

# INWOOD RD & LEMMON AVE

## FOR LEASE

### DALLAS, TEXAS

3620 INWOOD ROAD

CHERISE FLEMING

THEO THOMPSON

#### HIGHLIGHTS

- 1,981 SF available (former MetroPCS).
- Positioned adjacent to Dallas' most prominent neighborhoods of Highland Park, Uptown & University Park.
- Strong demographics & visibility.
- Daytime population exceeds 20,000 in a 1 mile radius.



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



**DEMOGRAPHICS**  
 HOUSEHOLDS 913  
 MED HH INCOME \$91,662  
 AVG HH INCOME \$188,043  
 DAYTIME POP 970  
 RESIDENTIAL POP 2,014

**BRIARWOOD**

**DEVONSHIRE**

**DEMOGRAPHICS**  
 HOUSEHOLDS 683  
 MED HH INCOME \$113,624  
 AVG HH INCOME \$186,482  
 DAYTIME POP 617  
 RESIDENTIAL POP 1,527

**DEMOGRAPHICS**  
 HOUSEHOLDS 8,672  
 MED HH INCOME \$106,120  
 AVG HH INCOME \$191,168  
 DAYTIME POP 11,457  
 RESIDENTIAL POP 265,661

**UNIVERSITY PARK**

**INWOOD VILLAGE**

**GREENWAY PARK**

**DEMOGRAPHICS**  
 HOUSEHOLDS 796  
 MED HH INCOME \$79,402  
 AVG HH INCOME \$141,183  
 DAYTIME POP 1,026  
 RESIDENTIAL POP 1,568

**DEMOGRAPHICS**  
 POPULATION 1,266  
 MED HH INCOME \$67,998  
 AVG HH INCOME \$159,385  
 DAYTIME POP 519  
 AVE AGE 2,210

**SITE**

**WEST HIGHLAND PARK**

**HIGHLAND PARK VILLAGE**

**DEMOGRAPHICS**  
 HOUSEHOLDS 4,679  
 MED HH INCOME \$99,689  
 AVG HH INCOME \$206,492  
 DAYTIME POP 7,610  
 RESIDENTIAL POP 10,396

**HIGHLAND PARK**

**DEMOGRAPHICS**  
 HOUSEHOLDS 18,480  
 MED HH INCOME \$51,859  
 AVG HH INCOME \$86,335  
 DAYTIME POP 36,691  
 RESIDENTIAL POP 34,929

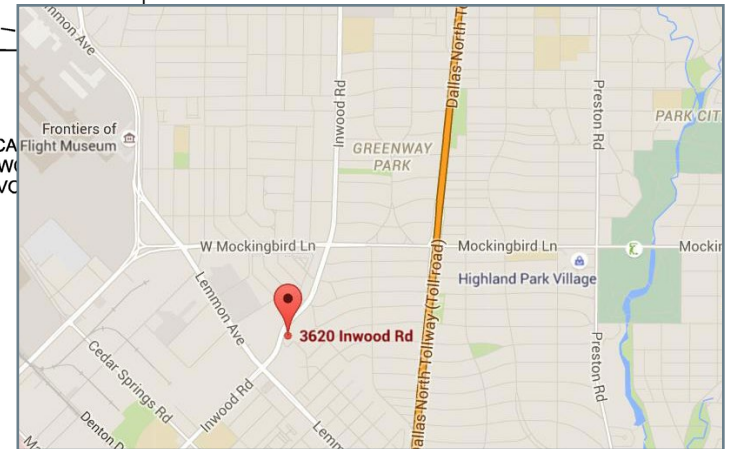
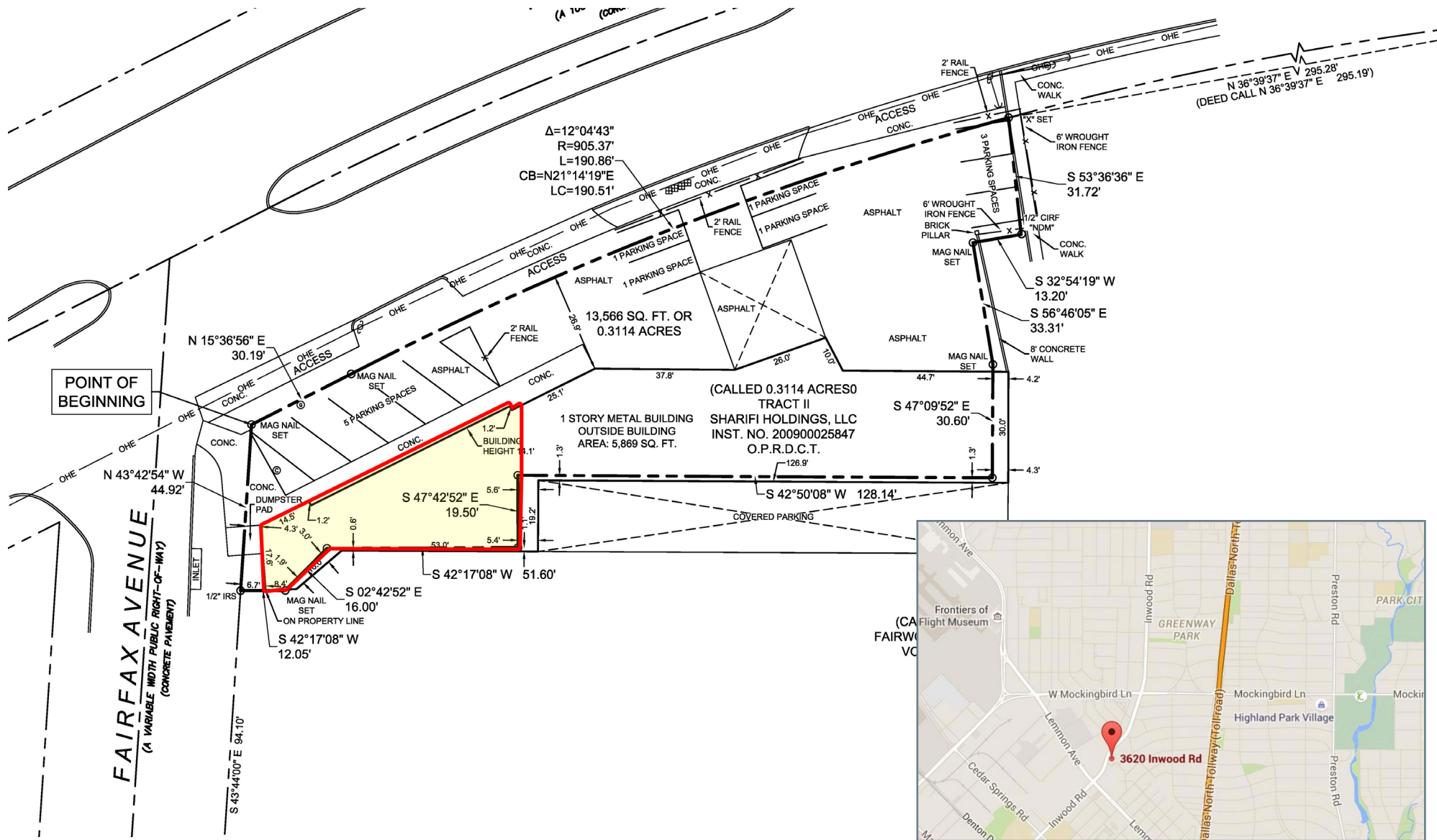
**OAKLAWN/TURTLE CREEK**

**DEMOGRAPHICS**  
 HOUSEHOLDS 17,948  
 MED HH INCOME \$74,758  
 AVG HH INCOME \$111,850  
 DAYTIME POP 75,168  
 RESIDENTIAL POP 26,680

**UPTOWN/KNOX STREET**

**DESIGN DISTRICT**

# INWOOD RD & LEMMON AVE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS
2015 EST POPULATION	17,994	124,711	333,887	INWOOD ROAD 33,563 VPD (NTCOG 2002)
2015 EST AVG HH INCOME	\$88,488	\$106,667	\$90,486	LEMMON AVE 36,710 VPD (NTCOG 2004)



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

### Information on Brokerage Services

*What to Know Before Working with a Real Estate Broker*

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*(Form 5/98)*

**Property:** 3620 Inwood Road at Lemmon Avenue, Dallas, Texas

**In this transaction, Venture Commercial Real Estate, LLC, is:**

agent for Owner/Landlord only;  agent for Buyer/Tenant only; or  an intermediary.

*Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.*

Owner or Landlord \_\_\_\_\_ Date \_\_\_\_\_ Buyer or Tenant \_\_\_\_\_ Date \_\_\_\_\_