



Leasing by Global Realty & Management TX, Inc.
(Licensed Texas Broker #569869)

DEMOGRAPHIC HIGHLIGHTS

	1 Mile	3 Mile	5 Mile
Population	18,427	155,199	397,339
Number of Households	5,960	54,058	141,483
Average Income	\$77,534	\$71,968	\$86,219

PROPERTY SIZE

54,761 SQF

LAT/LONG

32.93256 | -96.6838

TRAFFIC COUNTS

Jupiter: 34,000 | Buckingham: 34,000

David Schulenburg

Leasing Agent

(214) 548-7739

dschulenburg@gfinvestments.com

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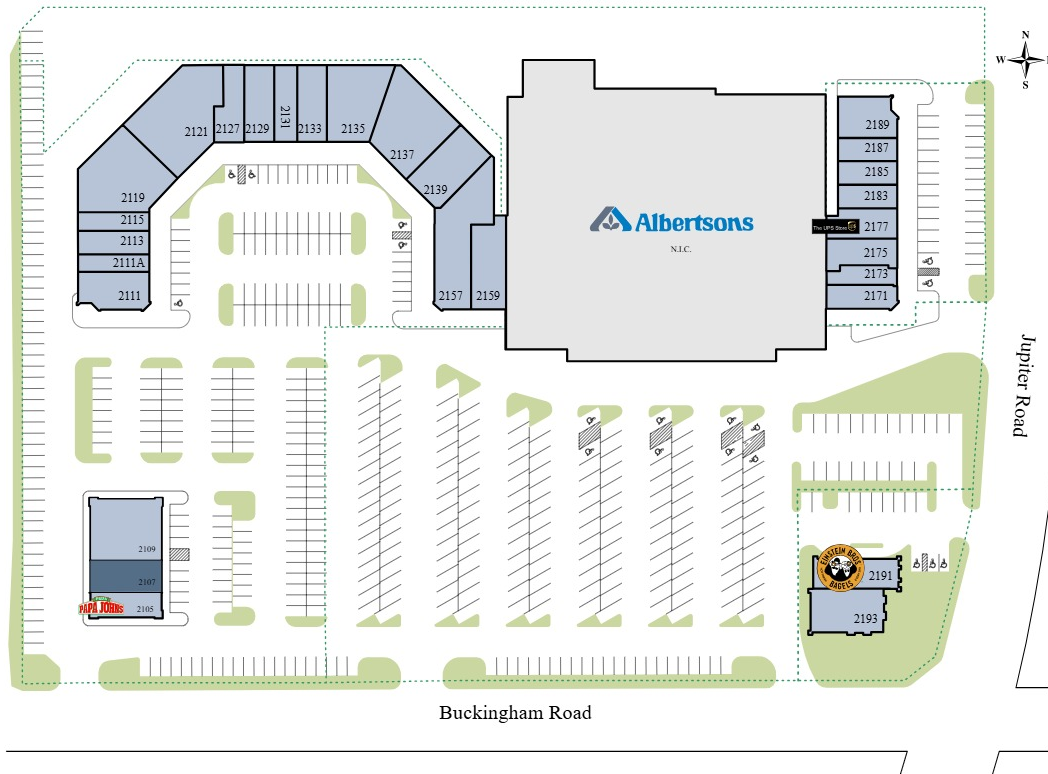
Property Manager

(214) 548-7739

dschulenburg@gfinvestments.com

MAJOR TENANTS





Unit	Tenant	SQF	Unit	Tenant	SQF
2105	Papa John's #4203	1,320	2187	Hair Faire	1,000
2107	Vacant	1,680	2189	Gojo Ethiopian Restaurant	1,669
2109	Beauty Academy	3,000	2191	Einstein Bros. Bagels	1,800
2111	Bowl The	1,823	2193	Cricket Wireless	2,368
2111A	Thu Luu Insurance Agency	899	REA	Albertsons #4260	—
2113	Your CBD Store	1,170			
2115	Texas Legal Support	890			
2119	Sunset Bar & Restaurant	4,001			
2121	Good Vibes Bar & Grill	4,899			
2127	Johny Barber Shop	1,364			
2129	Titina Beauty Supply	1,625			
2131	Saigon Express	1,300			
2133	LifeSmiles Dental Care	1,625			
2135	Addis Family Clinic	3,000			
2137	Ouvnh Nga Crystal Lightir	3,885			
2139	Tamaleria Nuevo Leon	2,400			
2157	Wash It Proudly	4,261			
2159	A2Z \$1+	1,840			
2171	NV Dental Arts	1,225			
2173	Bliss Nail	922			
2175	Allergy & Asthma Medical	1,402			
2177	UPS Store The	1,100			
2183	Addispro Photography	1,293			
2185	FT Plus Fashion	1,000			





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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