

FOR SALE

# 100% Occupied Strip Center

110 W Laureland Rd | Dallas, TX 75232



## SPACE AVAILABLE

4,200 SF

## PRICING INFORMATION

\$420,000.00

## LOCATION

SWQ of I-35E & Laureland Rd

- 100% Occupied Retail Strip Center with Stable Tenants
- Located on West Laureland Rd with Easy Access from Interstate 35 East
- Over 81,000 Vehicles per Day from Interstate 35 East and 9,300 Vehicles per Day from West Laureland Rd
- Ample Parking Space Available for Consumers
- Surrounded by Significant Residential Development with Average Household Income above \$47,000

## AREA RETAILERS



DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	10,172	51,064	96,897	275,091
Employees	1,904	7,072	16,367	70,875
Average HH Income	\$57,073	\$50,923	\$47,775	\$48,394
2018-2023 Annual Rate	2.46%	2.38%	2.37%	2.40%
Traffic Count	81,280 VPD from I-35E & 9,330 from W Laureland Rd			

\*STDBonline.com 2018

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The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

# 110 W Laureland Rd

High Visibility Retail Strip with Easy Access to Interstate 35E

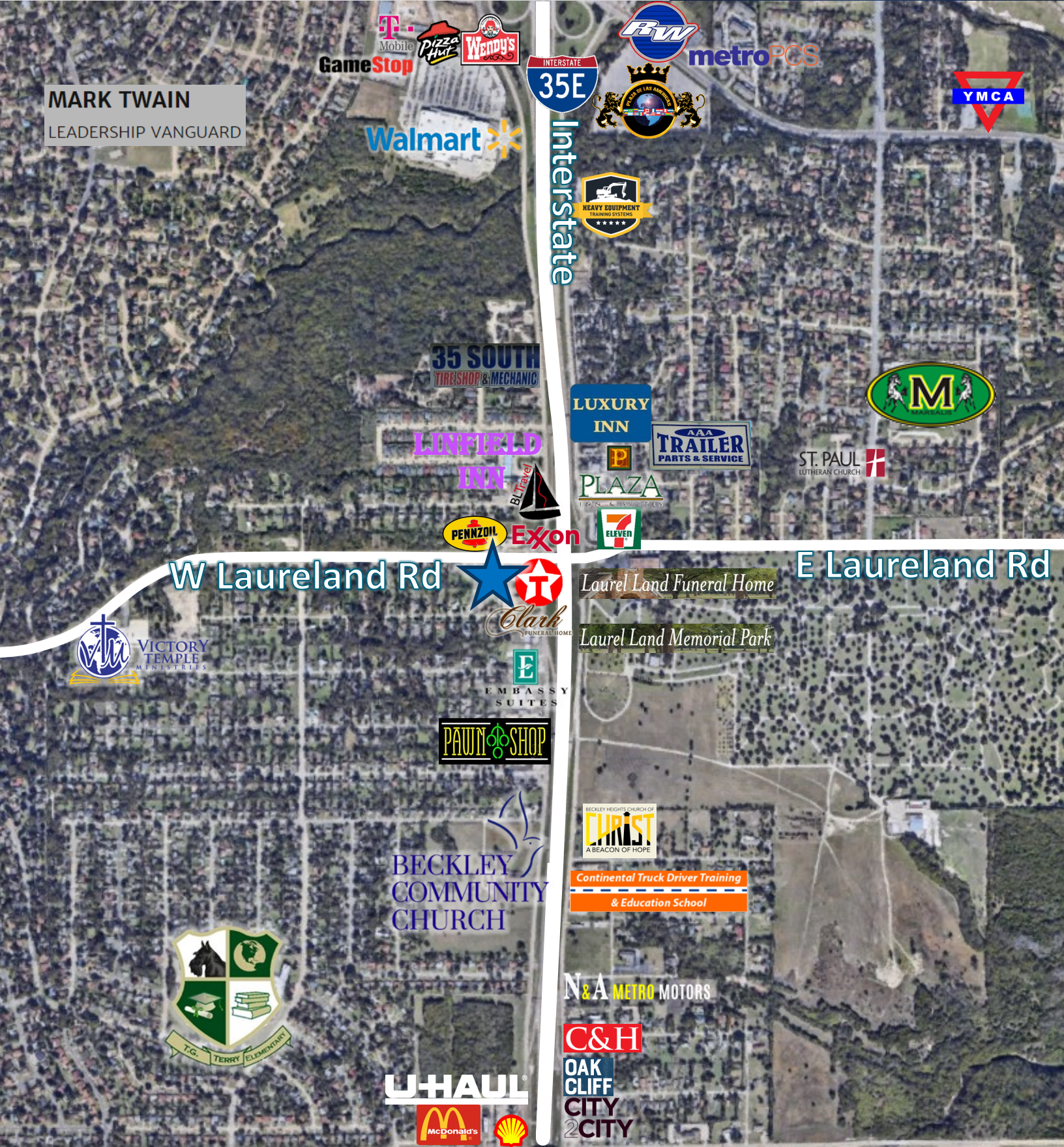


# 110 W Laureland Rd

High Visibility Retail Strip with Easy Access to Interstate 35E



**MARK TWAIN**  
LEADERSHIP VANGUARD



GameStop  
T-Mobile  
Pizza Hut  
Wendy's

Walmart

INTERSTATE  
35E

Interstate

RW  
metroPCS

YMCA

35 SOUTH  
TIRESHOP & MECHANIC

LINFIELD  
INN

LUXURY  
INN

AAA  
TRAILER  
PARTS & SERVICE

M

ST. PAUL  
LUTHERAN CHURCH

Pennzoil  
Exxon

7  
ELEVEN

W Laureland Rd

Clark  
FUNERAL HOME

Laurel Land Funeral Home

E Laureland Rd

Laurel Land Memorial Park

VICTORY  
TEMPLE  
MINISTRIES

EMBASSY  
SUITES

PAWN  
SHOP

BECKLEY  
COMMUNITY  
CHURCH

BECKLEY HEIGHTS CHURCH OF  
CHRIST  
A BEACON OF HOPE

Continental Truck Driver Training  
& Education School

T.G. TERRY ELEMENTARY

N & A METRO MOTORS

C & H

OAK  
CLIFF  
CITY  
2CITY

U-HAUL

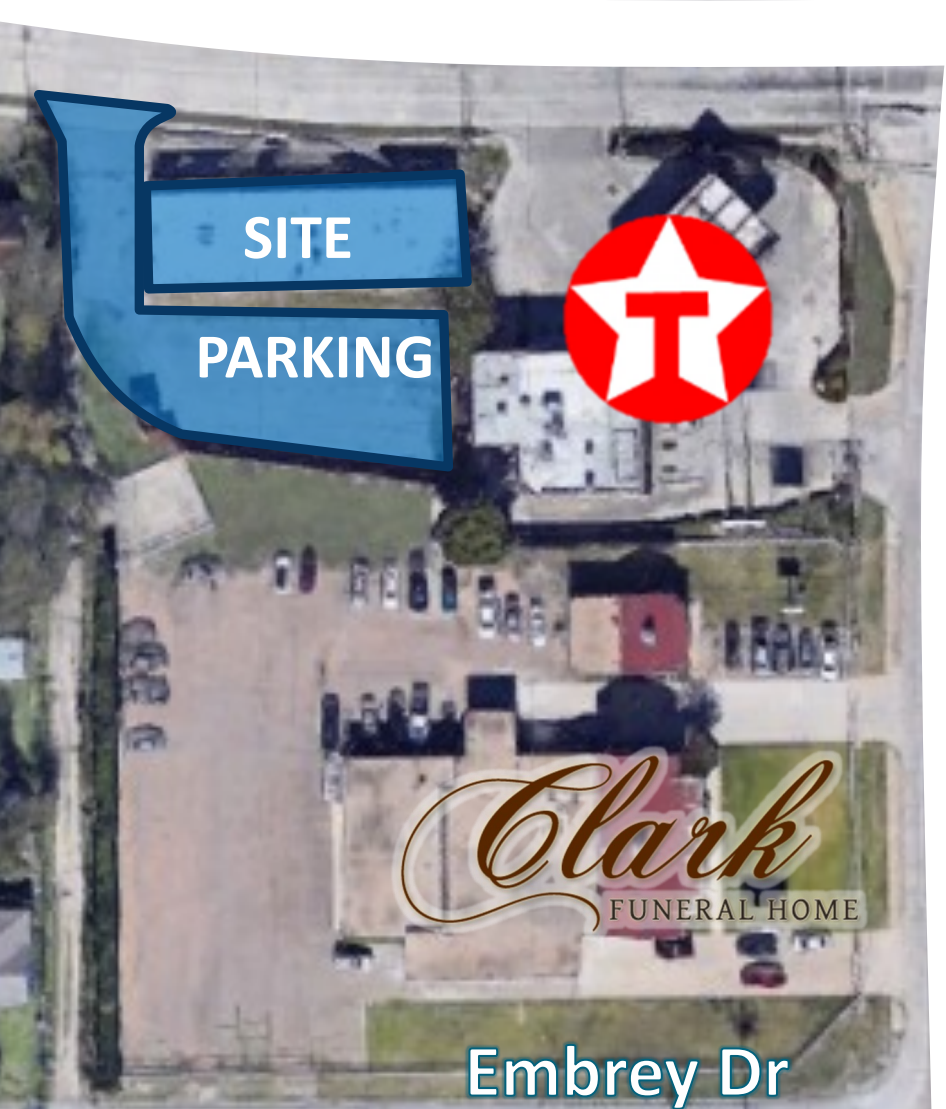
McDonald's  
Shell

# 110 W Laureland Rd

High Visibility Retail Strip with Easy Access to Interstate 35E



W Laureland Rd



SITE

PARKING

Clark  
FUNERAL HOME

Embrey Dr



N I-35E Service Rd

Interstate 35E

# 110 W Laureland Rd

High Visibility Retail Strip with Easy  
Access to Interstate 35E



Tenant Roster		
Suite	Monthly Rent	Space
110	\$500.00	
112	\$1,000.00	
114	\$1,480.00	
116	\$1,420.00	
Total		
110-116	\$4,400.00	

# 110 W Laureland Rd

High Visibility Retail Strip with Easy Access to Interstate 35E



# Information On 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 sponsored by a broker 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 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. 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## 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.

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