



SHOPS AT WATERVIEW PARK

124-270 E HIGHWAY 67, DUNCANVILLE, TX 75137

Features

- +/- 61,527 mixed-use retail office development
- LA Fitness-anchored shopping center with Highway 67 visibility
- Sits directly in front of Bella Ruscello Luxury Apartments
- Across the street from Costco, Pappas BBQ, and Duncanville Fieldhouse with close to 520,000 visitors per year
- TX DOT is constructing new North bound off-ramp with exit ramp feeding onto Main Street

FOR LEASE

TOTAL SF: 58,982
AVAILABLE SF: 15,765
MIN CONTIGUOUS SF: 1,003
MAX CONTIGUOUS SF: 10,364
CONTACT FOR MORE INFORMATION
NNN: \$7.18 EST.

Traffic Counts

Highway 67 113,242 VPD

Demographics

YEAR: 2024

1 MILE

3 MILE

5 MILE

Total Population	9,611	97,049	208,947
Total Daytime Population	7,874	91,525	193,345
Total Households	3,461	34,876	73,534
Average Household Income	\$101,806	\$91,776	\$91,052

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Area Retailers & Businesses



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.

weitzman®

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Current Tenants

Building A | 270 E. Highway 67

A100	WingStop	1,500 sf
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Building B | 150 E. Highway 67

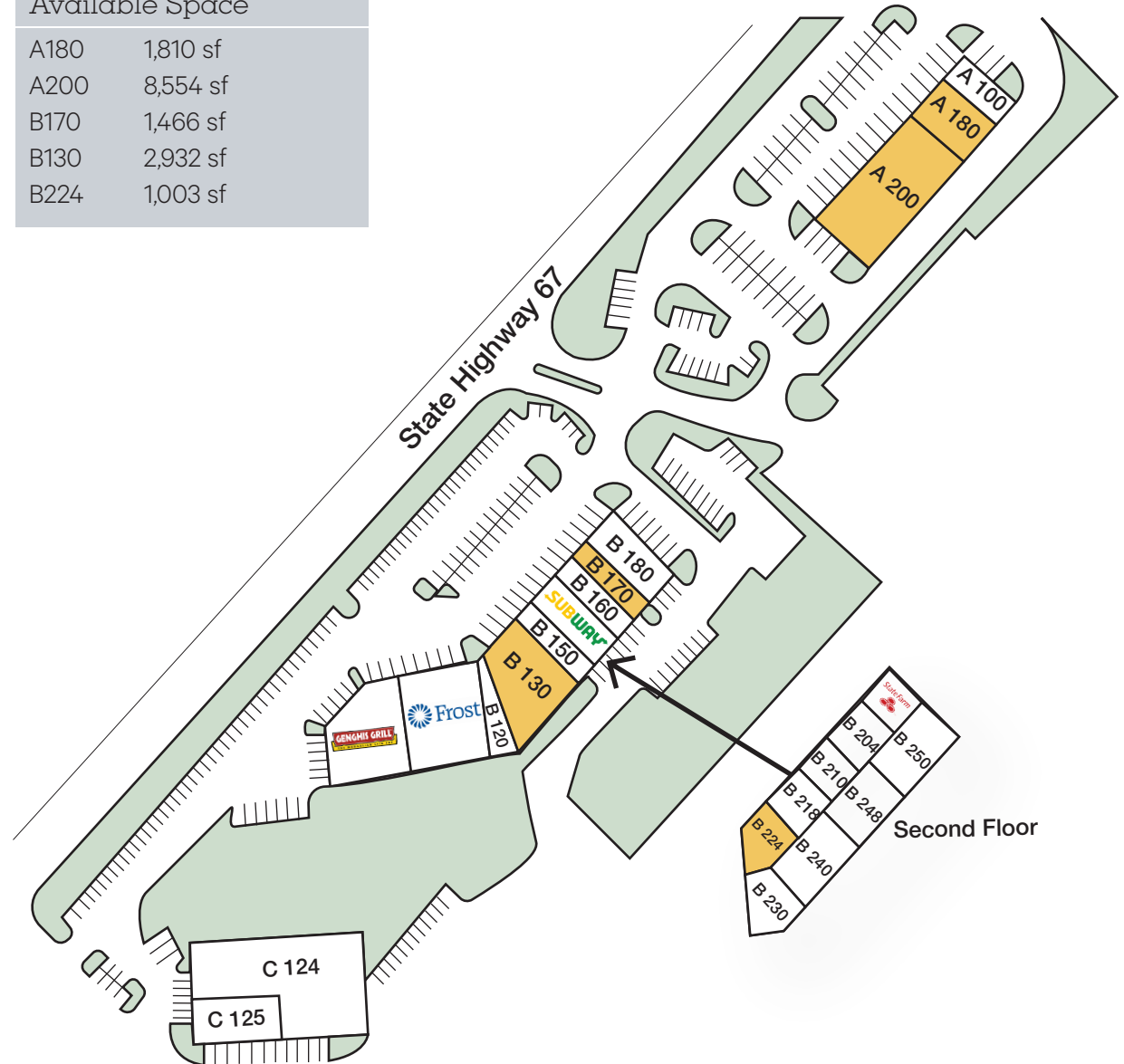
B108	Subway	1,750 sf
B110	Frost Bank	3,526 sf
B114	Genghis Grill	3,400 sf
B120	Precision Eye Care	2,681 sf
B150	S Factor Salon & Spa	2,720 sf
B160	MetroTex Association of Realtors	1,558 sf
B180	Bethel Family Dentistry	2,230 sf
B200	State Farm	1,087 sf
B204	Syvondia Bailey Law	1,624 sf
B210	Skin Fit Luxury Esthetics	1,090 sf
B218	Christine Rangel	810 sf
B230	Murat Ayik, DDS	2,509 sf
B240	Walker & Chambers	2,178 sf
B248	24k Body Sculpting	1,778 sf
B250	Encompass Home Health	2,599 sf

Building C | 124 E. Highway 67

C124	Veterans Administration	8,747 sf
C125	Melvin Taylor Barber	1,400 sf

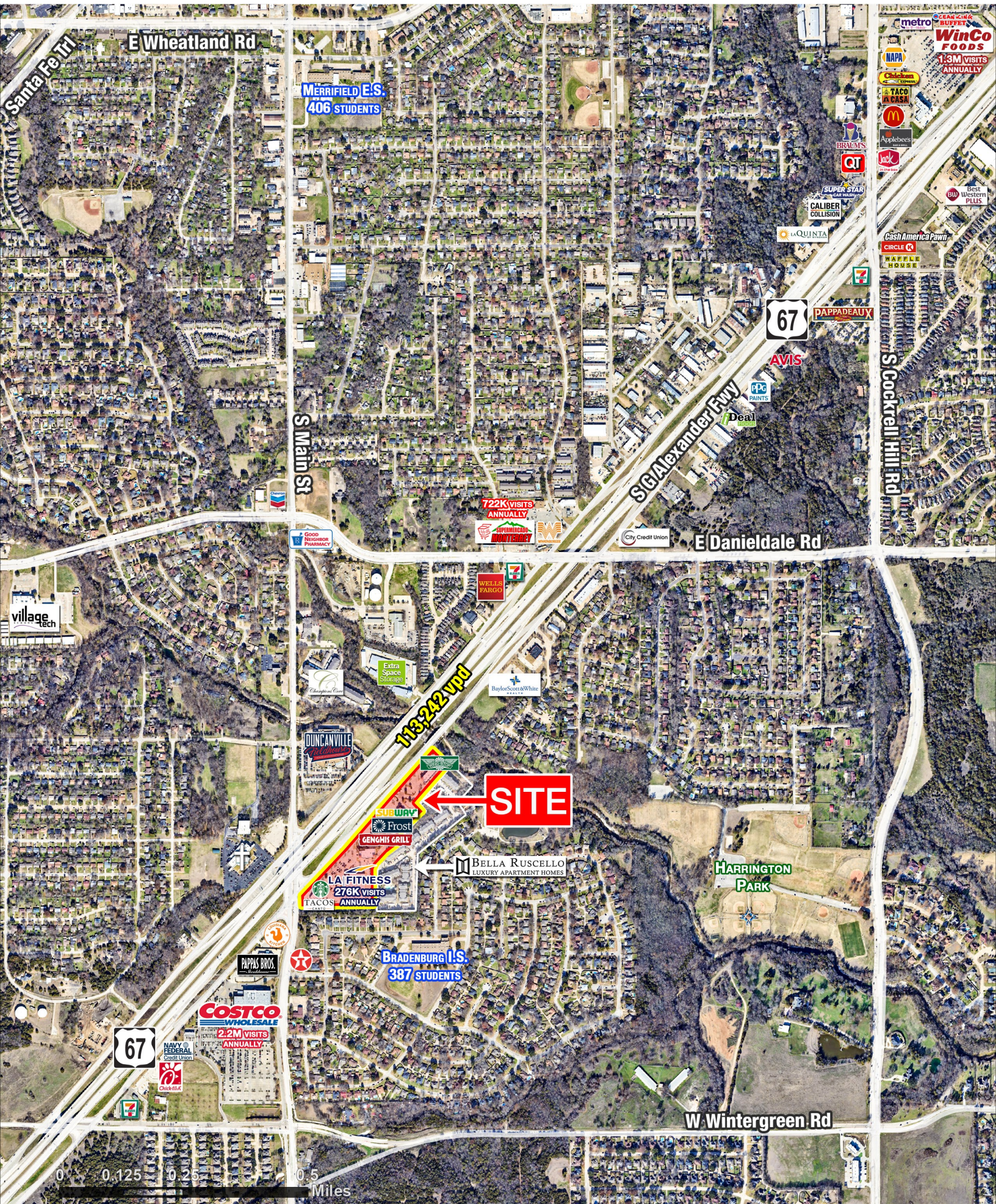
Available Space

A180	1,810 sf
A200	8,554 sf
B170	1,466 sf
B130	2,932 sf
B224	1,003 sf



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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
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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