



TENANT OPERATING - DO NOT DISTURB



FREESTANDING BUILDING FOR LEASE

214.378.1212

2928 N HENDERSON AVE
DALLAS, TX

AMANDA T. WELLES
AWELLES@VENTUREDFW.COM

IAN PETERMAN
IPETERMAN@VENTUREDFW.COM

JARED JOWDY
JJOWDY@VENTUREDFW.COM

LOCATION

2928 N HENDERSON AVE

AVAILABLE SPACES

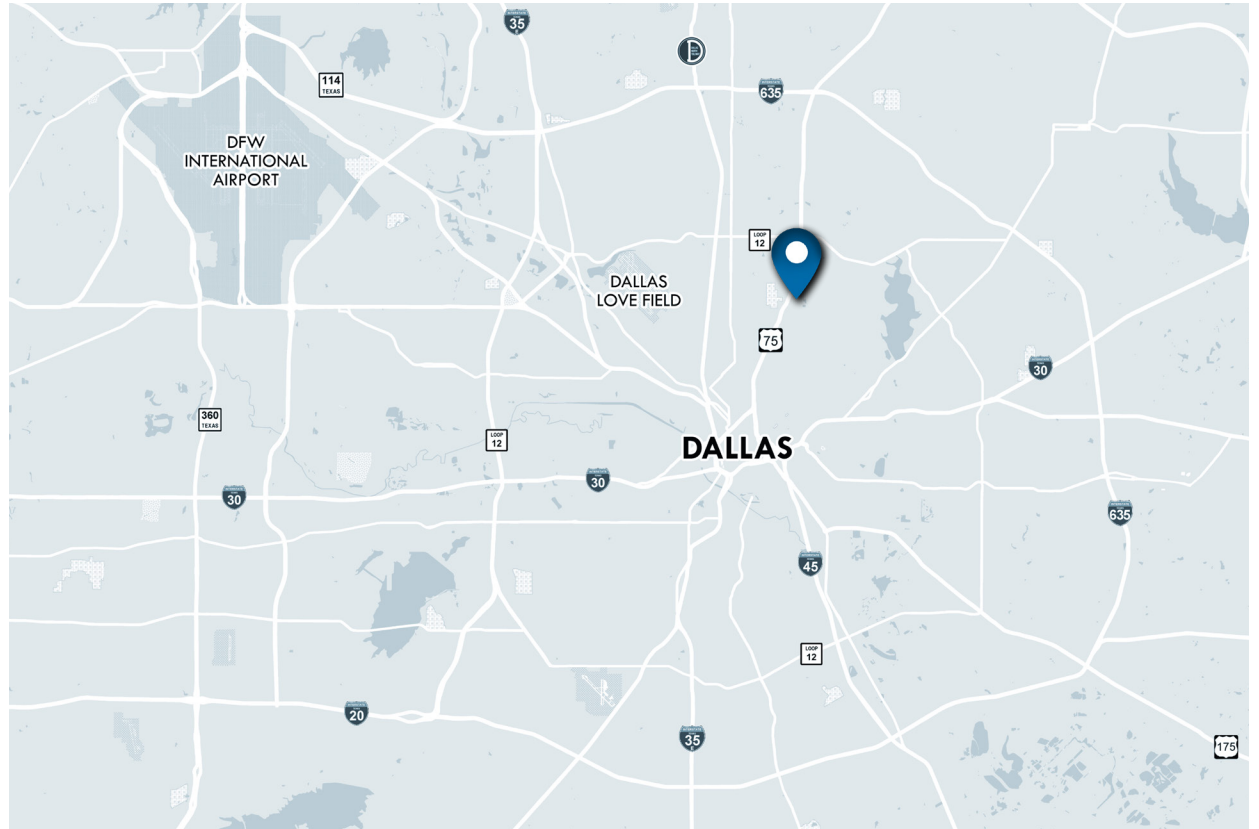
3,525 SF

TRAFFIC COUNTS

N CENTRAL EXPY **N HENDERSON AVE**
 246,695 VPD 13,631 VPD

PROPERTY HIGHLIGHTS

- ★ CLOSE PROXIMITY TO KNOX ST
- ★ HIGH VISIBILITY WITH FRONTAGE ON N HENDERSON AVE
- ★ SURROUNDED BY A VARIETY OF FOOD & BEVERAGE, NIGHTLIFE & RETAIL
- ★ OVER 150 APARTMENT COMPLEXES IN A 1-MILE RADIUS

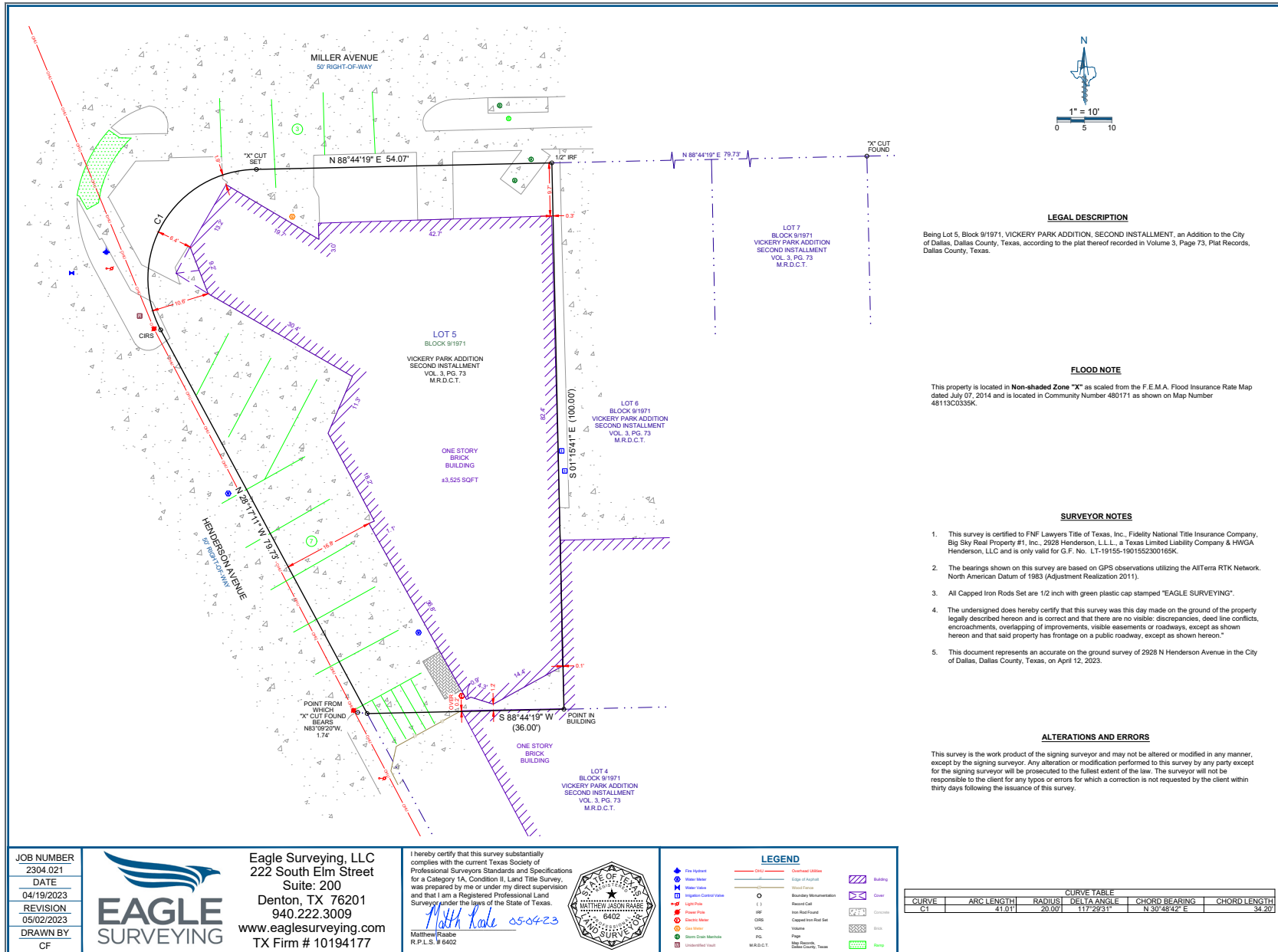


2023 DEMOGRAPHIC SUMMARY

| | 1 MILE | 2 MILES | 3 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 28,721 | 114,578 | 220,926 |
| EST. DAYTIME POPULATION | 21,184 | 75,971 | 229,814 |
| EST. AVG. HH INCOME | \$189,725 | \$177,392 | \$176,060 |

AREA ATTRACTIONS





LEGAL DESCRIPTION

Being Lot 5, Block 9/1971, VICKERY PARK ADDITION, SECOND INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 73, Plat Records, Dallas County, Texas.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2014 and is located in Community Number 480171 as shown on Map Number 48113C0335K.

SURVEYOR NOTES

- This survey is certified to FNF Lawyers Title of Texas, Inc., Fidelity National Title Insurance Company, Big Sky Real Property #1, Inc., 2028 Henderson, L.L.L., a Texas Limited Liability Company & HWGA Henderson, LLC and is only valid for G.F. No. LT-19155-1901552300165K.
- The bearings shown on this survey are based on GPS observations utilizing the AiTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.
- This document represents an accurate on the ground survey of 2928 N Henderson Avenue in the City of Dallas, Dallas County, Texas, on April 12, 2023.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

JOB NUMBER
2304.021
DATE
04/19/2023
REVISION
05/02/2023
DRAWN BY
CF



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey, was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Matthew Rias 050423
Matthew Rias
R.P.L.S. # 6402



LEGEND

- File Register
- Water Meter
- Impervious Surface
- Light Pole
- Power Pole
- Electric Meter
- Gas Meter
- Storm Drain Manhole
- Unexcavated Trench
- Overhead Utility
- Edge of Asphalt
- Wood Fence
- Boundary Measurement
- Record Call
- Iron Rod Found
- Capped Iron Rod Set
- Volume
- Final
- Prop. Record, Dallas County, Texas
- Building
- Garage
- Driveway
- Pool
- Plant





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JARED JOWDY

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.
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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.

| | | | |
|---|---------------------|-------------------------------------|---------------------|
| 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 |
| Amanda Throckmorton Welles | 649514 | awelles@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 |
| Ian Peterman | 707364 | ipeterman@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

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| Agent's Supervisor's Name Jared Jowdy | License No. 803136 | Email jjowdy@venturedfw.com | Phone 214-378-1212 |
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