

FOR LEASE

2025 S DUMAS AVE

2025 S Dumas Ave Dumas, TX 79029



PROPERTY DESCRIPTION

This Walmart shadow anchored shopping center has two spaces available for lease. Suites 200 & 300 can be combined for 3,000 sq. ft. and are readily available for a number of retail uses. Area retailers include Walmart, Cato, Hibbett Sports, T-Mobile, and Verizon.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	0.87 Acres
Building Size:	9,111 SF

LOCATION DESCRIPTION

Located just east of Highway 87, this prime location offers excellent visibility and easy access on the most traveled highway in the area.

PROPERTY HIGHLIGHTS

- High visibility
- Excellent parking
- 2nd generation spaces available
- Close proximity to high traffic tenants
- +12,000 VPD along S Dumas Ave

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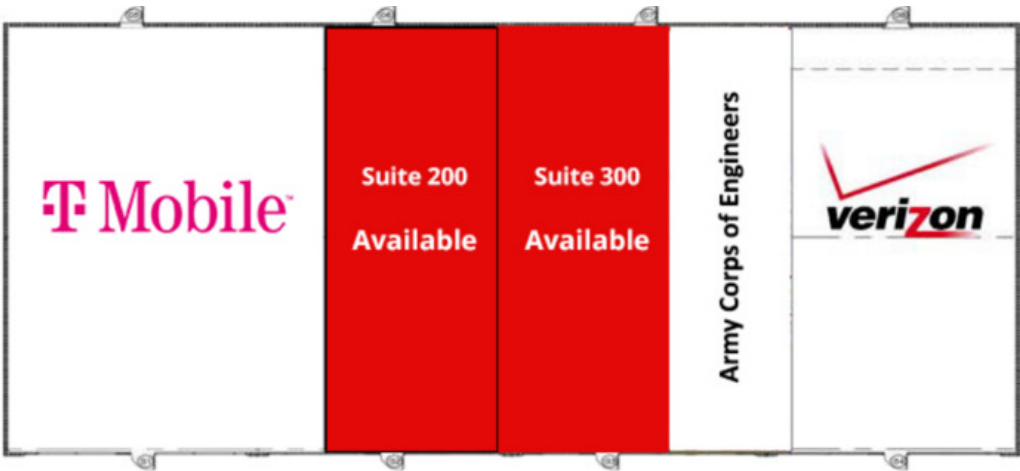


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LEASE

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	1,500 SF	NNN	\$22.00 SF/yr	Suite 200 is a 1,500 sf space built out as a video game retail store. With an open floor plan, this space can be modified to fit a number of retail uses. Suites 200 and 300 can be combined for a total of 3,000 sf.
Suite 300	Available	1,500 SF	NNN	\$22.00 SF/yr	Suite 300 is a 1,500 sf, second generation space that can accommodate a wide array of retail and office uses. Suites 200 and 300 can be combined for a total of 3,000 sf.

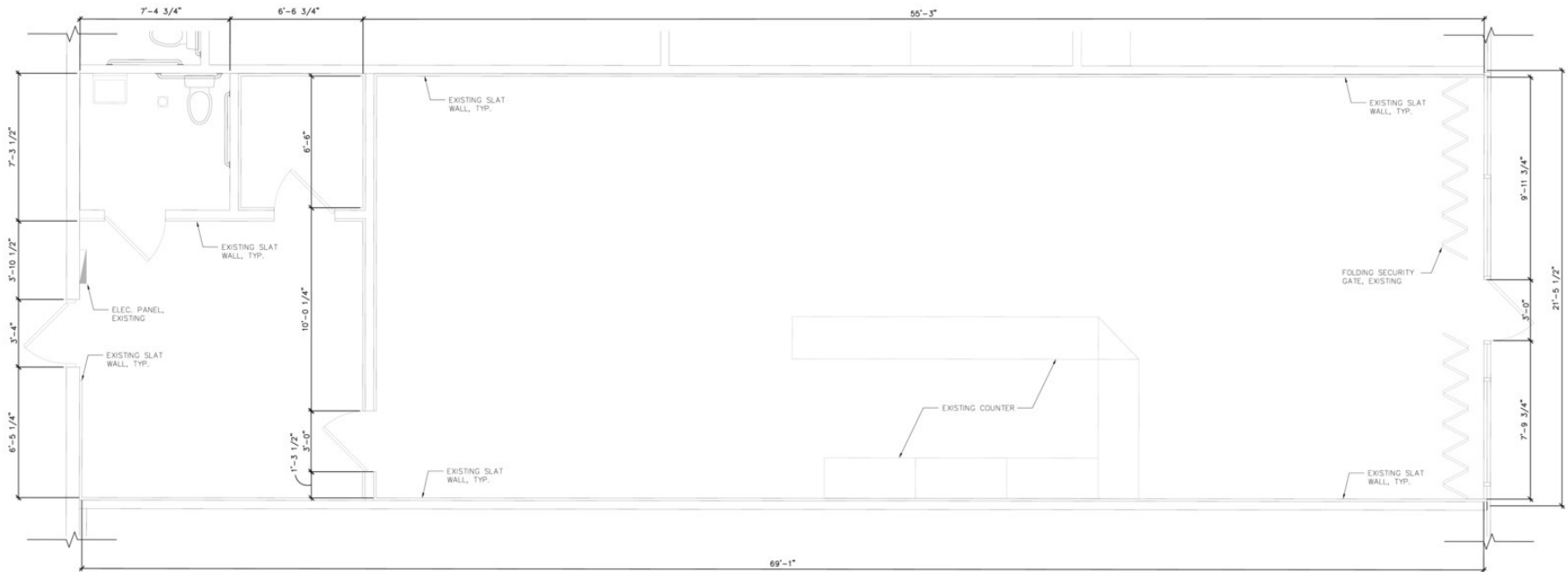
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SUITE 200 - FLOOR PLAN

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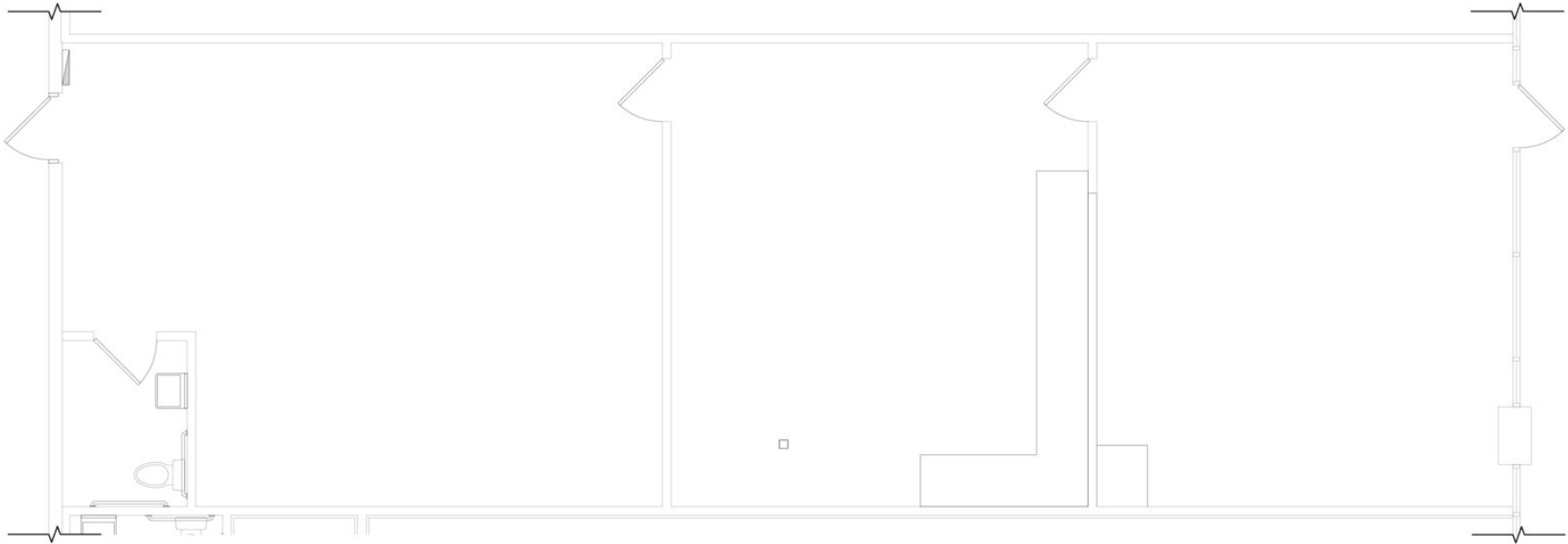


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SUITE 300 - FLOOR PLAN

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DEMOGRAPHICS

2025 S DUMAS AVE

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,155	10,387	12,962
Average Age	29.4	29.5	29.8
Average Age (Male)	29.5	29.5	29.4
Average Age (Female)	29.4	29.6	30.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,251	3,261	4,029
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$55,718	\$55,882	\$56,671
Average House Value			

2020 American Community Survey (ACS)



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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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Jesse Rincones IV	710224 TX	jrincones@cbcworldwide.com	(806)784-3392
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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