## Features

Matlock Oaks Crossing is a visible, highly traveled, and accessible community center located at the southwest corner of Matlock Road & Southwest Green Oaks Boulevard. The newly renovated center is in the trade area of The Parks at Arlington Mall, one of the areas strongest malls. [matlockoaks.com](http://matlockoaks.com)

### Traffic Counts

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matlock Road</td>
<td>84,642</td>
<td>124,432</td>
<td>330,753</td>
</tr>
<tr>
<td>SW Green Oaks Boulevard</td>
<td>15,077</td>
<td>39,829</td>
<td>106,604</td>
</tr>
</tbody>
</table>

### Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILE</th>
<th>5 MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Estimate</td>
<td>20,275</td>
<td>124,432</td>
<td>330,753</td>
</tr>
<tr>
<td>Total Households</td>
<td>6,487</td>
<td>39,829</td>
<td>106,604</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$70,449</td>
<td>$79,888</td>
<td>$81,133</td>
</tr>
<tr>
<td>5 Year Population Growth</td>
<td>6.30%</td>
<td>7.70%</td>
<td>8.40%</td>
</tr>
</tbody>
</table>

### Area Retailers & Businesses

- Allstate
- 7-Eleven
- Subway
- Weitzman
- Dollar General
- Chevron

### FOR LEASE

- **TOTAL SF:** 86,777
- **AVAILABLE SF:** 20,808
- **MIN CONTIGUOUS SF:** 1,100
- **MAX CONTIGUOUS SF:** 13,940
- **CONTACT FOR MORE INFORMATION**
- **NNN:** $5.12 PER SF/YR EST.

---

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.
Available Space

<table>
<thead>
<tr>
<th>Number</th>
<th>Size (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>200</td>
<td>4,558 sf</td>
</tr>
<tr>
<td>202</td>
<td>5,172 sf</td>
</tr>
<tr>
<td>204</td>
<td>3,110 sf</td>
</tr>
<tr>
<td>300</td>
<td>1,100 sf</td>
</tr>
<tr>
<td>312</td>
<td>5,369 sf</td>
</tr>
<tr>
<td>402</td>
<td>1,499 sf</td>
</tr>
</tbody>
</table>

Current Tenants

<table>
<thead>
<tr>
<th>Number</th>
<th>Tenant</th>
<th>Size (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Matlock Family Dental</td>
<td>1,565 sf</td>
</tr>
<tr>
<td>302</td>
<td>Enjoy Spa Nails</td>
<td>975 sf</td>
</tr>
<tr>
<td>304</td>
<td>Allstate Insurance</td>
<td>1,365 sf</td>
</tr>
<tr>
<td>316</td>
<td>The Fashion Braiding and Salon</td>
<td>1,105 sf</td>
</tr>
<tr>
<td>318</td>
<td>Platinum Cuts</td>
<td>800 sf</td>
</tr>
<tr>
<td>400</td>
<td>Indo Pak World Market</td>
<td>45,056 sf</td>
</tr>
<tr>
<td>408</td>
<td>Blu Chandelier Boutique</td>
<td>1,100 sf</td>
</tr>
<tr>
<td>410</td>
<td>Subway</td>
<td>1,235 sf</td>
</tr>
<tr>
<td>500</td>
<td>Uptown Beauty Supplies</td>
<td>4,300 sf</td>
</tr>
<tr>
<td>520</td>
<td>Avery BBQ</td>
<td>1,422 sf</td>
</tr>
<tr>
<td>600</td>
<td>Meineke</td>
<td>5,789 sf</td>
</tr>
</tbody>
</table>

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.
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 on the property or transaction received by the broker;
• Answer the client’s questions and present any offer to or counter-offer from the client;
• 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 parties, 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.

Weitzman
Licensed Broker / Broker Firm Name or Primary Assumed Business Name
402795 License No.
twgre@weitzmangroup.com Email
214-954-0600 Phone
Robert E. Young, Jr.
Designated Broker of Firm
292229 License No.
byoung@weitzmangroup.com Email
214-720-6688 Phone

Michael Sweet
Licensed Supervisor of Sales Agent/ Associate
687996 License No.
msweet@weitzmangroup.com Email
214-720-3620 Phone

Buyer/Tenant/Seller/Landlord Initials
Date

INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV
REGULATED BY THE TEXAS REAL ESTATE COMMISSION
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.

REGULATED BY THE TEXAS REAL ESTATE COMMISSION INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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 par es 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 par es 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 par es to the transaction impartially and fairly;
• May, with the par es’ 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.

Weitzman 402795 twgre@weitzmangroup.com 214-954-0600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Robert E. Young, Jr. 292229 byoung@weitzmangroup.com 214-720-6688
Designated Broker of Firm License No. Email Phone

Kevin Butkus 678298 kbutkus@weitzmangroup.com 214-720-6683
Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date