

4.91 ACRES  
+/-100,000 SF FLEX BUILDING



 **VENTURE OFFICE/WAREHOUSE HQ FOR SALE**

214.378.1212

1133 S MADISON AVE  
DALLAS, TX

**NICK HOOVER**  
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**SKY MILLER**  
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**PAUL CARDEN**  
PCARDEN@VENTUREDFW.COM



LOCATION

**SOUTH OF THE INTERSECTION OF  
S MADISON AVE & W CLARENDON DR  
DALLAS, TX 75208**

SIZE

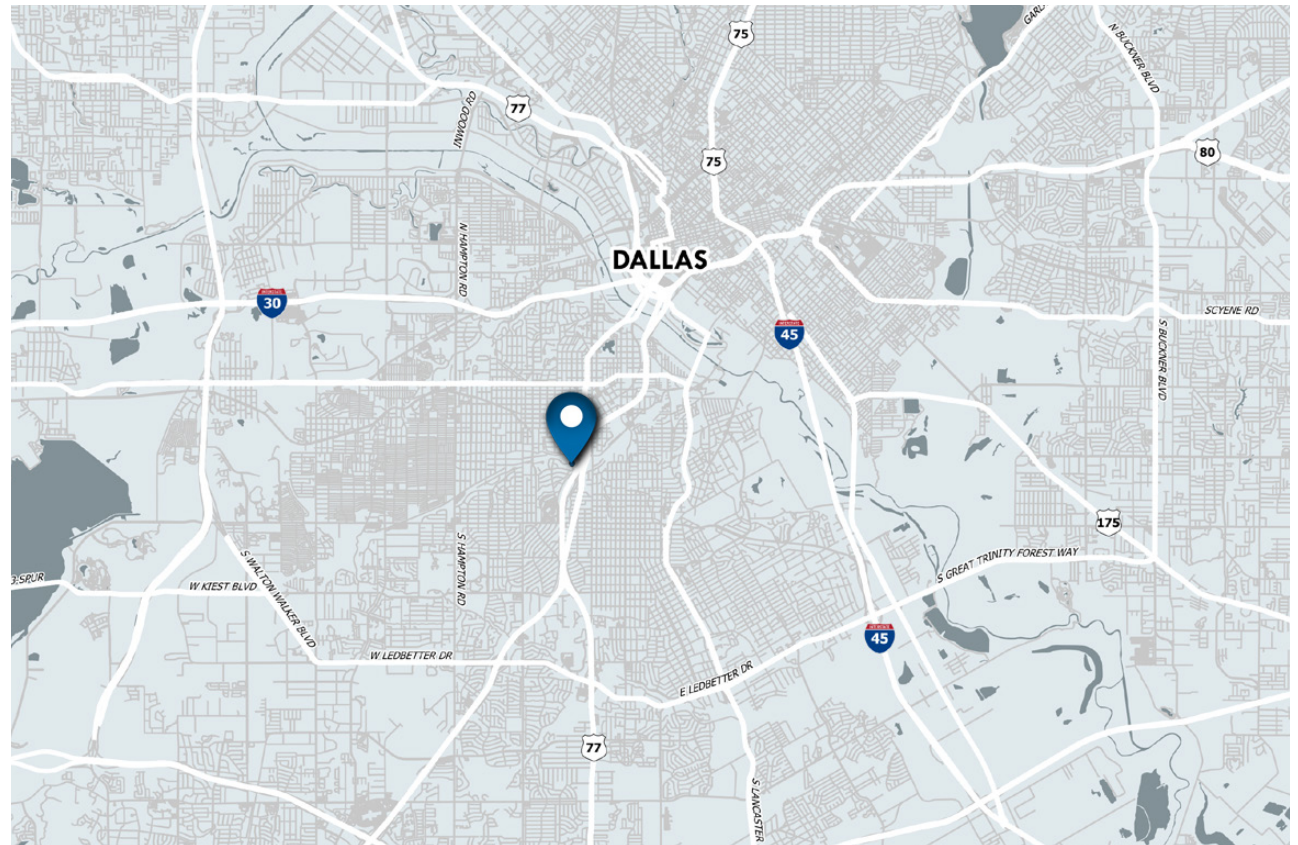
<b>OFFICE A</b> 9,008 SF	<b>OFFICE B</b> 2,208 SF
<b>WAREHOUSE A</b> +/- 43,866 SF	<b>WAREHOUSE B</b> +/- 29,362 SF
<b>ENCLOSED GARAGE BAYS</b> 4,890 SF	<b>COVERED DOCK</b> +/- 12,616 SF

TRAFFIC COUNTS

<b>I35E</b> 201,523 VPD 2017	<b>W CLARENDON DR</b> 6,729 VPD 2015
<b>ZANG BLVD</b> 9,882 VPD 2017	

PROPERTY HIGHLIGHTS

- ★ **4.91 AC SITE, LESS THAN 1 MILE FROM BISHOP ARTS & WYNNEWOOD VILLAGE REDEVELOPMENT**
- ★ **+/- 100,000 SF FLEX BUILDING**
- ★ **1/2 MILE FROM TYLER STATION REDEVELOPMENT**
- ★ **BUILT IN 1952**

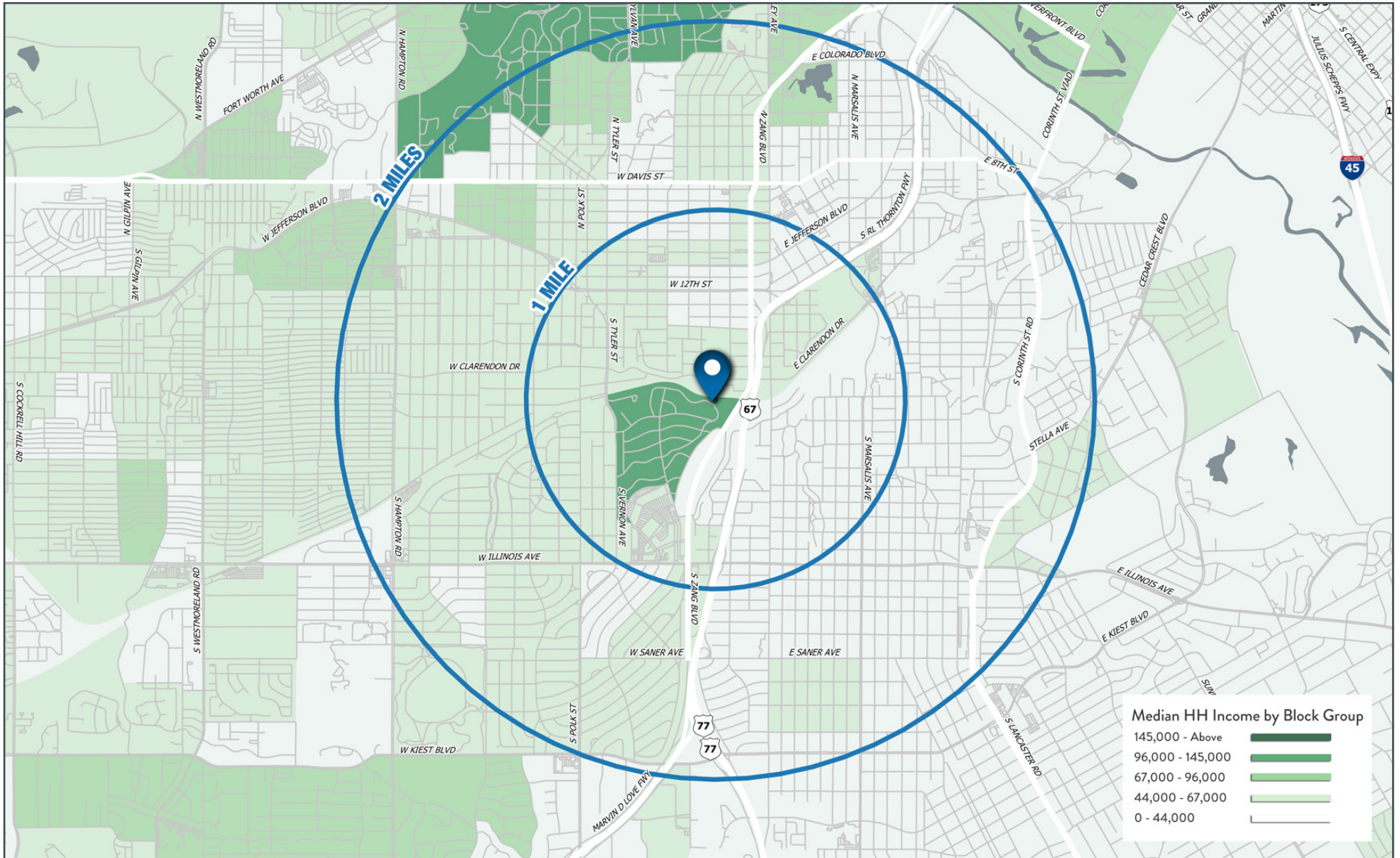


2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>19,131</b>	<b>157,817</b>	<b>338,289</b>
EST. DAYTIME POPULATION	<b>12,654</b>	<b>86,158</b>	<b>340,370</b>
EST. AVG. HH INCOME	<b>\$62,834</b>	<b>\$65,166</b>	<b>\$74,855</b>

AREA ATTRACTIONS

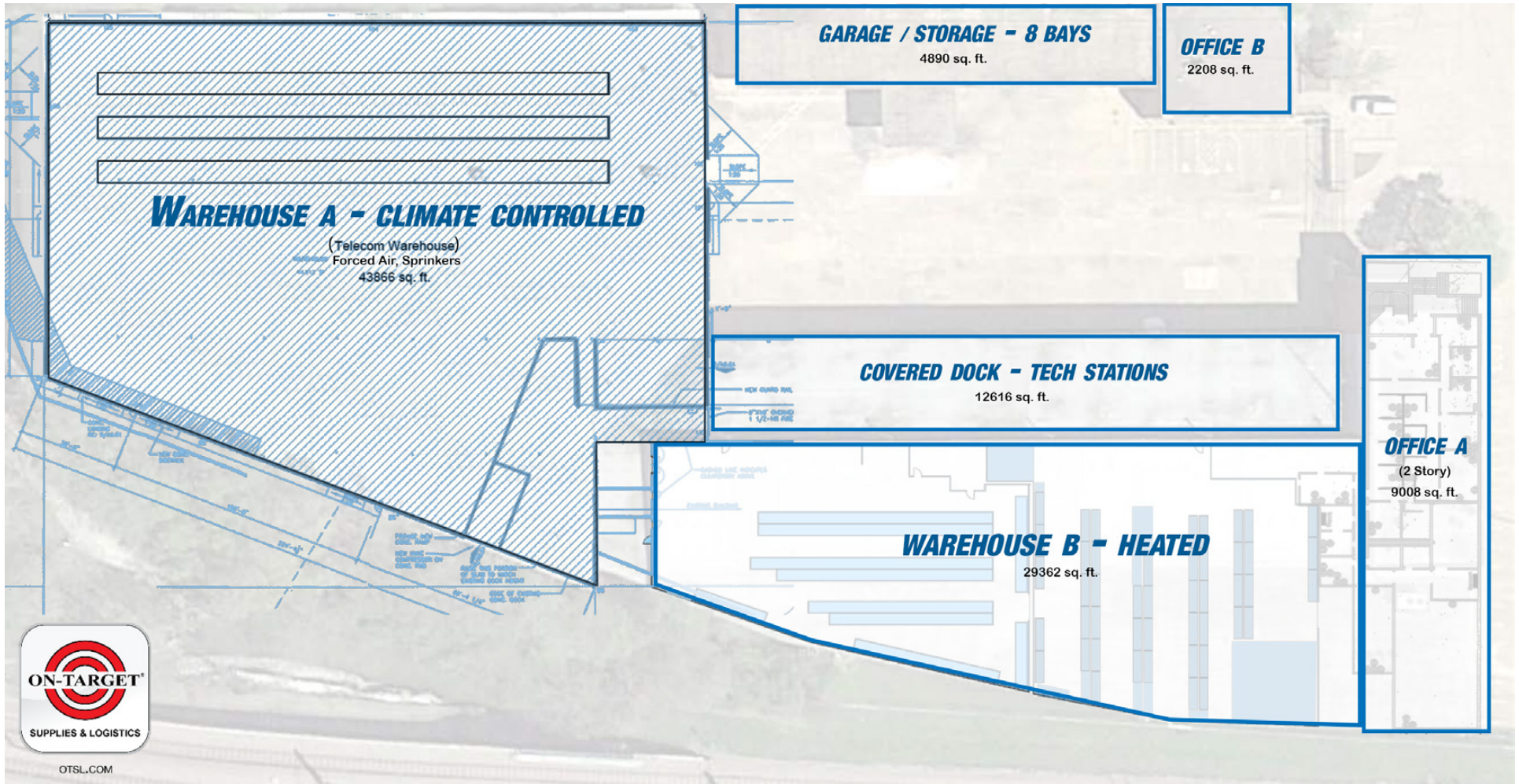




















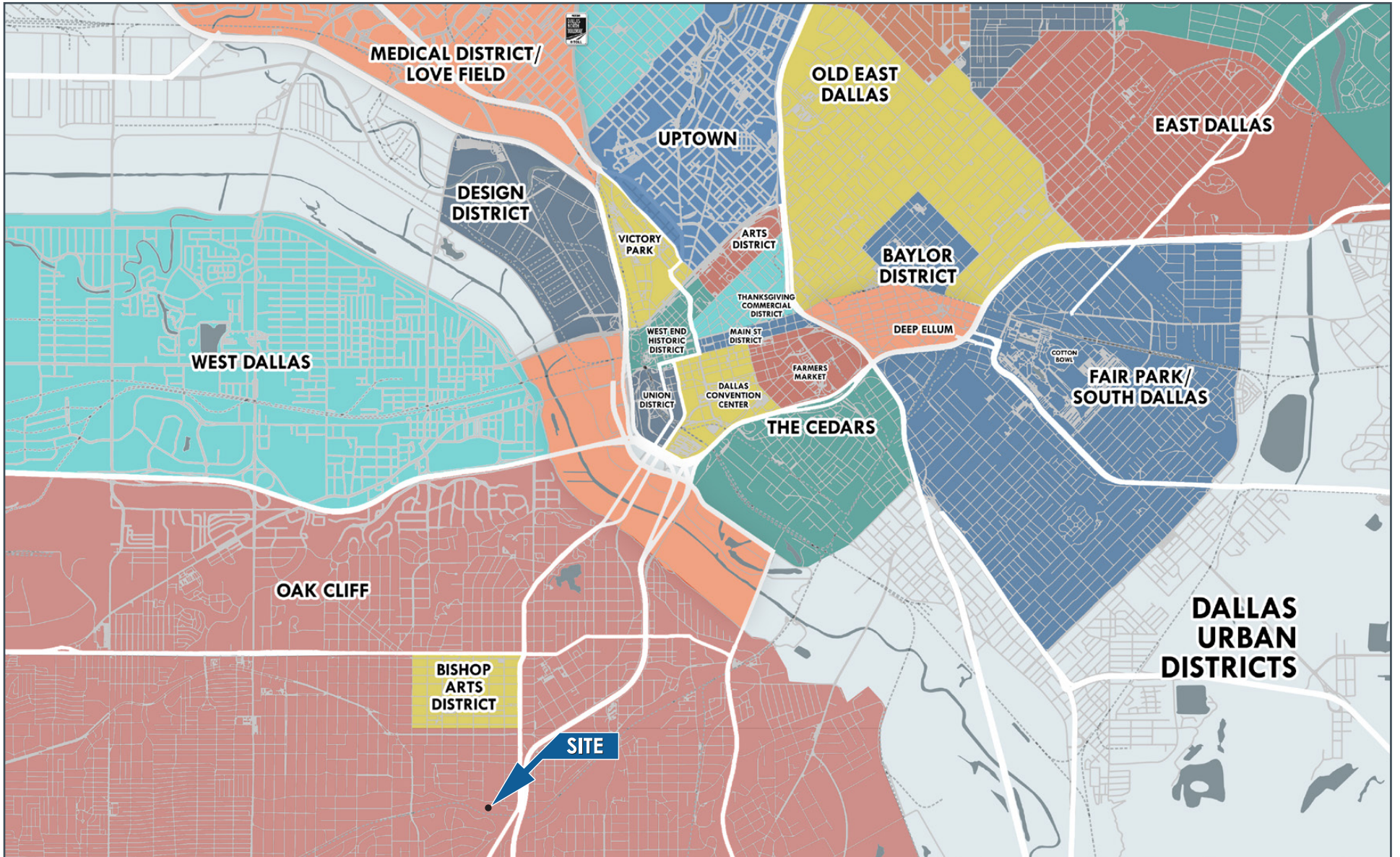
















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**ROBERT "SKY" MILLER**

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**PAUL CARDEN**

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;
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  - 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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**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Nick Hoover</b>	<b>664008</b>	<b>nhoover@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Agent's Supervisor's Name	License No.	Email	Phone
<b>Robert Franklin ("Sky") Miller III</b>	<b>529759</b>	<b>smiller@venturedfw.com</b>	<b>214-378-1212</b>
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<b>Paul Carden</b>	<b>676914</b>	<b>pcarden@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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