901 W JEFFERSON BLVD FOR LEASE

NWC W JEFFERSON BLVD & S TYLER ST
DALLAS, TX

PARTNER XTEAM RETAIL ADVISORS

VENTURE COMMERCIAL

8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

NICK HOOVER NHOOVER@VENTUREDFW.COM | **COLIN BEAMS** CBEAMS@VENTUREDFW.COM

LOCATION

NWC W JEFFERSON BLVD & S TYLER ST
DALLAS, TX

SIZE

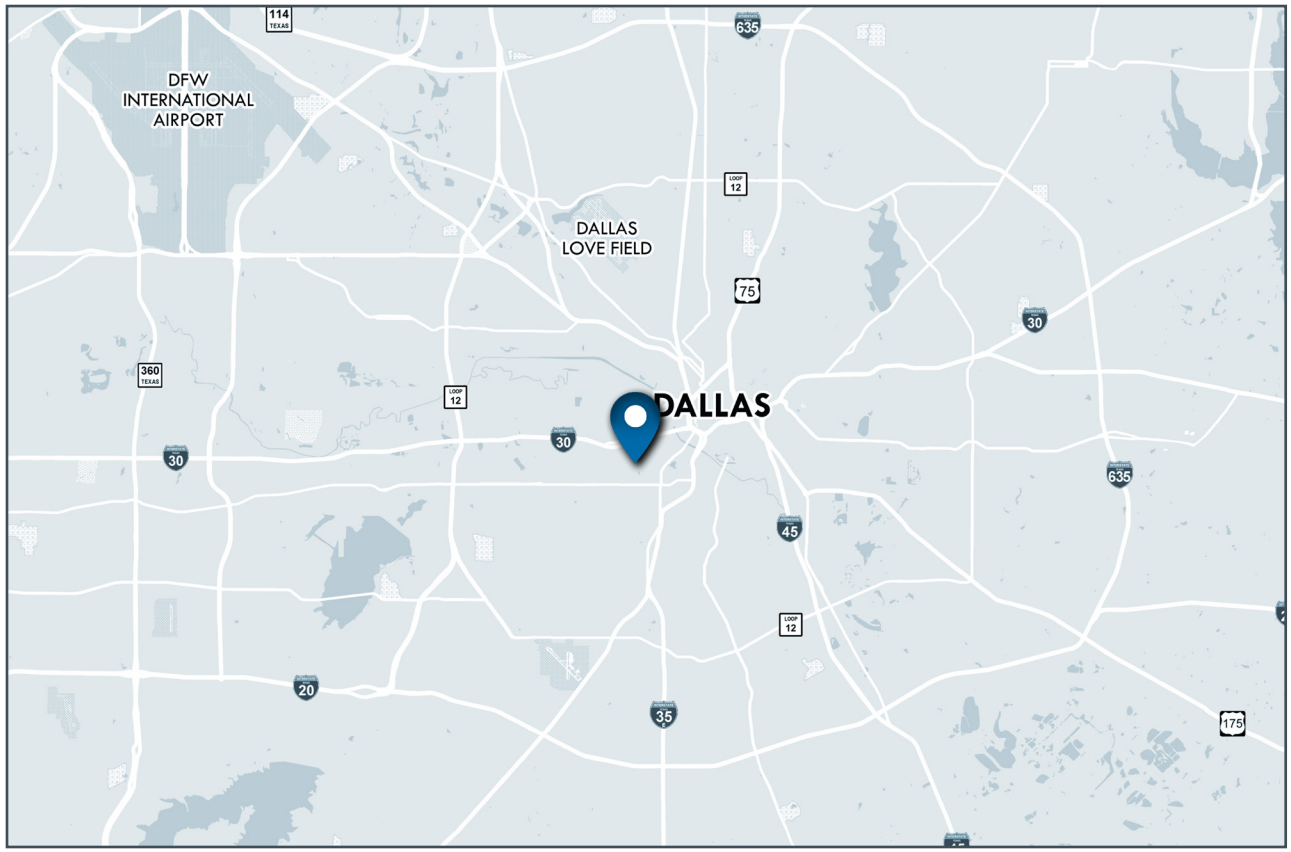
BUILDING
21,320 SF BUILT IN 1916
5,660 SF AVAILABLE

TRAFFIC COUNTS

W JEFFERSON BLVD	S TYLER ST
13,000 VPD 2017	14,281 VPD

PROPERTY HIGHLIGHTS

- ★ LOCATED AT TYLER & JEFFERSON TWO OF OAK CLIFF'S HOTTEST REDEVELOPING STREETS
- ★ WALKING DISTANCE TO BISHOP ARTS
- ★ NEXTDOOR TO BISHOP ARTS THEATER



2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	21,942	153,136	367,545
EST. DAYTIME POPULATION	14,204	113,688	402,589
EST. AVG. HH INCOME	$67,861	$70,802	$78,173

AREA ATTRACTIONS

BISHOP ARTS 1993-2018 THEATRE CENTER 25 YEAR ANNIVERSARY

BISHOP ARTS DISTRICT

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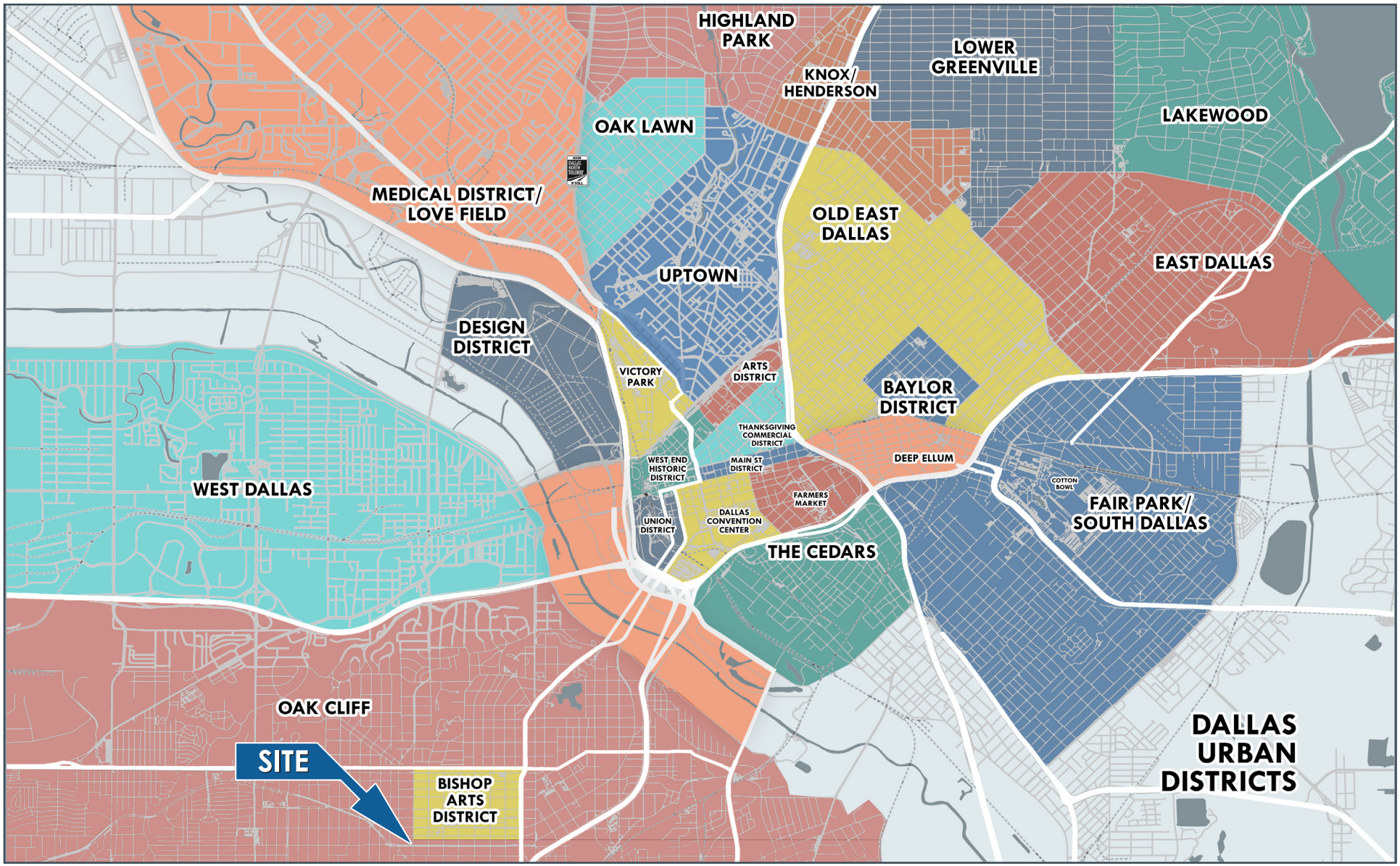
AREA MAP



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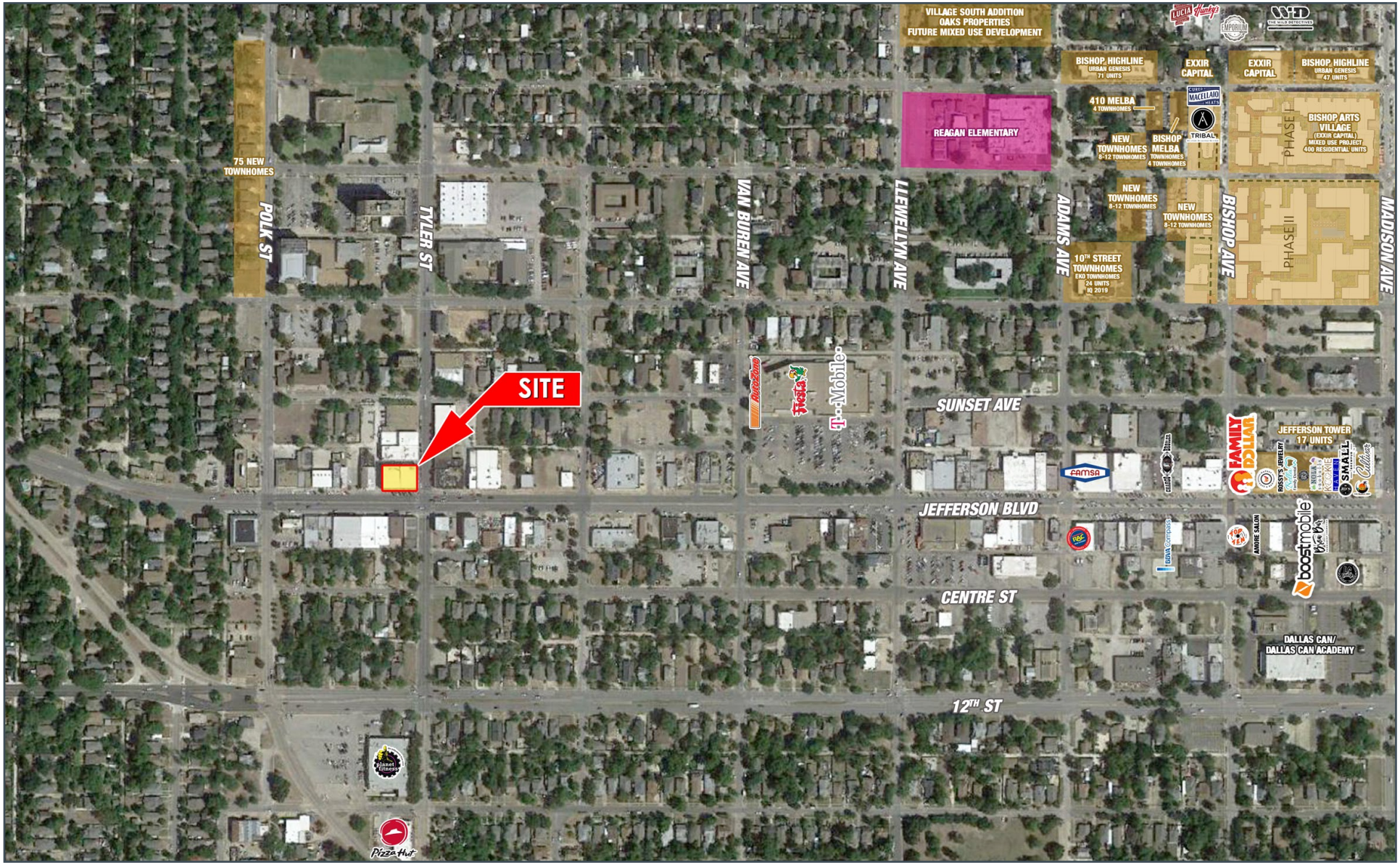
CLOSE AERIAL



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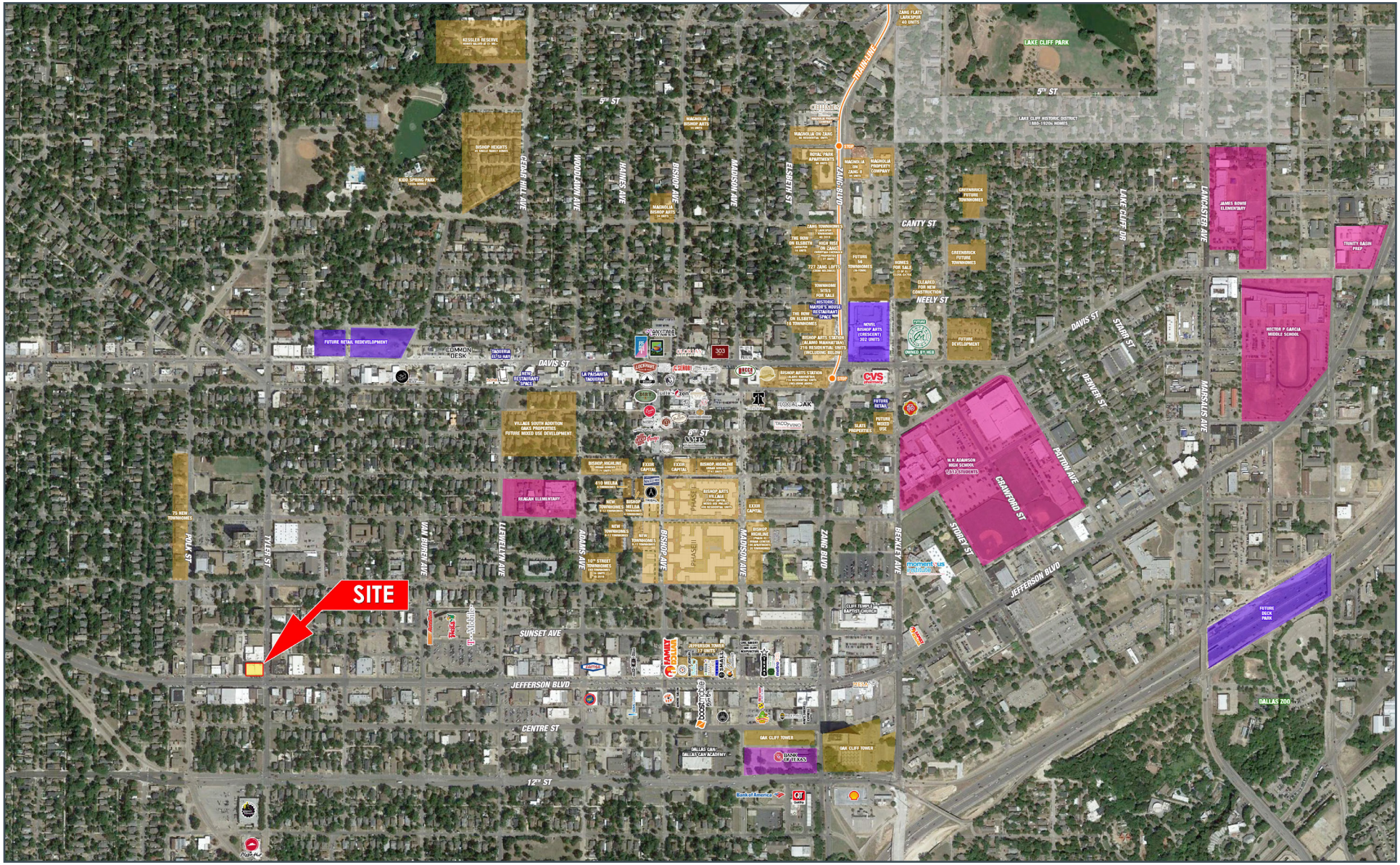
AERIAL



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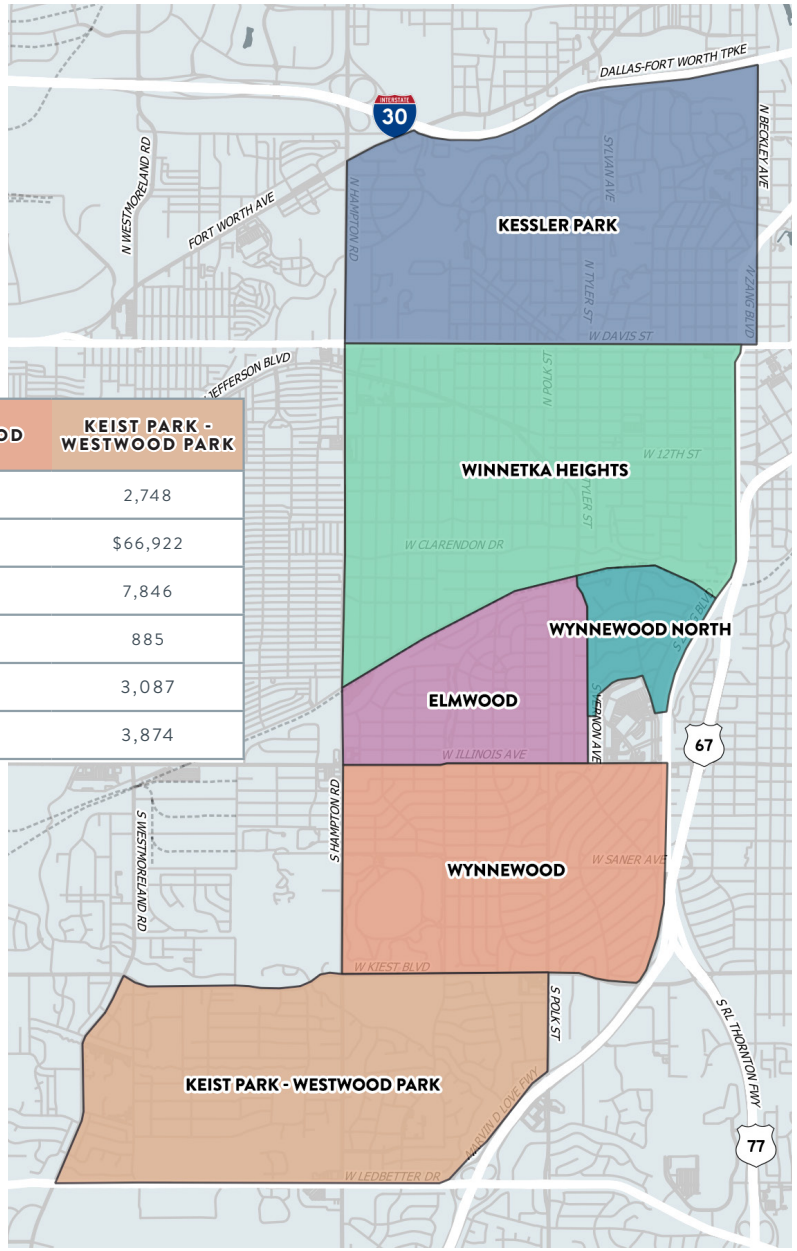
NEIGHBORHOOD DEMOGRAPHICS

	KESSLER PARK	WINNETKA HEIGHTS	ELMWOOD	WYNNEWOOD NORTH	WYNNEWOOD	KEIST PARK - WESTWOOD PARK
TOTAL HH	4,090	5,880	1,608	470	3,029	2,748
AVE HH INCOME	$136,086	$64,803	$92,384	$71,881	$73,040	$66,922
TOTAL POP	9,931	20,229	5,904	1,133	11,256	7,846
WHITE	3,878	1,990	587	314	360	885
BLACK	502	828	253	492	1,769	3,087
HISPANIC, OTHER	5,551	17,411	5,064	327	9,127	3,874



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PHOTOS

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EQUAL HOUSING OPPORTUNITY

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.

Venture Commercial Real Estate, LLC	**476641**	**info@venturedfw.com**	**214-378-1212**
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	**350982**	**mgeisler@venturedfw.com**	**214-378-1212**
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXX	**XXXXXXXXXXXX**	**XXXXXXXXXXXXXXXXXXXXXXXXXXXX**	**XXXXXXXXXXX**
Agent's Supervisor's Name	License No.	Email	Phone
Nick Hoover	**664008**	**nhoover@venturedfw.com**	**214-378-1212**
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials — Date

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Michael E. Geisler	**350982**	**mgeisler@venturedfw.com**	**214-378-1212**
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXX	**XXXXXXXXXXXX**	**XXXXXXXXXXXXXXXXXXXXXXXXXXXX**	**XXXXXXXXXXX**
Agent's Supervisor's Name	License No.	Email	Phone
Colin Beams	**624650**	**cbeams@venturedfw.com**	**214-378-1212**
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials — Date