

FOR LEASE

TROPHY CLUB PLAZA

NEC SH-114 & TROPHY LAKE DR, TROPHY CLUB, TX 76262



PROPERTY INFO

- + High Volume Tom Thumb Grocery Anchored Shopping Center
- + Situated at the entrance to the affluent neighborhoods of Trophy Club
- + Easy access to Highway 114 helps to draw from the communities of West Lake, Roanoke & Southlake
- + Co-tenants include Starbucks, Verizon, Bank of America, and Walgreens

GROSS LEASABLE AREA

- + 106,507 SF

AVAILABLE SPACE

- + 1,657 SF

Traffic Counts

Trophy Club Dr	4,492 vpd
SH-114 service Rd	30,577 vpd
SH-114	97,006 vpd

Source: CoStar 2018

2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	5,477	30,453	96,954
Daytime Population	3,919	26,906	84,652
Average HH Income	\$157,905	\$155,550	\$153,032
Median Age	40.9	40.3	37.5

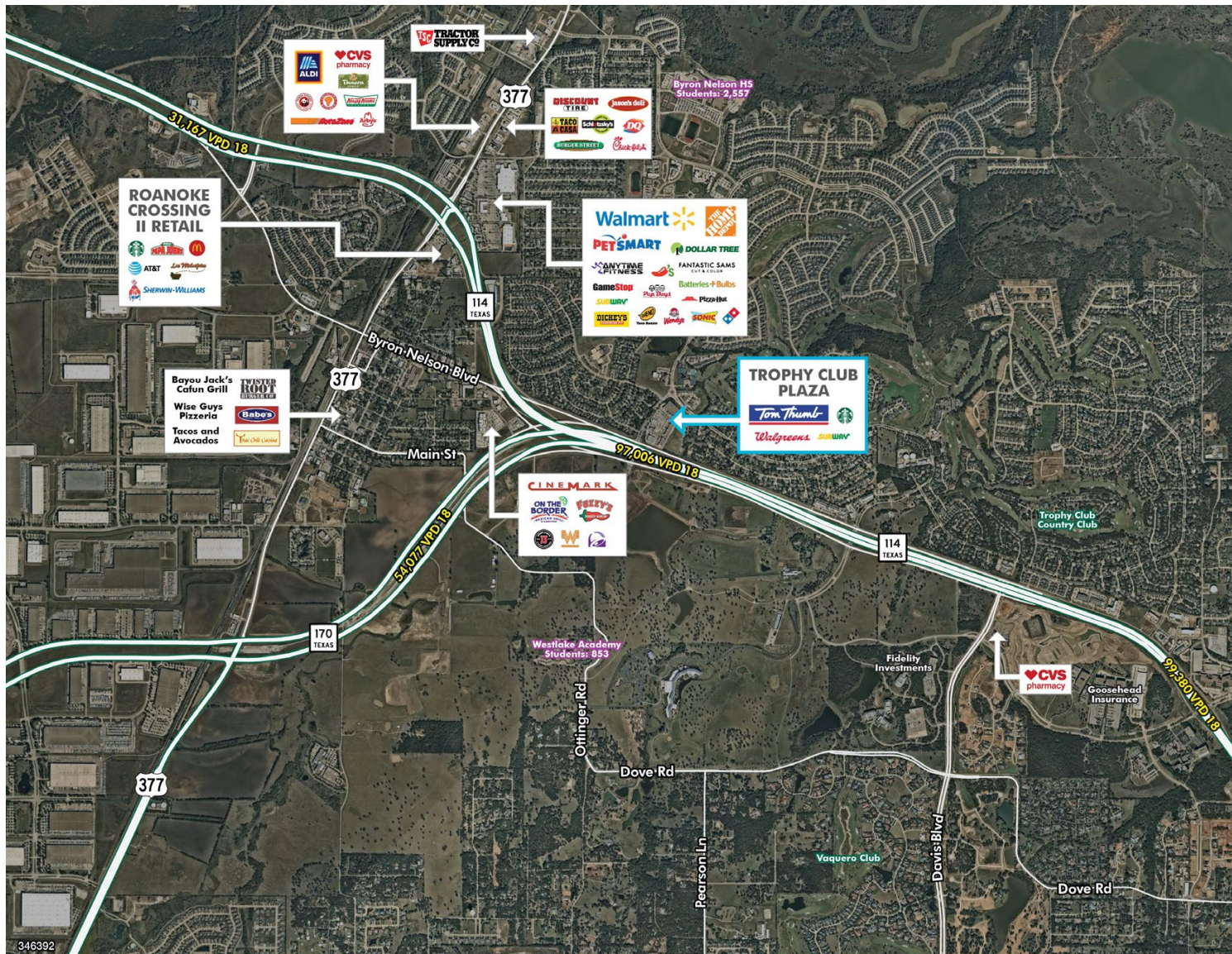


Retail Science from CBRE

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UNIT	TENANT	SF
0003	Tom Thumb	63,654
0100	Great Clips	1,200
0104	Trophy Club Cleaners	1,985
0108	Hot & Creamy Donuts	1,072
0112	Mathnasium	1,200
0116	Hong Kong Express	2,273
0120	Trophy Smile Studio	1,930
0124	Foot Palace	2,334
0128	Trophy Smile Studio	1,860
0132	AVAILABLE	1,657
0136	Bara Church	3,400
0140	Luxury Nail & Spa	1,276
0144	Subway	1,457
0148	Artisan Vapor	1,625
0156	Salons by JC	5,130
0310A	Starbucks	1,600
0310B	Sassy Flamingo	1,900
0310C	SOI Brow	1,200
0322	Trophy Club Chiropractic	2,000
0326	Performant Fitness	5,981



CONTACT US

Dan Shoevlin

Senior Vice President
214 252 1186
dan.shoevlin@cbre.com

Louie Tijerina

Associate
214 252 1116
louie.tijerina@cbre.com

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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.

_____ 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	