



8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

± .47 ACRES FOR LEASE

SWC MONTFORT DR & ALPHA RD
DALLAS, TX



KEN REIMER KREIMER@VENTUREDFW.COM | ANNE BRYAN ABRYAN@VENTUREDFW.COM | FELIX SAENZ FSAENZ@VENTUREDFW.COM

HIGHLIGHTS

- ★ IN CLOSE PROXIMITY TO NEW VALLEY VIEW MALL DEVELOPMENT & THE GALLERIA MALL
- ★ HIGH AMOUNT OF MULTIFAMILY SURROUNDING SITE
- ★ SITE BENEFITS FROM HIGH TRAFFIC COUNTS GENERATED BY CONVENIENT ACCESS TO AND FROM DNT & 635
- ★ EASY ACCESS TO SITE FROM BOTH MONTFORT DR & ALPHA RD, INCLUDING 95' OF OPEN ACCESS TO SIGHT FROM MONTFORT

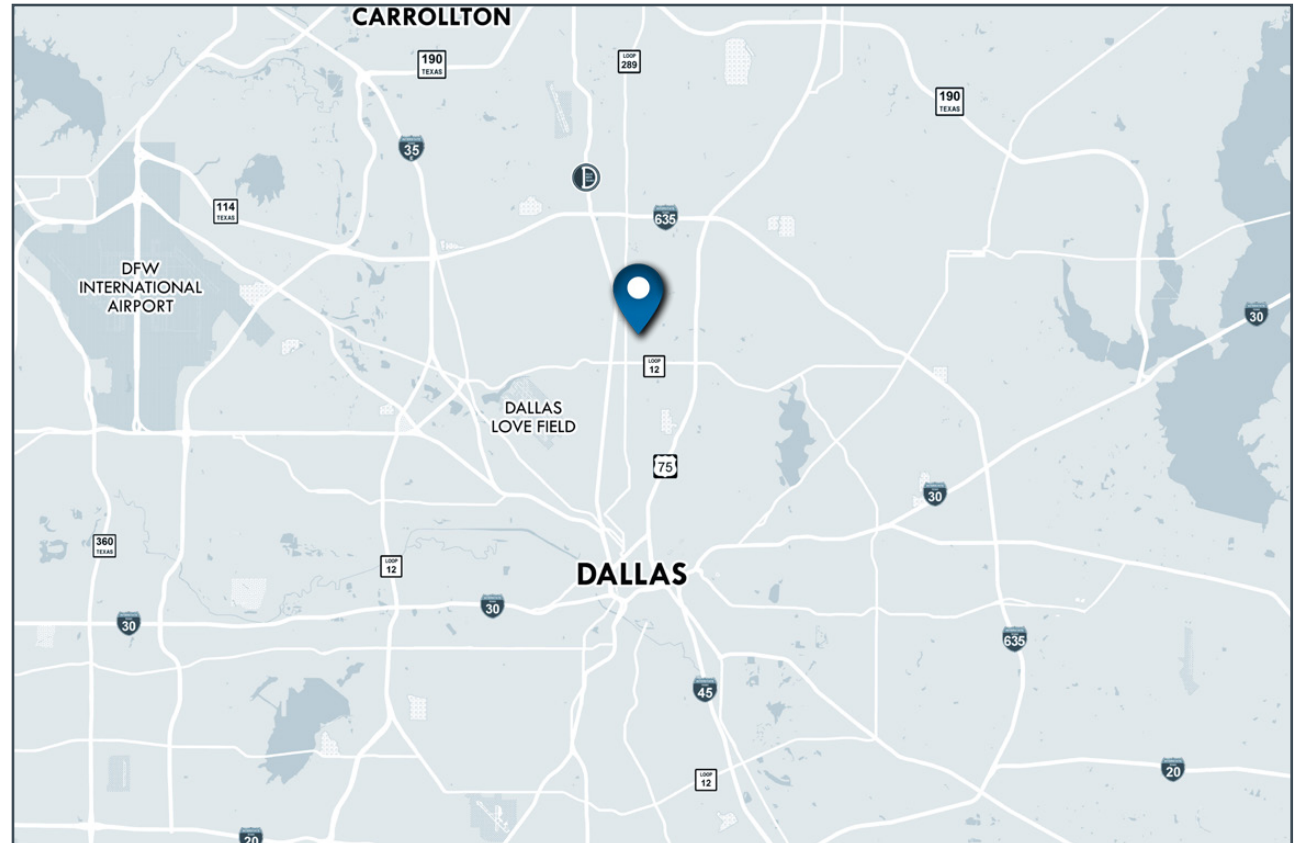
ZONING

PD 887
 PROPERTY FALLS UNDER PD-887 WHICH IS ZONED WALKABLE URBAN MIXED USE (WMU-12).

THIS PARTICULAR ZONING REQUIRES A MINIMUM OF TWO STORIES BUT ALLOWS FOR SEVERAL USES, INCLUDING DAYCARE, MEDICAL, OFFICE, AND FUEL.

UTILITIES

WATER & SEWER
 AVAILABLE AT SITE



2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	29,898	136,629	379,688
EST. DAYTIME POPULATION	46,333	189,731	400,826
EST. AVG. HH INCOME	\$74,270	\$118,719	\$114,706

AREA ATTRACTIONS







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KEN REIMER

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Managing Partner
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FELIX SAENZ

Associate
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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:

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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
Kenneth Reimer	428933	kreimer@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
Anne Bryan	713115	abryan@venturedfw.com	214-378-1212
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Felix Saenz	719860	fsaenz@venturedfw.com	214-378-1212
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