

# ROANOKE PAD SITES FOR SALE OR LEASE

Roanoke, TX



## LOCATION:

NWC of TX-114 & Byron Nelson Blvd  
 701 E Byron Nelson Blvd  
 Roanoke, TX 76262

## PROPERTY HIGHLIGHTS:

- **Total Lot Size:** +/- 4.2 AC
- Pad sites available for sale or lease located at the NWC of TX-114 and Byron Nelson Blvd in Roanoke, TX.
- Contact broker for pricing

## AREA TRAFFIC GENERATORS:

- Cinemark, Charles Schwab Corporate Campus, On The Border, Hat Creek, Jimmy John's, Palio's Pizza Cafe, The Brass Tap, Fuzzy's, Whataburger, etc.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	6,452	34,300	97,487
Daytime Population	8,945	37,752	90,760
Avg. HH Income	\$153,760	\$179,739	\$175,369

## TRAFFIC COUNTS:

Highway 114:	39,692 VPD (2021)
Byron Nelson Blvd:	16,694 VPD (2021)
Highway 170:	35,817 VPD (2021)

CONTACT

**WALKER HAIRSTON** | 214.718.9449 | WALKER@FALCONCOMPANIES.COM  
**SEAN LOCKOVICH** | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

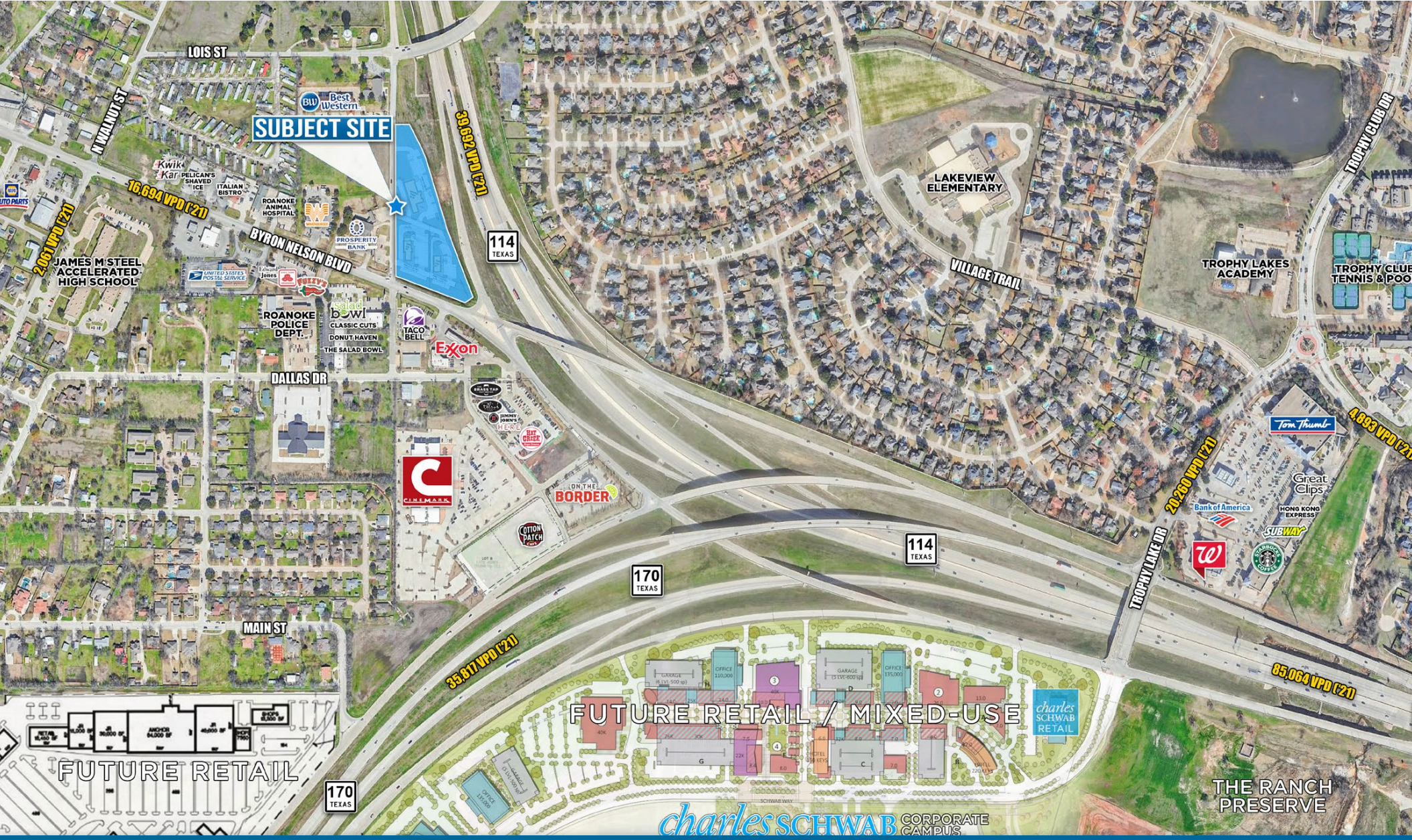


7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230 WWW.FALCONCOMPANIES.COM

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701 E Byron Nelson Blvd, Roanoke, TX 76262



**SITE PLAN A**

Scale: 1" = 40'

**identityARCHITECTS**

111 Travis Street, Houston, Texas 77002  
www.identityarchitects.com 713.595.2150

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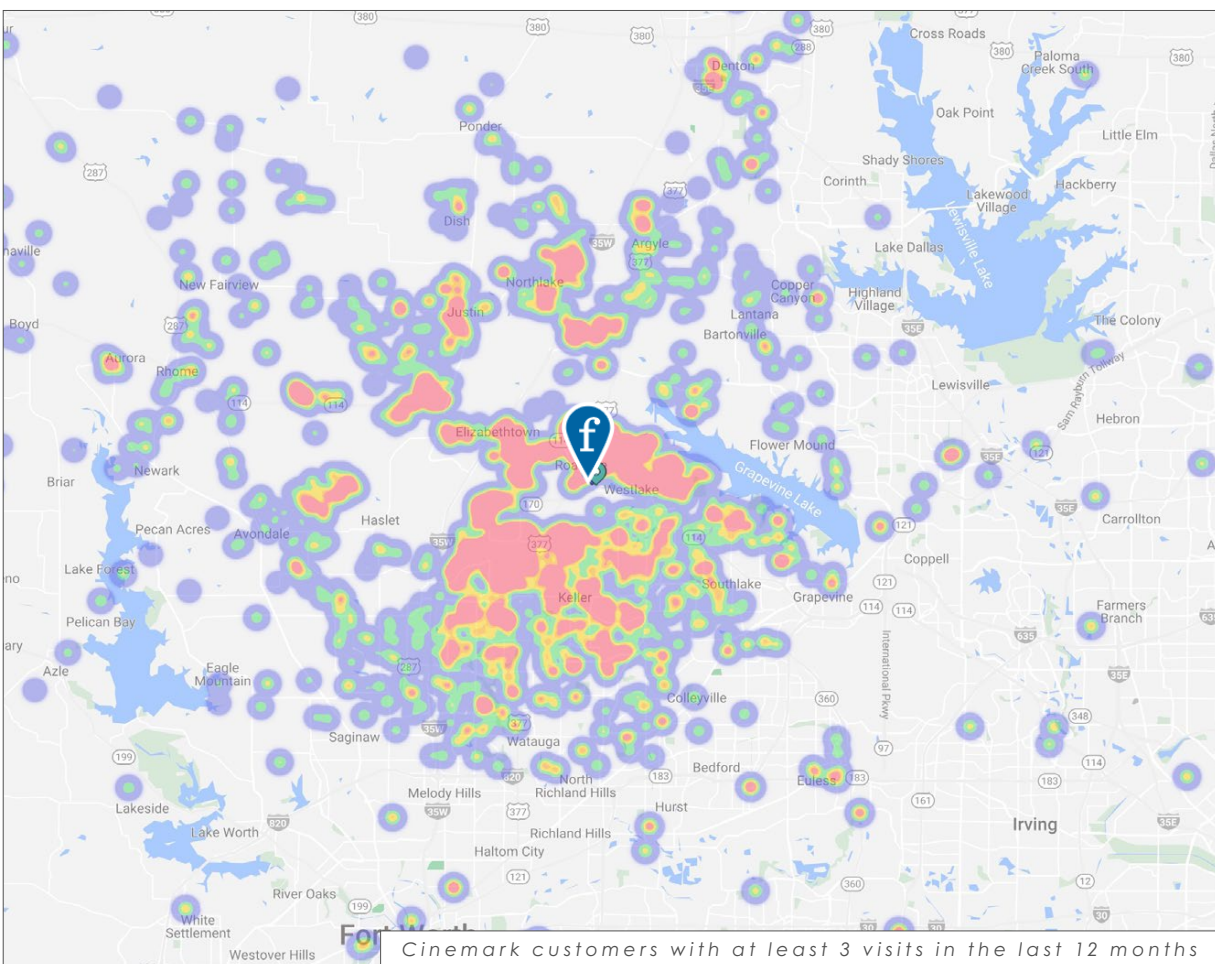


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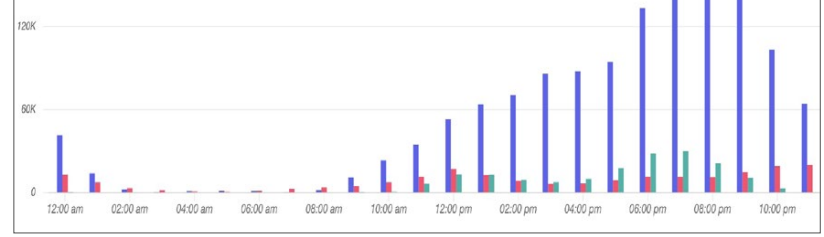
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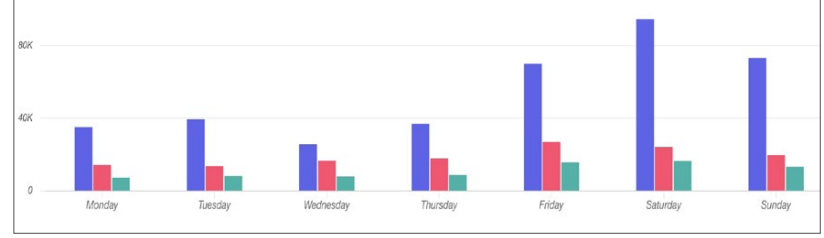
## AREA TRAFFIC GENERATORS:

- CINEMARK THEATER
- WHATABURGER
- ON THE BORDER

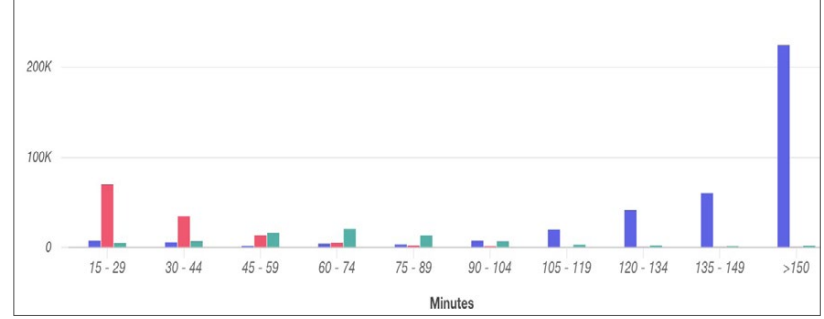
## HOURLY VISITS:



## DAILY VISITS:



## LENGTH OF STAY:



## AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Jan 2022 to Dec 2022)

	est. # of Customers	est. # of visits
<b>Cinemark Theater:</b>	143,400 customers	375,600 visits
<b>Whataburger:</b>	57,100 customers	133,600 visits
<b>On The Border:</b>	42,100 customers	78,100 visits

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# DEMOGRAPHIC SUMMARY

E Byron Nelson Blvd, Roanoke, Texas, 76262

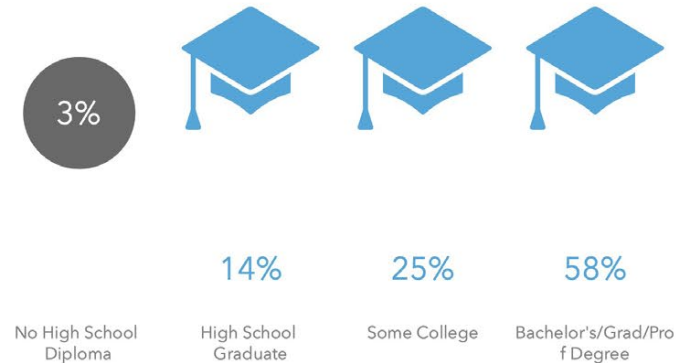
Ring of 3 miles

## KEY FACTS

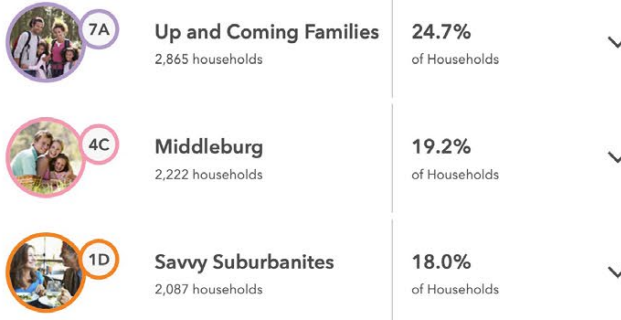


34,300 Population  
 11,586 Households  
 \$110,733 Median Disposable Income  
 Median Age

## EDUCATION



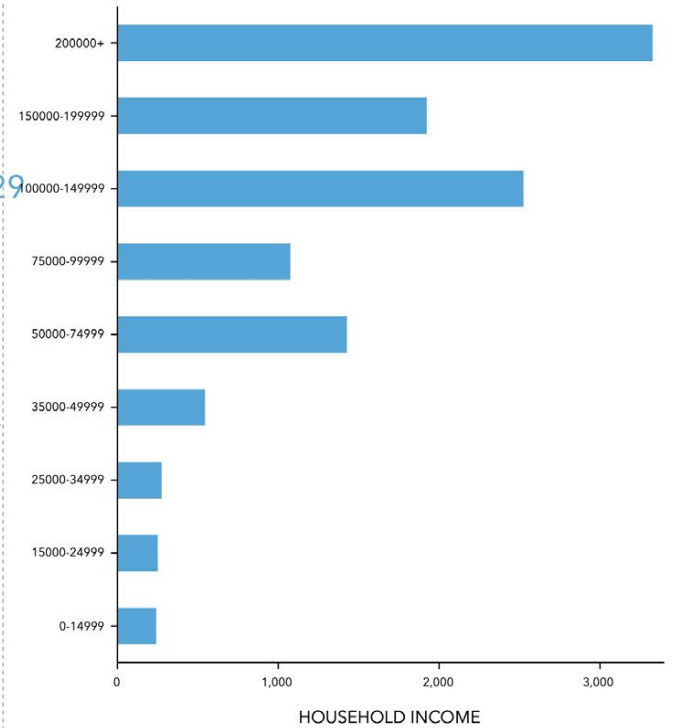
## Tapestry Segments



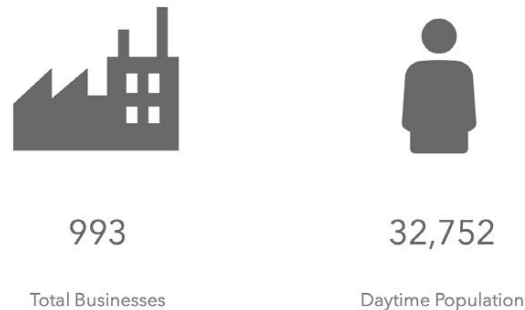
## INCOME



## ANNUAL HOUSEHOLD SPENDING



## BUSINESS



# INFORMATION ABOUT BROKERAGE SERVICES

## 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 **SUBAGENT** is 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.

Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Timothy Hughes  
Designated Broker of Firm

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\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date