

2ND GENERATION SCHOOL | VALLEY RANCH IRVING, TX

9930 VALLEY RANCH PKWY W, IRVING, TX 75063

SHOP COS.



**FOR SALE OR LEASE
QUOTING \$3.7M**

Daniel Frid / **DFRID@SHOPCOMPANIES.COM** / **214-501-5108**

Landry Kemp / **LANDRY@SHOPCOMPANIES.COM** / **214-398-2546**

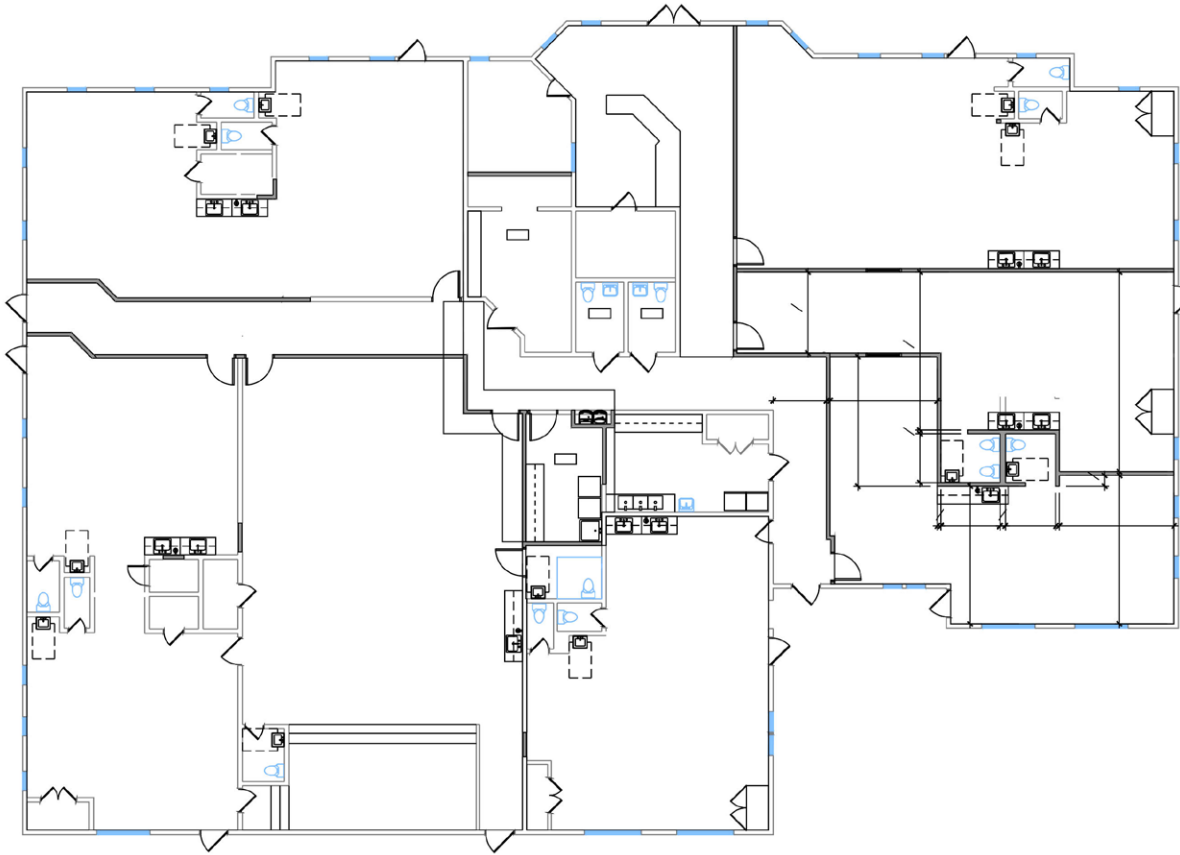
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FLOOR PLAN



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	24,611	85,858	218,659
Avg. HH Income	\$142,203	\$151,433	\$142,688
Total Housing Units	9,852	34,875	85,945
Daytime Population	16,809	119,419	340,181
Median Home Value	\$403,954	\$462,674	\$437,731

PROJECT SCOPE

2nd generation daycare/school opportunity located in Valley Ranch a master-planned community development in the Dallas suburb of Irving, TX. The highly adaptable building is positioned at very well trafficked community intersection (MacArthur Blvd & Valley Ranch Pkwy), surrounded by four quadrants of dense, single family residential. The immediate area benefits from a broad demographic of Indian, Asian, and Caucasian mix. Apart from proximity to numerous national retailers and services Valley Ranch boasts five miles of winding landscaped canal walkways, ponds with parks, and an aquatic center.

DETAILS

- 10,178 SF Building (1.21 AC Pad)
- Playground area
- For Lease / For Sale: \$3.7M

TRAFFIC COUNTS

o W Valley Ranch Pkwy	3,555 VPD-25
o N MacArthur Blvd	26,599 VPD-25

AREA ATTRACTIONS



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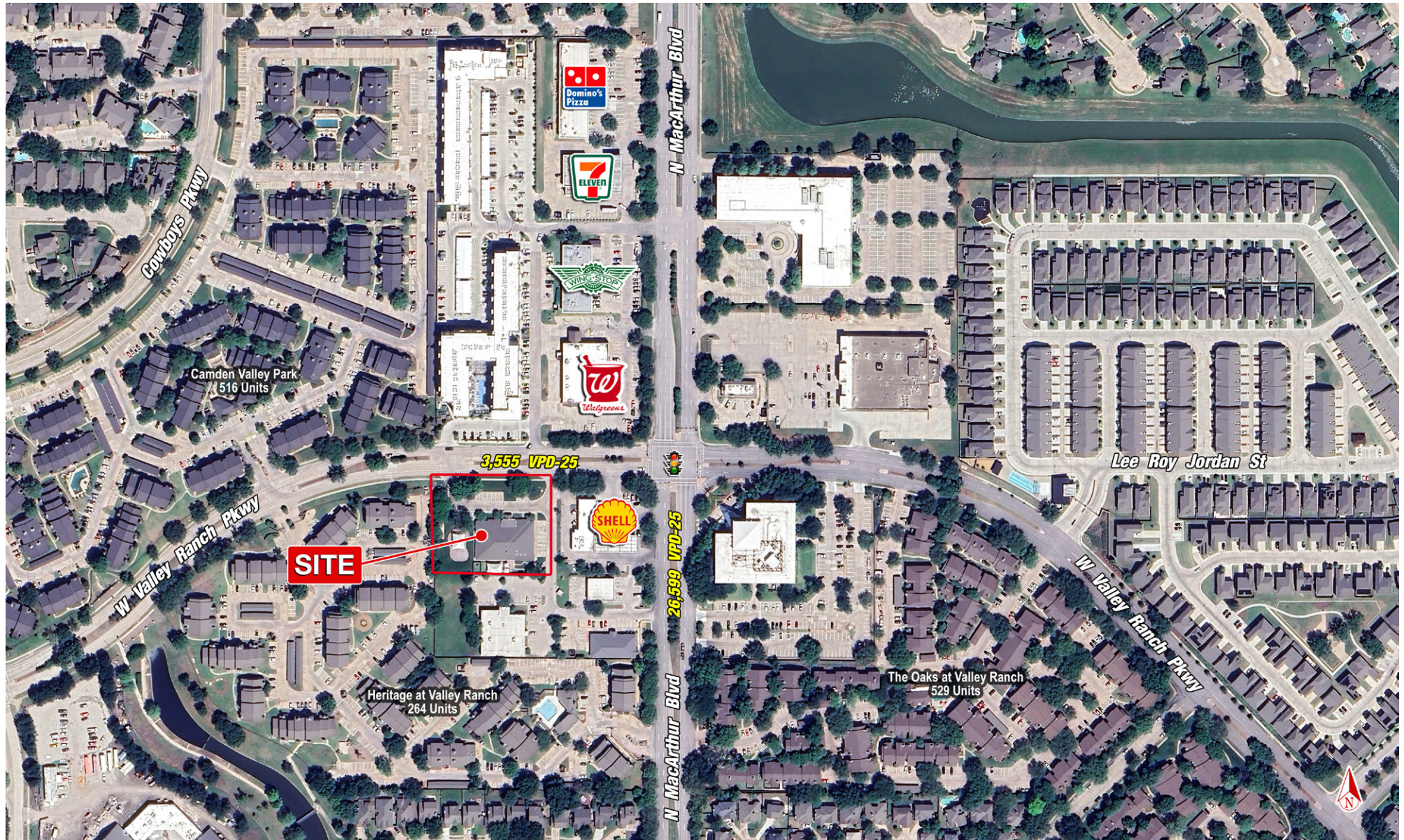
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INFORMATION ABOUT BROKERAGE SERVICES



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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RAND HOROWITZ

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