\$511,500	26	11	\$4,779	35 \$54,250
900	1580	330	\$521,400	26	11	\$4,872	35 \$55,300
1000	1570	360	\$565,200	29	11	\$5,233	35 \$54,950

End cap suite 1000 has a huge open patio space in the front that can be put to creative business use.
Higher TI can be considered in exchange for increased rent.

Great Location! Excellent Frontage to George Bush Hwy



George Bush Turnpike Location off Campbell





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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date