

# LAKERIDGE

— EAST DALLAS —



First opened in 1965, Lakeridge has taken many forms over the last five decades. But Lakeridge is about to return to its roots. In the first quarter of 2019, Lakeridge will undergo a redevelopment that will help it return to its roots as an architectural gem that serves as the centerpiece of activity for the Lake Highlands community. The restoration will reveal the real charm of East Dallas. SHOP Development plans to

incorporate natural materials, updated architecture, landscaping and critical neighborhood amenities to appropriately capture the immediate trade.

Focused on quality dining options, boutique fitness, better quick serve, neighborhood services and daily needs are just a few of the targeted retail categories.

**SIZE**

**TRAFFIC COUNTS**

– Shopping Center: 90,476 SF

- Walnut Hill Ln 18,607 VPD ('14)
- Audelia Road 14,713 VPD ('14)

DEMOGRAPHICS TRADE	1 MILE	3 MILE	5 MILE	10 MIN.	
				DRIVE	AREA
EST. POPULATION	19,046	159,286	431,925	218,385	28,201
AVG. HH INCOME	\$112,502	\$78,042	\$92,567	\$81,009	\$104,644
TOTAL HOUSEHOLDS	7,608	65,076	170,348	91,642	12,023
DAYTIME POPULATION	12,559	170,069	479,240	249,628	28,201

# CITY VIEW

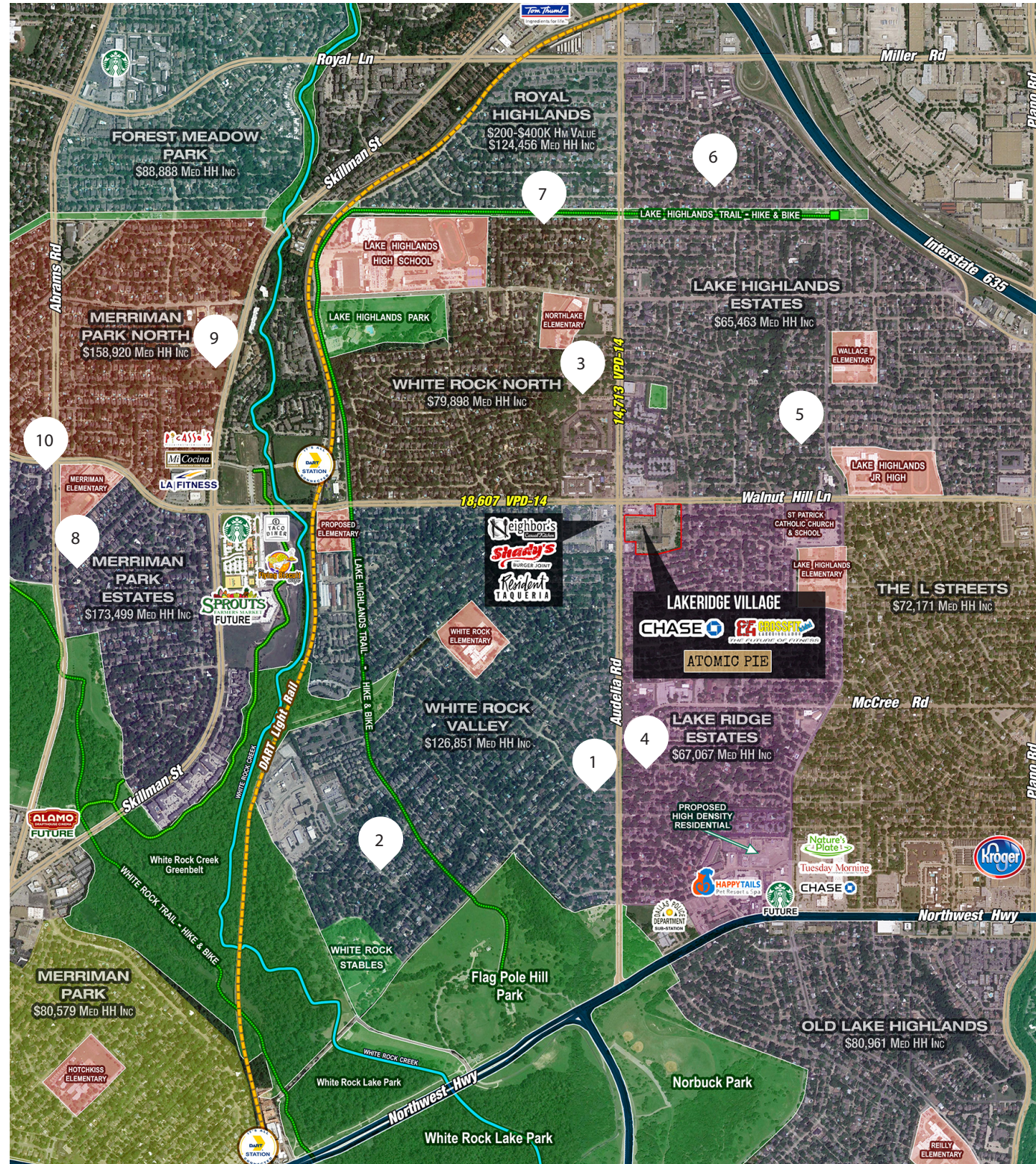


Lake Highlands community is at the heart of the East Dallas surge.

While the neighborhood has seen an influx of higher incomes, higher demand and subsequently higher home values, the quality of retail has been lagging behind.

# LAKERIDGE

Dallas, TX  
Housing Locator



\$1,075,000  
4,412 SF



\$850,000  
3,763 SF



\$749,000  
3,767 SF



\$749,000  
4,510 SF



\$620,000  
3,456 SF



\$624,900  
2,806 SF



\$599,000  
3,445 SF



\$897,500  
4,267 SF



\$424,900  
2,460 SF



\$560,000  
3,858 SF



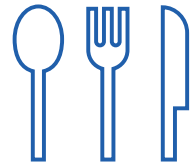
# RENDERINGS

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# TENANT MERCHANDISING

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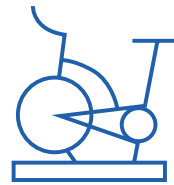


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## FOOD

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- Sushi
- Burger
- Seafood
- Pizza (Atomic Pies)
- American Cuisine
- Tex-Mex
- Fresh Food
- Treats (Lake Highlands Creamery)
- Coffee
- Wine Bar
- Juice Bar



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## BOUTIQUE FITNESS

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- Yoga
- Pilates
- Spin
- Personal Training
- Crossfit (Lake Highlands Crossfit)



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## BEAUTY SERVICES

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- Hair
- Wax
- Blow Dry
- Massage
- Nails
- Spa
- Barber Shop



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## RETAIL

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- Bike Shop
- Outfitter
- Paper Goods
- Hardware
- Local Boutique
- Home Accessories



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## DAILY NEEDS

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- Meat Market (La Michoacana)
- Fish Market
- Grocery
- Prepared Foods



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## NEIGHBORHOOD SERVICES

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- Dryclean (Fine Care Cleaners)
- Mail + Copy
- Financial Services
- Cobbler
- Tailor

# ARCHI- TECTURE



Lakeridge was originally developed by different owners beginning in 1968, with additions made in 1969 and 1975.

The original architecture featured a group of three (3) low-slung, rectilinear buildings that captured the purity of 60's modern design.

Over time, the original buildings were assembled and renovated to form a unified shopping center, that is located at the very heart of Lake Highlands/ East Dallas.

SHOP Development is undertaking a sensitive re-development of Lakeridge that will restore the simplicity and quality of the original buildings.

The existing mansard façade and heavy



stone columns will be removed and replaced with an appropriately scaled steel (and warm wood) canopy, which will create a more inviting storefront for the patron. Other improvements include: new paint, enhanced site lighting, upgrade landscaping, new outdoor dining areas, renovated shopping center signs and improved parking.

Lakeridge is poised to be the retail centerpiece of the vibrant Lake Highlands community.







# 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o 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.

**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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