

NORTHLAKE COMMONS

N.E of FM 407 AND E. CLEVELAND GIBBS RD



FOR MORE INFORMATION:

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www.officeequitysolutions.com

Property Overview

- Leasing 1,422sf - 3,228sf
- Growing community and location are great traffic generators
- These residents need you!

Property Highlights

- Home to the Town of Northlake
- First class office, medical office space, specialty and retail space
- Above market finish out allowance

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SITE PLAN



VideoLink

Harvest:

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BUILDING PHOTOS



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EXECUTIVE SUMMARY

- Northlake Commons is home to the Town of Northlake, and a mixed-use of 14 single and multi-tenant buildings designed for professional/medical office restaurants, and retail in a "town center" setting.
- 125+- homes *per month* are being sold in neighboring Harvest, Pecan Square, and Robson Ranch communities.
- Northlake Town Commons is new construction; Competitive Finish-out Allowance
- The center is 85% leased.

SPECIALTIES URGENTLY NEEDED
ONCOLOGY, OBGYN, DERMATOLOGY, PODIATRY,
RESTAURANTS, RETAIL STORES



Information About Brokerage Services

Texas law requires all real estate licensees 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):

- **Protect** 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 **all** real estate transactions honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/TANOLORO): *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 undeclined 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:**
- **Must**, 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 on and **carry out** the instructions of each party to the transaction.
- **Must not**, unless specifically authorized in writing to do so by **one** party, **disclose**:
 - o that the **owner** will accept a price less than **the** written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials _____ Oats _____