



214.378.1212

SWC W JEFFERSON BLVD & S ZANG BLVD DALLAS, TX

## LOCATION

SWC W JEFFERSON BLVD & S ZANG BLVD

SIZE

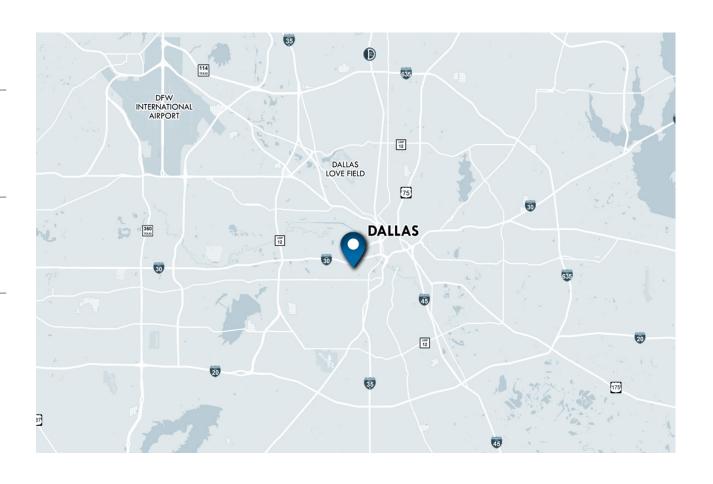
**BUILDING 1** 9,980 SF BUILT IN 1980 3,500 SF AVAILABLE

TRAFFIC COUNTS

W JEFFERSON BLVD S ZANG BLVD 13,000 VPD 20,000 VPD

## PROPERTY HIGHLIGHTS

- LOCATED AT ZANG & JEFFERSON TWO OF OAK CLIFF'S HOTTEST REDEVELOPING STREETS
- WALKING DISTANCE TO BISHOP ARTS
- ACROSS FROM JEFFERSON TOWER DEVELOPMENT
- **30 ON-SITE PARKING SPACES**



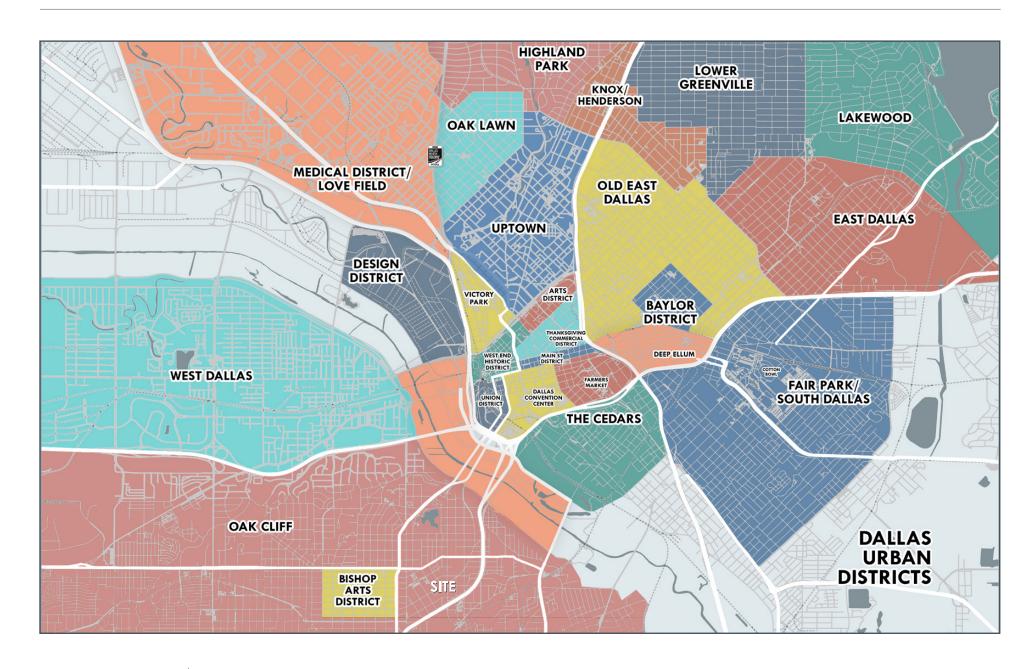
# 2020 DEMOGRAPHIC SUMMARY

1 MILE 3 MILES 5 MILES EST. POPULATION 23,523 156,163 373,196 EST. DAYTIME POPULATION 7,618 65,552 275,431 EST. AVG. HH INCOME \$65,667 \$75,671 \$83,217

## AREA ATTRACTIONS



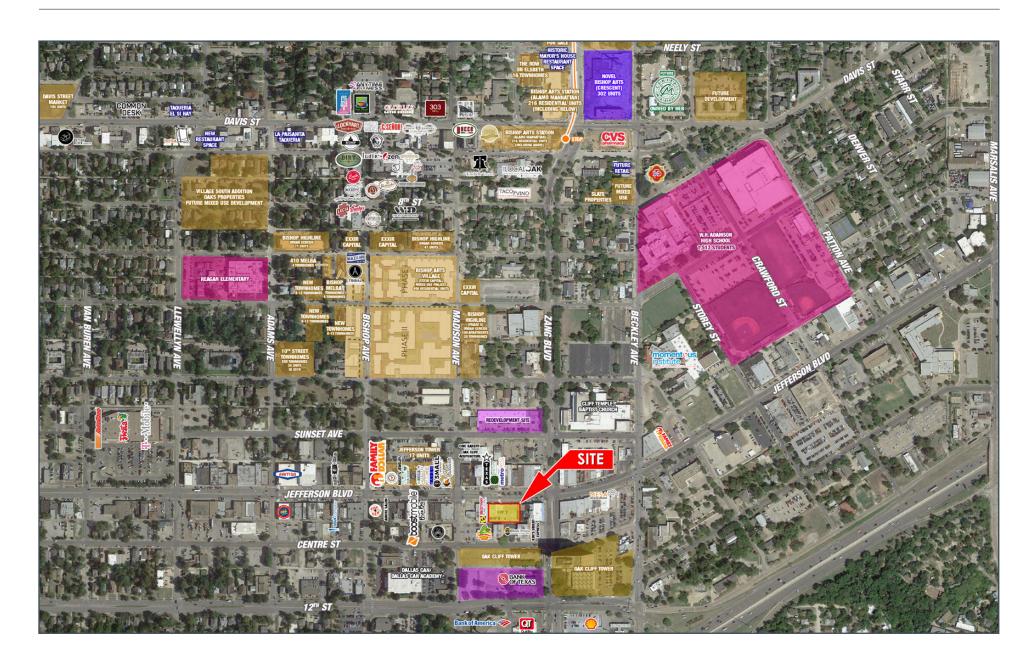














		COR WEST WE				NACCESTAN WORTH TIME  NECCESTAN  KESSLER PARK  NO DAILAS-FORT WORTH TIME  NECCESTAN  NECESTAN  NECCESTAN  NECE		
	KESSLER PARK	WINNETKA HEIGHTS	ELMWOOD	WYNNEWOOD NORTH	WYNNEWOOD	KEIST PARK - WESTWOOD PARK	N BLVE	N 12TH ST
TOTAL HH	4,774	6,248	1,748	531	3,102	2,857		WINNETKA HEIGHTS
AVE HH INCOME	\$124,799	\$68,478	\$79,496	\$86,779	\$83,005	\$70,182		W CLARENDON DR
TOTAL POP	11,371	20,842	6,115	1,311	11,253	8,112		
WHITE	7,127	12,467	4,016	588	5,079	2,920		WYNNEWOOD NORTH
BLACK	1,604	1,128	310	588	1,872	3,342		ELMWOOD
HISPANIC, OTHER	4,760	16,866	5,108	420	8,802	3,555		WILLINOIS AVE 67
						S WEST PA	ARK - WESTV	WYNNEWOOD  WSAMER AND  SPOUN ST  NOOD PARK  WLEDBETTER DR

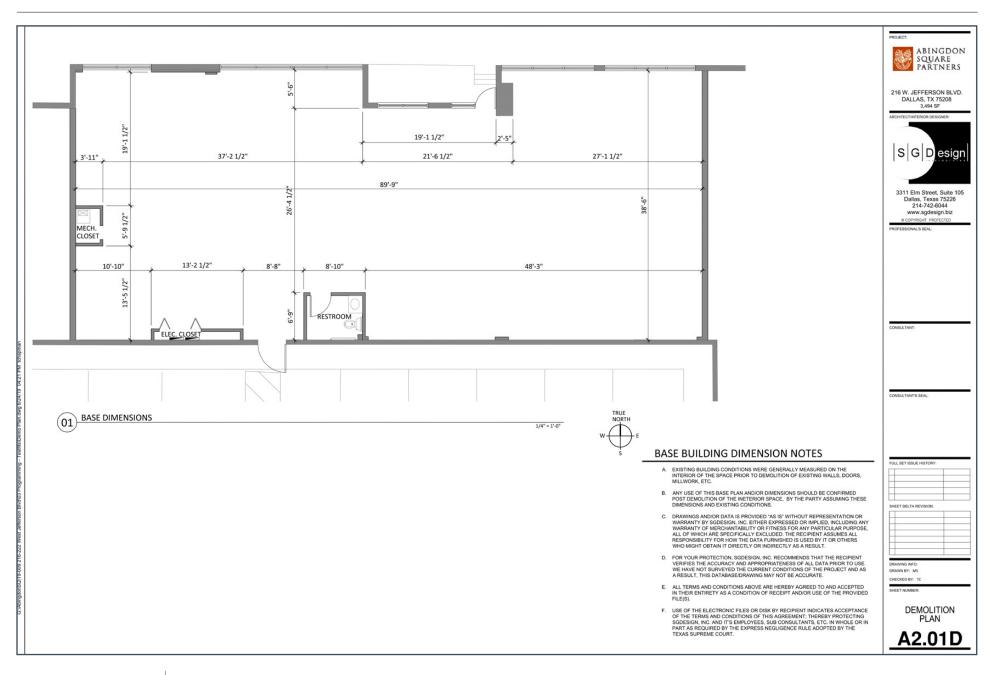














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## COLIN BEAMS

Vice President 214.378.1212 cbeams@venturedfw.com

## NICK HOOVER

Assistant Vice President 214.378.1212 nhoover@venturedfw.com

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



# **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
  - o 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 Phone 214-378-1212	
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email		
Michael E. Geisler	350982	mgeisler@venturedfw.com		
Designated Broker's Name	License No.	Email	Phone	
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	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	

Buyer/Tenant/Seller/Landlord Initials



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Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212	
Designated Broker's Name	License No.	Email	Phone	
XXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	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	
Buyer/Tenant/Seller/Landlord Initials		Date		