

NEW LISTING: DELIVERING 2021
WEST DALLAS



Westerly

RETAIL FOR LEASE

411 WEST COMMERCE ST
DALLAS, TX

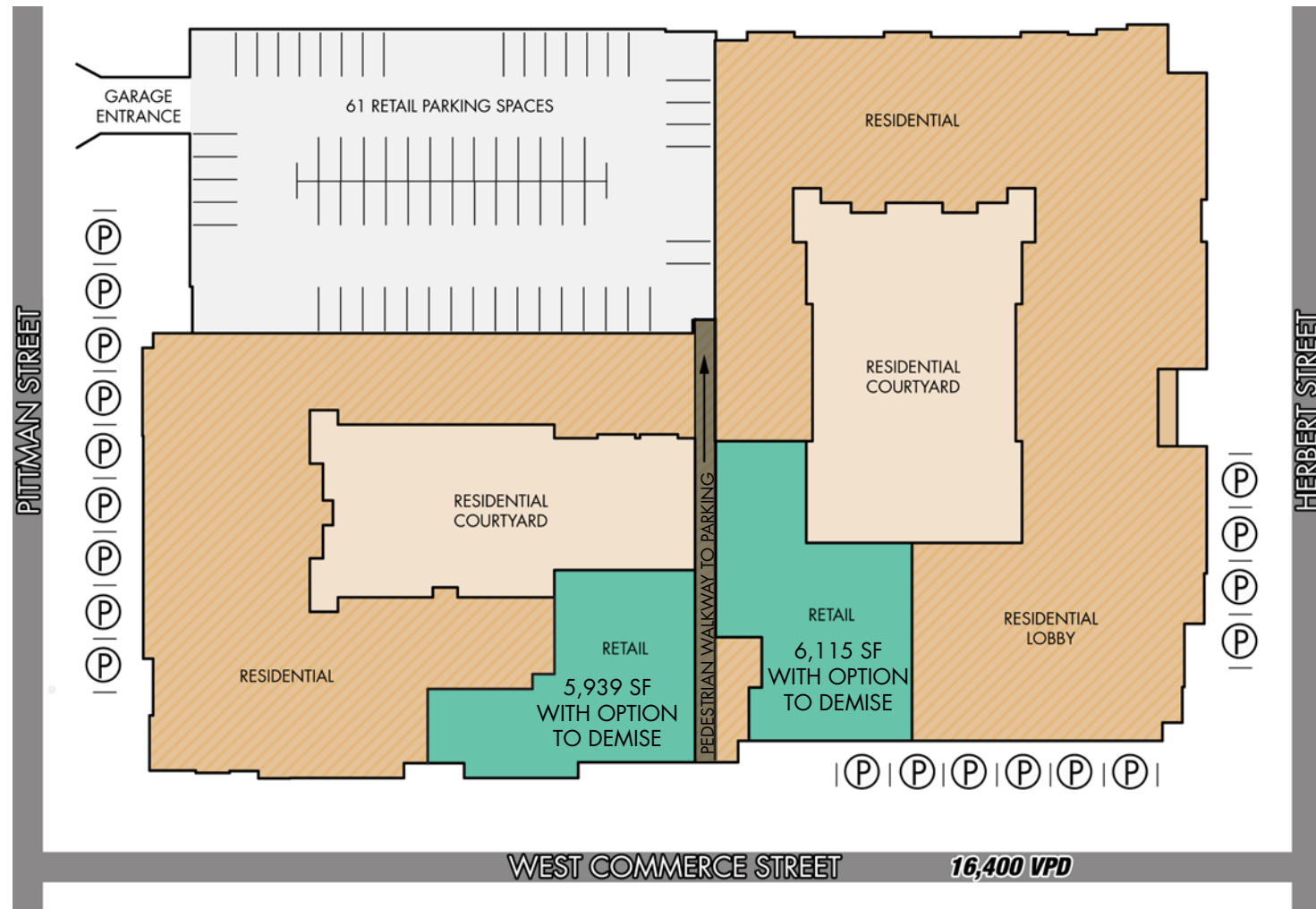
DEVELOPED BY: **Toll Brothers**
APARTMENT LIVING

PROPERTY HIGHLIGHTS

- Easily Accessible
- Over 3,000 MF Units In Development or Recently Completed in the Trade Area
- Centrally Located to Some of Dallas' Best Neighborhoods
- Located just West of Downtown Dallas near Trinity Groves and Sylvan Thirty
- Project Includes 331 Luxury Apartment Units
- High Visibility with Frontage on Commerce St
- Retail Parking On Site

2019 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	21,591	163,954	410,725
Daytime Pop	10,612	219,230	343,915
Average HH Income	\$79,568	\$91,589	\$85,145



FUTURE CONNECTION TO TRINITY GROVES CONSTRUCTION START 2021

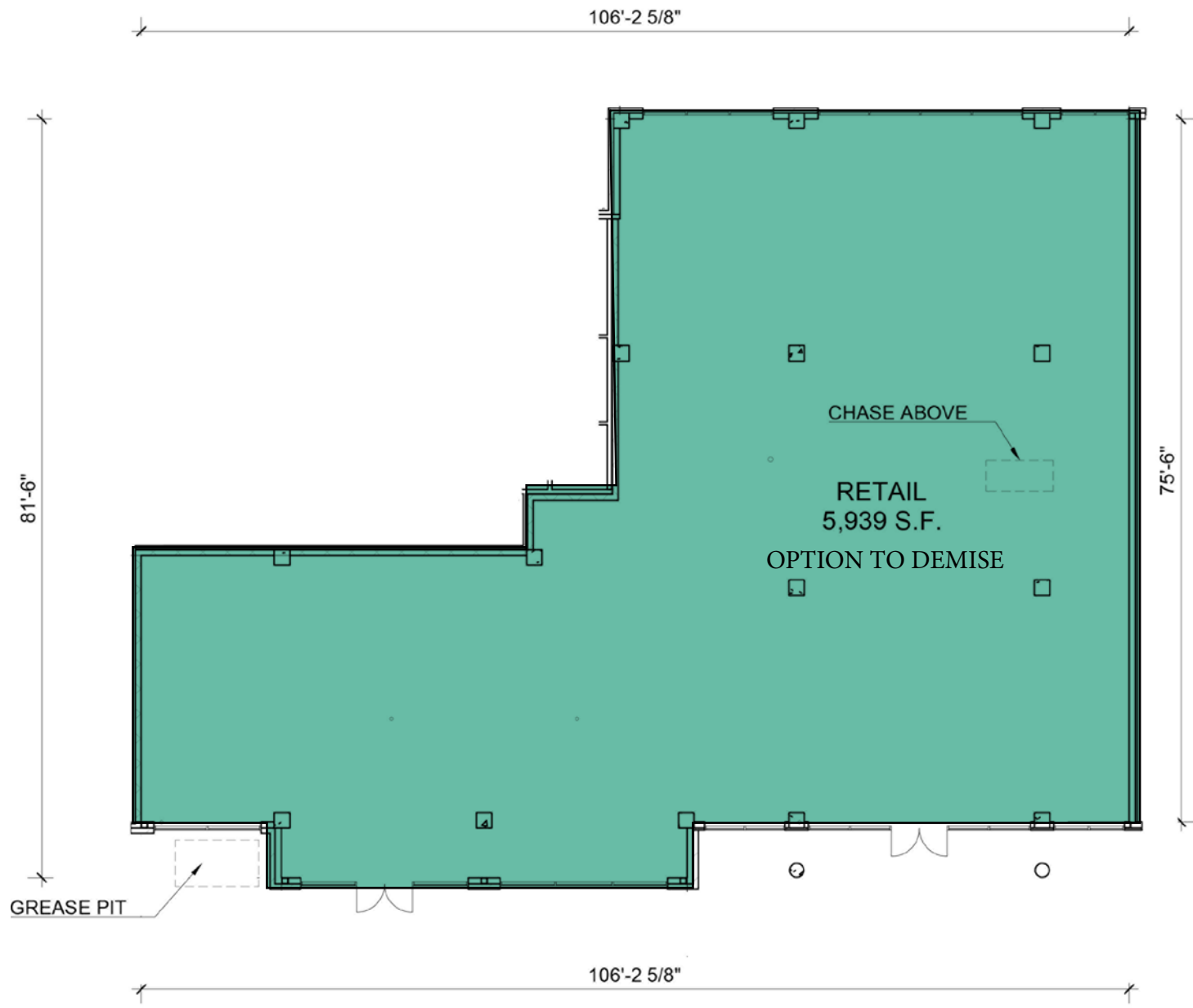
FUTURE & PLANNED RESIDENTIAL
3,646 UNITS BY 2021



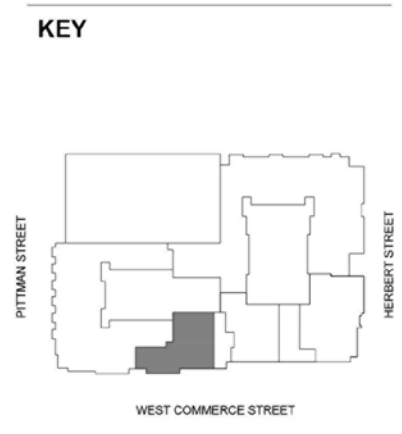
RESIDENTIAL

TOTAL RESIDENCES: 3,646

1. MEGATEL UNDER CONTRACT
2. MEGATEL 229 HOMES
3. THE AUSTIN AT TRINITY GREEN 355 UNITS
4. STONELAKE CAPITAL
5. PARKSIDE AT TRINITY GREEN
6. GREEN BRICK PARTNERS
7. STONELAKE CAPITAL
8. WOOD PARTNERS 325 UNITS
9. FUTURE DEVELOPMENT
10. ECOVIEW HOMES
11. TRINITY GROVES WEST DALLAS INVESTMENTS & COLUMBUS REALTY PARTNERS
12. CYPRESS AT TG PHASE I 360 UNITS
13. CYPRESS AT TG PHASE II 296 UNITS
14. TRINITY GROVES
15. PLANNED OFFICE DEVELOPMENT
16. WEST COMMERCE GATEWAY 315 UNITS
17. ECOVIEW HOMES
18. ALLIANCE RESIDENTIAL 308 UNITS
19. PSW HOMES MIXED USE DEVELOPMENT
20. ATTA WEST/PIKE WEST 252 UNITS
21. ALEXAN WEST DALLAS 340 UNITS
22. ALTA YORK 226 UNITS
23. SYLVAN THIRTY 201 UNITS
24. FUTURE CHASE BANK
25. MAGNOLIA 60 UNITS
26. ECOVIEW HOMES
27. OAXACA INTERESTS FUTURE TOWNHOMES
28. SHANNON WYNNE CONCEPTS
29. CLIFFVIEW 326 UNITS
30. PSW HOMES 53 UNITS
31. OAXACA INTERESTS FUTURE RESIDENTIAL
32. OAXACA INTERESTS FUTURE RESIDENTIAL
33. KEYSTONE DEVELOPMENT
34. OAXACA INTERESTS FUTURE RESIDENTIAL
35. INTOWN HOMES
36. OAXACA INTERESTS FUTURE RESIDENTIAL
37. LINCOLN PROPERTY CO.



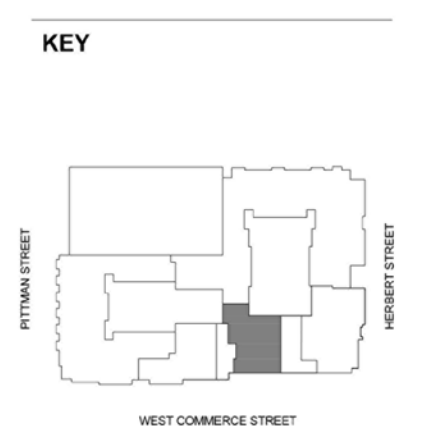
*20' Ceiling Height



SCALE 1/16"=1'-0"



*20' Ceiling Height



SCALE 1/16"=1'-0"



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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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date