



 **VENTURE | AMBASSADOR CROSSING** FOR LEASE

214.378.1212

**BENJAMIN HINES**      **TIM HENSON**  
BHINES@VENTUREDFW.COM    THENSON@VENTUREDFW.COM  
**GERARD THIBODEAUX - LOUISIANA BROKER**  
803.730.6146

4247 AMBASSADOR CAFFERY PKWY  
LAFAYETTE, LA

A PROJECT OF  **The Ainbinder**  
Company

LOCATION

4247 AMBASSADOR CAFFERY PKWY

SIZE

<b>PHASE I LAND</b>	<b>PHASE II LAND</b>
11.7 AC	2.32 AC
<b>BUILDING</b>	<b>BUILDING</b>
108,590 SF	14,800 SF

AVAILABLE SPACES

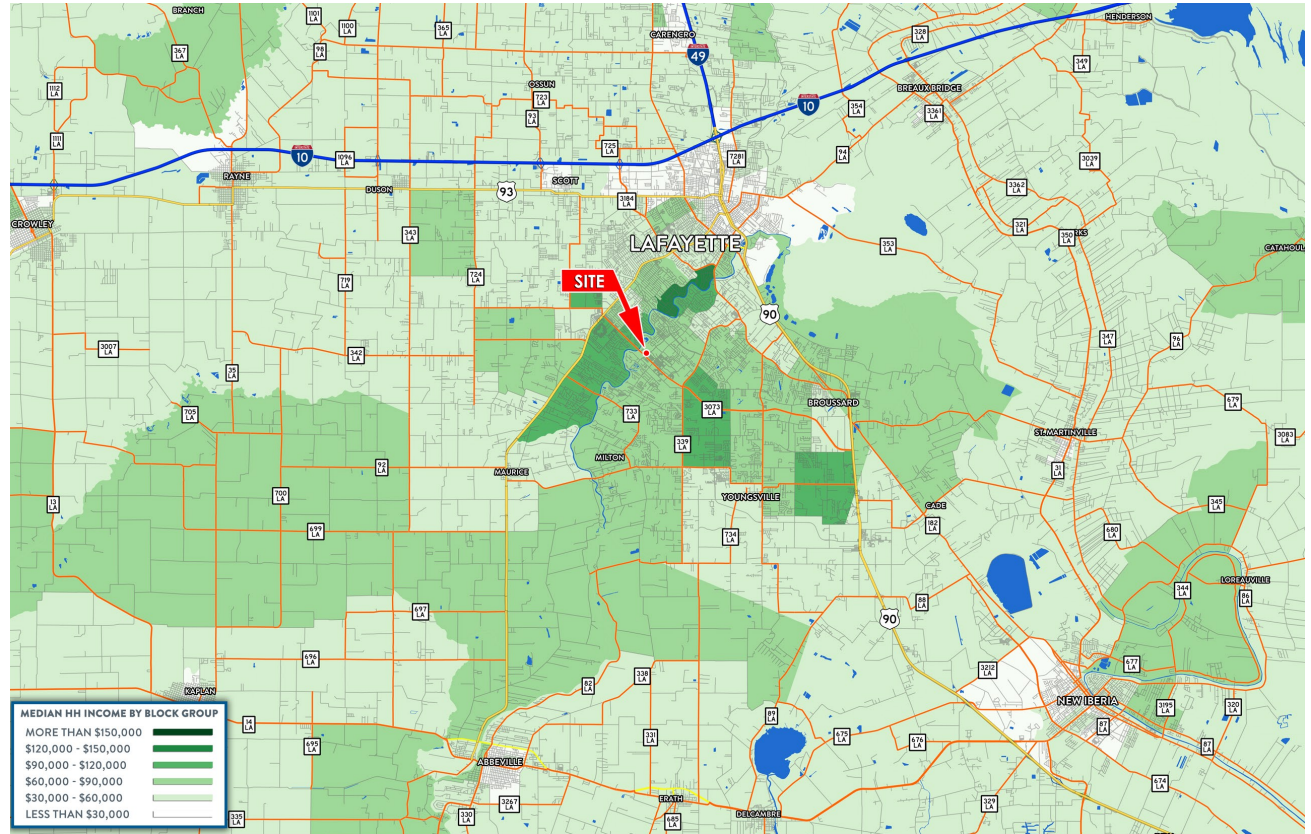
<b>PHASE 1 - SUITE 116</b>	<b>PHASE I - SUITE 103</b>
6,525 SF	2,266 SF
<b>PHASE 1 - SUITE 101 (DIVISIBLE)</b>	
7,159 SF	
<b>PHASE II - SUITE C-D (DIVISIBLE)</b>	
4,764 SF	

TRAFFIC COUNTS

<b>AMBASSADOR CAFF</b>	<b>KALISTE SALOOM</b>
44,689 VPD	34,817 VPD

PROPERTY HIGHLIGHTS

- ★ EASY ACCESS & EXCELLENT VISIBILITY
- ★ LOCATED IN AN AFFLUENT NEIGHBORHOOD & THE RETAIL CORRIDOR OF LAFAYETTE
- ★ SURROUNDED BY TARGET, KOHL'S, ULTA, DSW, ACADEMY, BOOKS A MILLION, COST PLUS WORLD MARKET
- ★ THE ONLY WHOLE FOODS IN LAFAYETTE



2020 DEMOGRAPHIC SUMMARY

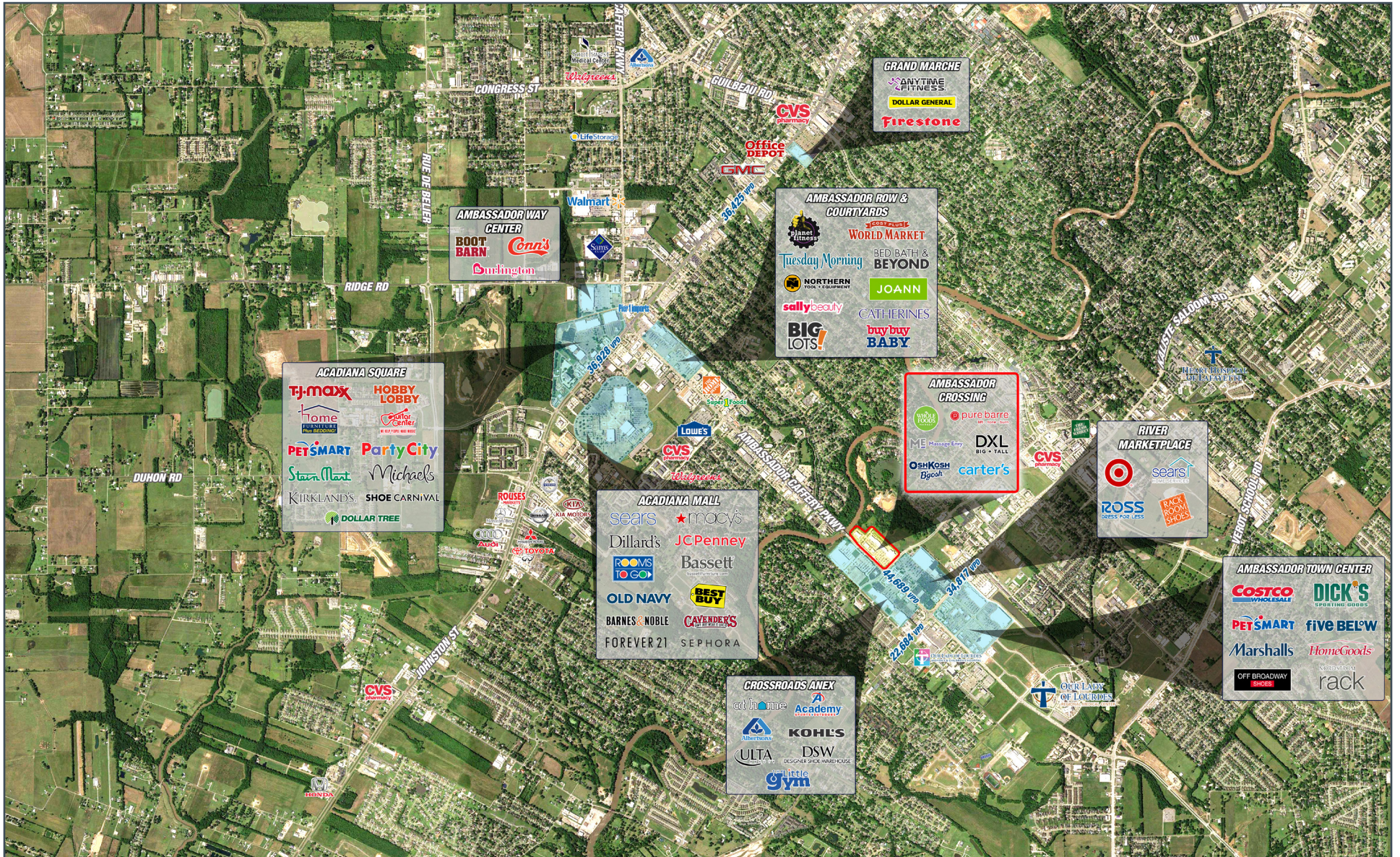
	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,568	64,048	134,986
EST. DAYTIME POPULATION	12,477	43,058	109,631
EST. AVG. HH INCOME	\$108,522	\$101,111	\$86,998

CO-TENANTS





UNIT	AVAILABLE SPACES	SF
<b>PHASE I</b>		
101	AVAILABLE (2nd Gen Restaurant - Divisible)	7,159
103	AVAILABLE (2nd Gen Restaurant)	2,266
116	AVAILABLE	6,525
<b>PHASE II</b>		
C-D	AVAILABLE (Divisible)	4,764









8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
**VENTUREDFW.COM**

**BENJAMIN HINES**

Vice President  
214.378.1212  
bhines@venturedfw.com

**TIM HENSON**

Partner  
214.378.1212  
thenson@venturedfw.com

**GERARD THIBODEAUX**

Louisiana Broker  
803.730.6146



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Ben Hines</b>	<b>667680</b>	<b>bhines@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



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<b>Tim Henson</b>	<b>623244</b>	<b>thenson@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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