

FOR LEASE

Gannon Plaza

7401 S Westmoreland Rd | Duncanville, TX 75237



SPACE AVAILABLE

1,242 - 6,870 SF

PRICING INFORMATION

\$10-12 PSF NNN
(Est. \$4.00)

LOCATION

NWC Gannon Ln &
S Westmoreland Rd

TRAFFIC GENERATORS



- Up to 6,870 SF Continuous Available Including 1,375 SF 2nd Gen Restaurant Space
- I-20 Visible Shopping Center (152,000 VPD)
- 1 Mile West of Methodist Charlton Medical Center
- Great for Medical/Dental, Cellphone, Auto Parts, Restaurant & General Retail
- Excellent Parking with Ingress/Egress (335 Spaces)
- City of Dallas Economic Development Focus
- Near New 90 Acre Mixed-Use RedBird Development

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	17,959	48,692	86,112	246,061
Employees	8,970	20,570	42,450	74,046
Average HH Income	\$39,824	\$49,823	\$57,555	\$62,355
2017-2022 Annual Rate	1.12%	1.19%	1.16%	1.17%
Median Age	29.9	32.1	34.0	33.3
Traffic Count	14,580 VPD @ S Westmoreland Rd 152,000 VPD @ LBJ Fwy (I-20)			

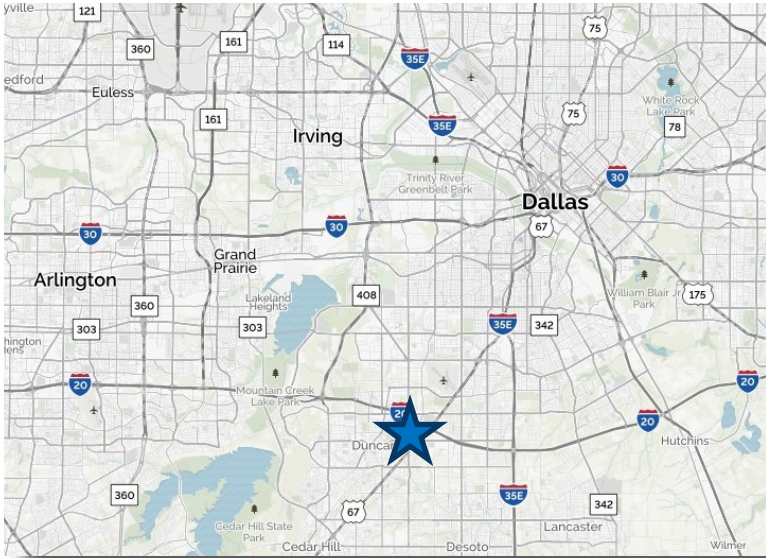
*STDBonline.com 2018

Kedreon Cole | 972-636-8730 | Ked@VisionCommercial.com | VisionCommercial.com

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7401 S Westmoreland Rd

Value Retail Space with High Visibility from I-20
Great Retail Corridor



90 acres that redefine historic OAK CLIFF, creating a

DYNAMIC | COMMUNITY | CENTER



where people congregate from across the region to

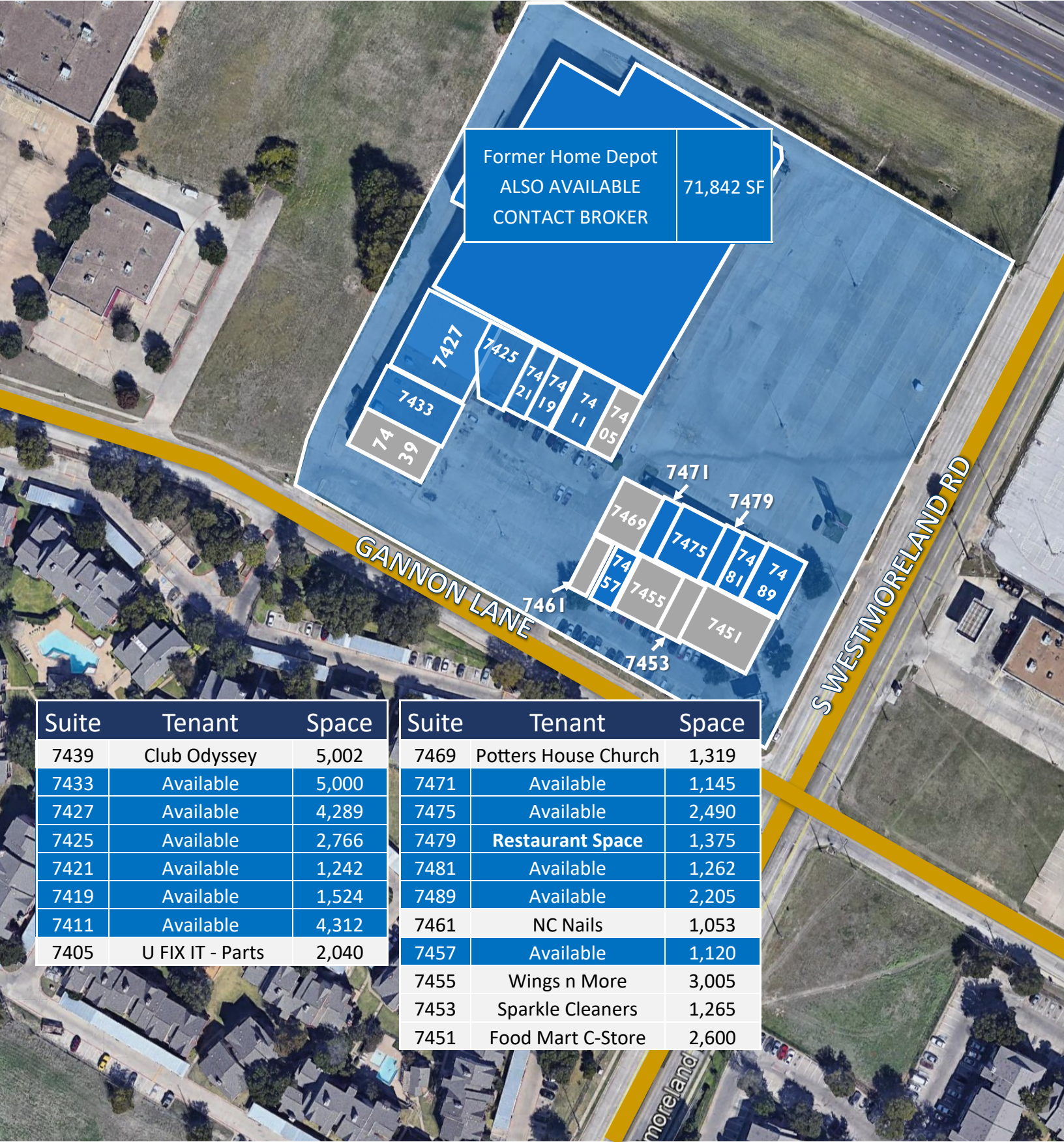
LIVE | WORK | SHOP | PLAY | CONNECT

400K SF **284K SF** **2 ACRE** **MULTI-FAMILY**
RETAIL **OFFICE** **COMMONS** **HOTEL**



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Former Home Depot
ALSO AVAILABLE
CONTACT BROKER 71,842 SF

Suite	Tenant	Space
7439	Club Odyssey	5,002
7433	Available	5,000
7427	Available	4,289
7425	Available	2,766
7421	Available	1,242
7419	Available	1,524
7411	Available	4,312
7405	U FIX IT - Parts	2,040

Suite	Tenant	Space
7469	Potters House Church	1,319
7471	Available	1,145
7475	Available	2,490
7479	Restaurant Space	1,375
7481	Available	1,262
7489	Available	2,205
7461	NC Nails	1,053
7457	Available	1,120
7455	Wings n More	3,005
7453	Sparkle Cleaners	1,265
7451	Food Mart C-Store	2,600

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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.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	info@visioncommercial.com Email	817-803-3287 Phone
Roger Smeltzer, Jr. Designated Broker of Firm	560209 License No.	info@visioncommercial.com Email	817-803-3287 Phone
Kedreon Cole Sales Agent/Associate's Name Regulated by the Texas Real Estate Commission	669762 License No.	Ked@visioncommercial.com Email	469-660-9694 Phone Information available at www.trec.texas.gov