

 FOR  
LEASE

# CASA VIEW OAKS

SWC of Casa View Drive & Gus Thomasson Road  
2222-2266 Gus Thomasson Road  
Dallas, Texas 75228



  
IF IT'S RETAIL, THINK HOPKINS.

**RANKIN GROTE**

rg@hopkinscommercial.com  
214-384-4051 or 214-956-7881 x115

**NICK BOWMAN**

nb@hopkinscommercial.com  
214-796-1116 or 214-956-7881 x120

**WWW.HOPKINSCOMMERCIAL.COM**

7995 LBJ Freeway, Suite 250 | Dallas, Texas 75251  
Phone: 214-956-7881 | Fax: 214-956-7899

All information pertaining to this property is from sources deemed reliable; however, Owner and Broker have not performed an independent investigation of this real estate information and acknowledge that it is subject to errors, omissions, change of price, retail or other conditions, prior to sale or lease or withdraw without notice.



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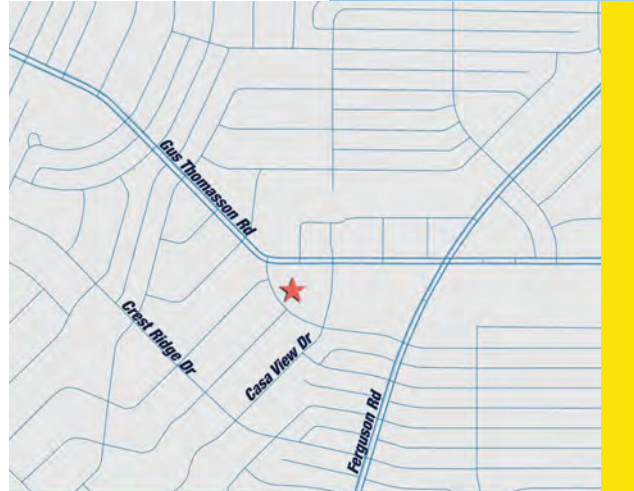
**AVAILABLE**  
863 SF



**RATE**  
Call For Info



**TRAFFIC COUNT**  
Gus Thomasson Road: 17,462 VPD  
Ferguson Road: 23,887 VPD



## PROPERTY HIGHLIGHTS

- Redeveloped Property
- Near Garland Road and I-635
- Signalized Hard Corner
- Across the Street from Walmart

## DEMOGRAPHICS

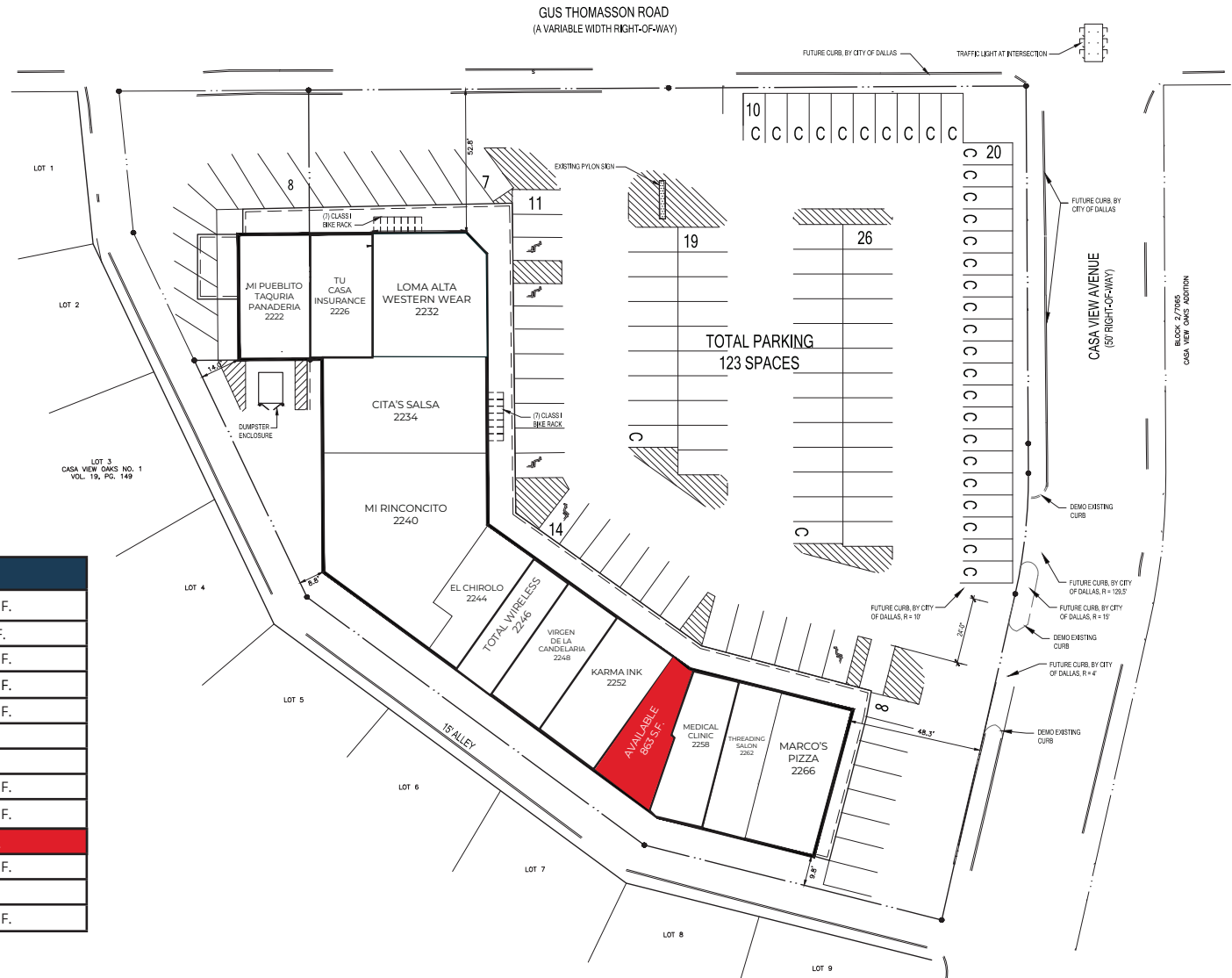
	1 MILE	3 MILES	5 MILES
Population	18,524	136,462	350,851
Daytime Population	17,349	214,448	304,815
Avg HH Income	\$88,515	\$99,924	\$113,423



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SUITE	TENANT	SQ. FT
2222	TAQUERIA	1,435 S.F.
2226	TU CASA INSURANCE	1,000 S.F.
2232	LOMA ALTA WESTERN WEAR	1,759 S.F.
2234	CITA'S SALSA	2,100 S.F.
2240	MI RINCONCITO	3,216 S.F.
2244	EL CHIROLO	900 S.F.
2246	TOTAL WIRELESS	780 S.F.
2248	VIRGEN DE LA CANDELARIA	1,088 S.F.
2252	KARMA INK	1,247 S.F.
2256	AVAILABLE	863 S.F.
2258	MEDICAL CLINIC	1,042 S.F.
2262	THREADING SALON	874 S.F.
2266	MARCO'S PIZZA	1,465 S.F.

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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."*

11/2/2015"



**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 counteroffer 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:"
  - 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."

Hopkins Commercial Real Estate, Inc.	<b>417379</b>		<b>214-956-7881</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name !	License No.	Email"	Phone"
<b>Edward Michael Schaefer</b>	<b>622165</b>	<b>schaeferedward@gmail.com</b>	<b>214-334-4811</b>
Designated Broker of Firm	License No.	Email"	Phone!
Licensed Supervisor of Sales Agent/ Associate"	License No."	Email"	Phone"
<b>Fred Rankin Grote III</b>	<b>711222</b>	<b>rg@hopkinscommercial.com</b>	<b>214-384-4051</b>
Sales Agent/Associate's Name!	License No.	Email"	Phone"

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials!

\_\_\_\_\_  
Date!