

0.8 AC PAD SITE FOR LEASE

214.378.1212

3808 ROSS AVE
DALLAS, TX

COLIN BEAMS
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AMY PJETROVIC
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MIA UREÑA
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LOCATION

3808 ROSS AVE

AVAILABLE SPACES

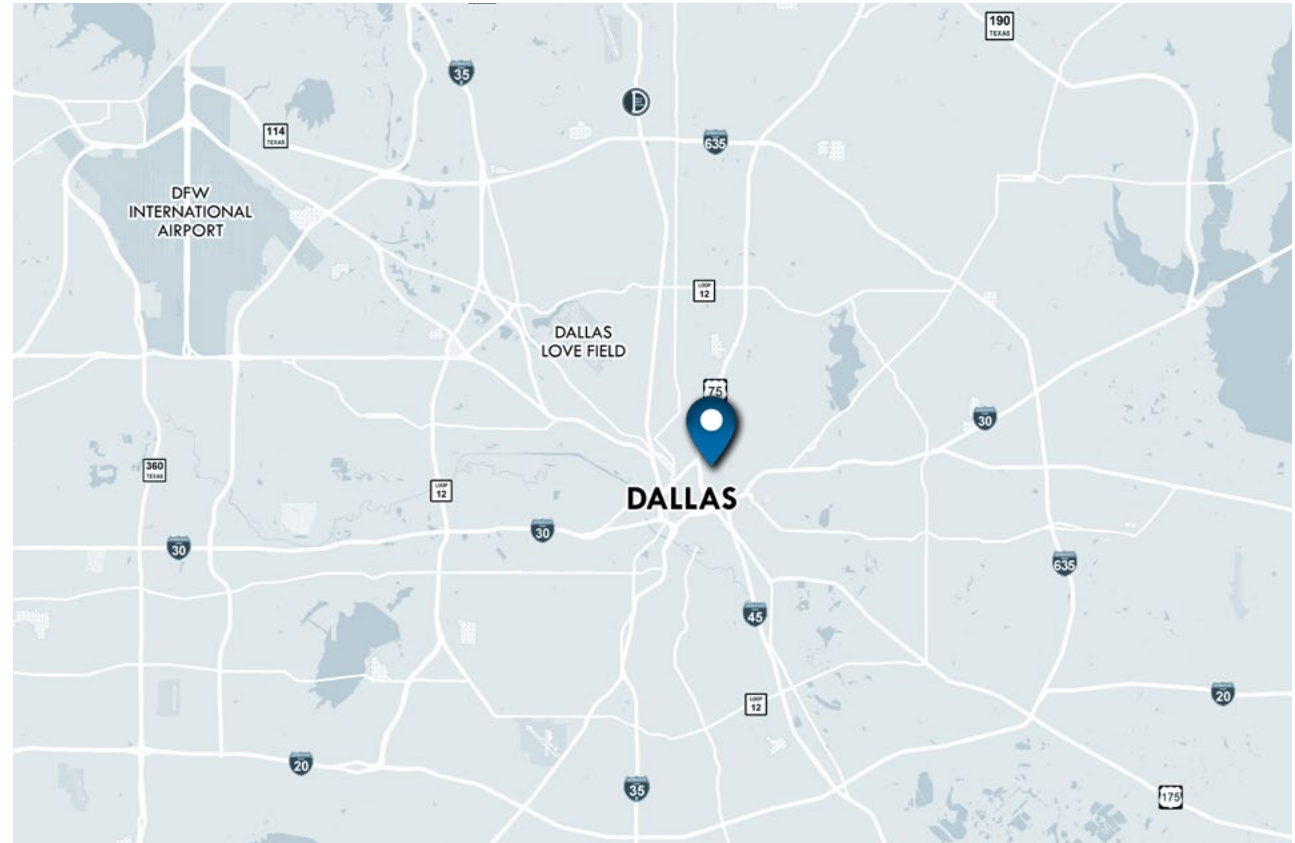
0.8 AC 37,897 SF

TRAFFIC COUNTS

ROSS AVE WASHINGTON AVE
 23,087 VPD 2019 5,763 VPD 2019

PROPERTY HIGHLIGHTS

- ★ PAD SITE ON THE HARD CORNER
- ★ 255 FT WIDE AND 140 FT DEEP
- ★ EXCELLENT INGRESS & EGRESS WITH TWO WAY STREETS, NO MEDIANS, AND 6 CURB CUTS INTO THE PROPERTY
- ★ STRONG 1 MILE DAYTIME POPULATION
- ★ SEVERAL NEW APARTMENT PROJECTS HAVE BEEN RECENTLY DEVELOPED IN THE IMMEDIATE AREA
- ★ CENTRALLY LOCATED

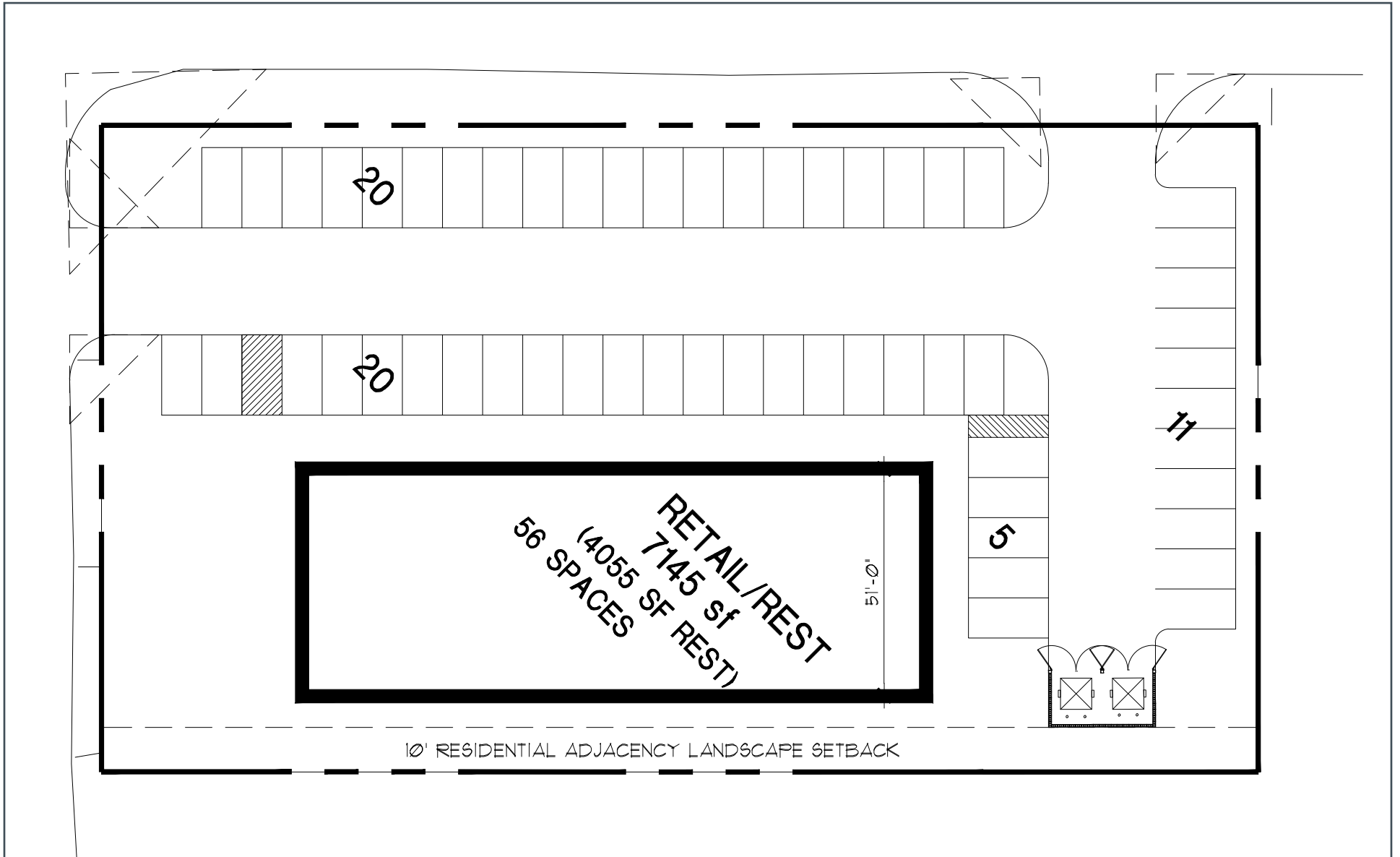


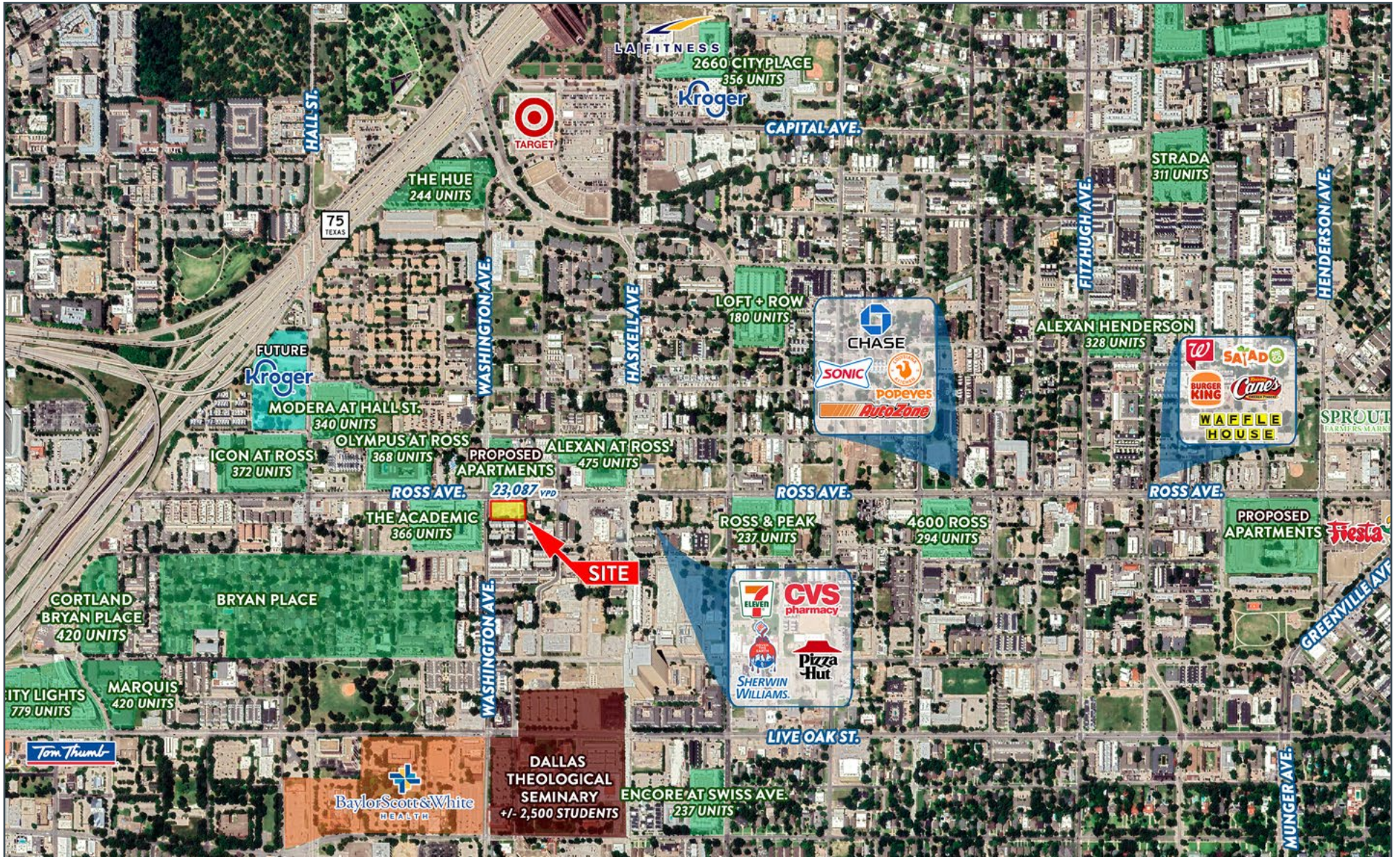
2023 DEMOGRAPHIC SUMMARY

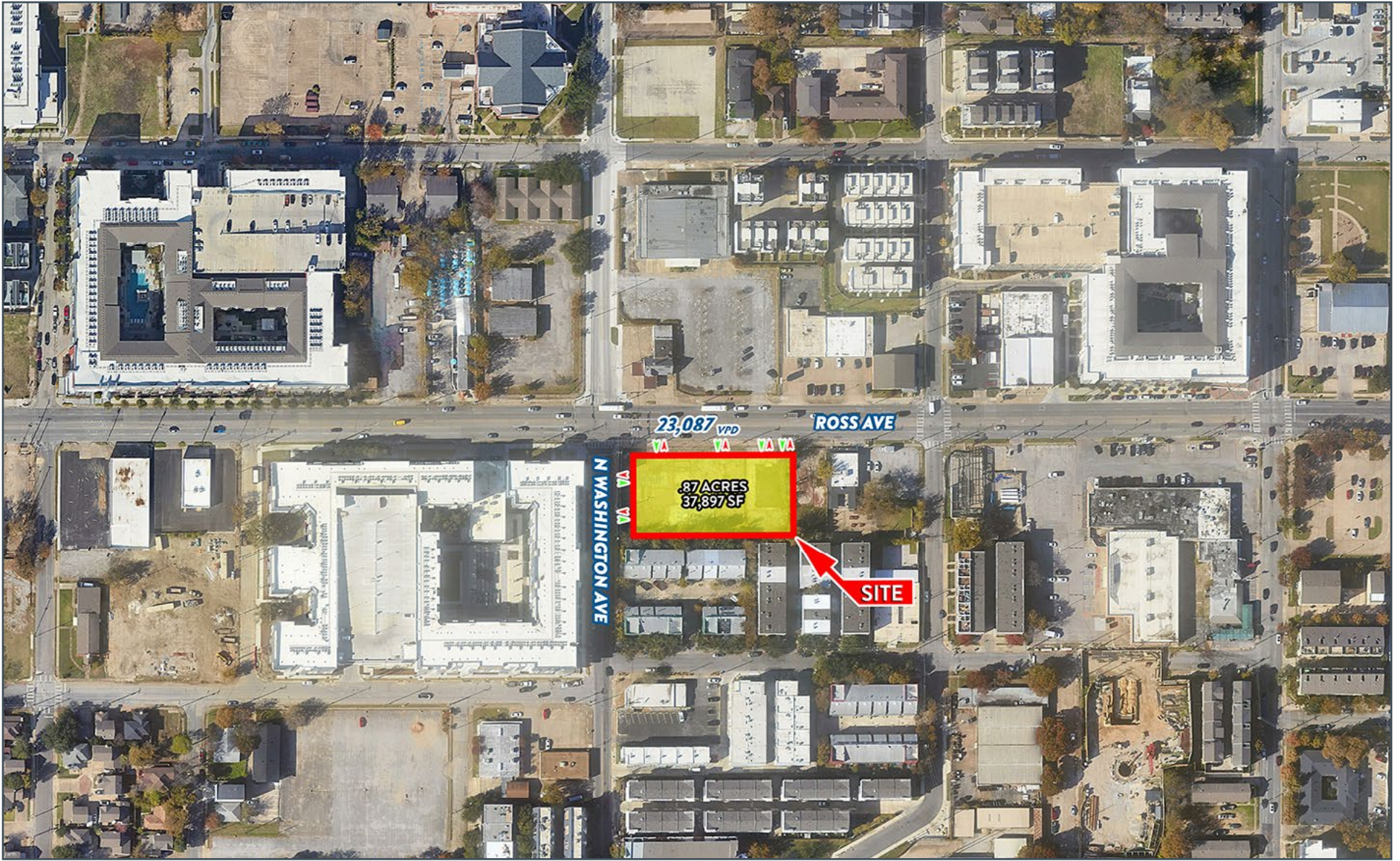
	1 MILE	3 MILES	5 MILES
EST. POPULATION	38,701	191,318	381,223
EST. DAYTIME POPULATION	38,471	235,125	368,427
EST. AVG. HH INCOME	\$112,647	\$148,424	\$151,333

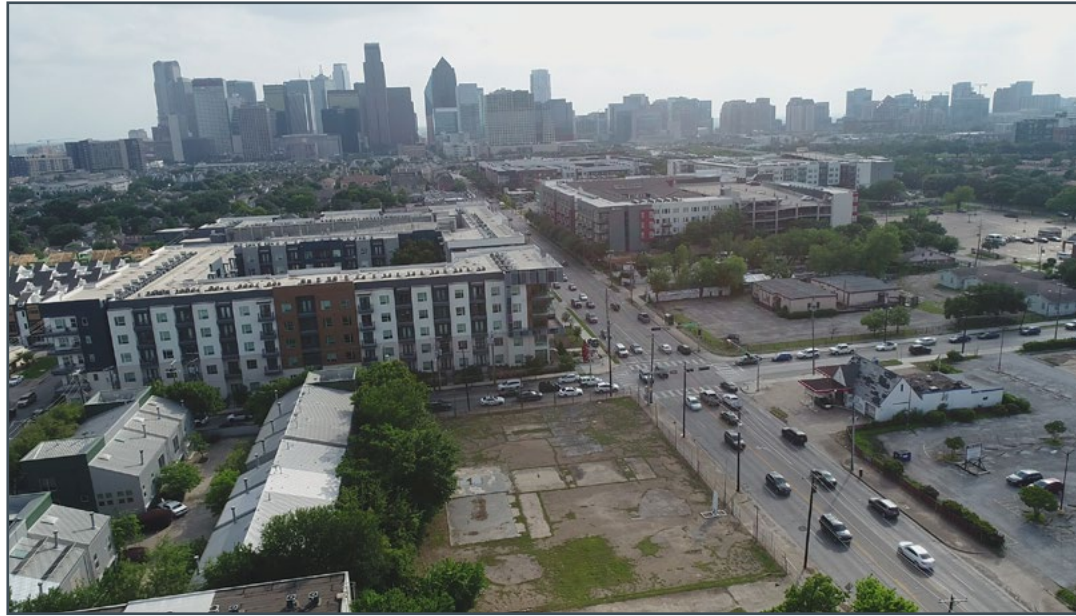
AREA ATTRACTIONS













8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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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:
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 - 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
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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
Colin Beams	624650	cbeams@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Mia Ureña	748118	murena@venturedfw.com	214-378-1212
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