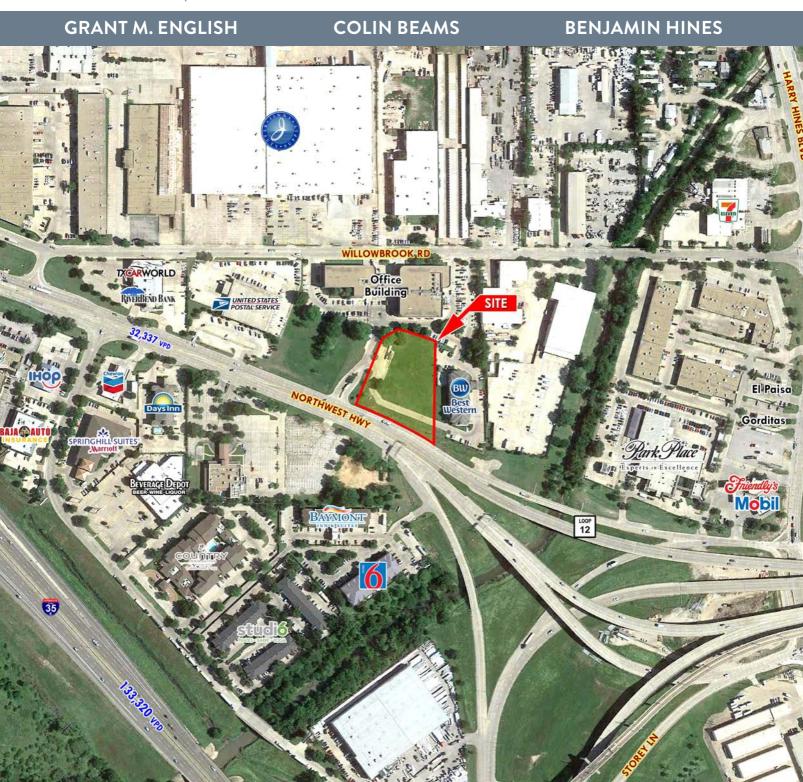
# NW HWY DEVELOPMENT SITE

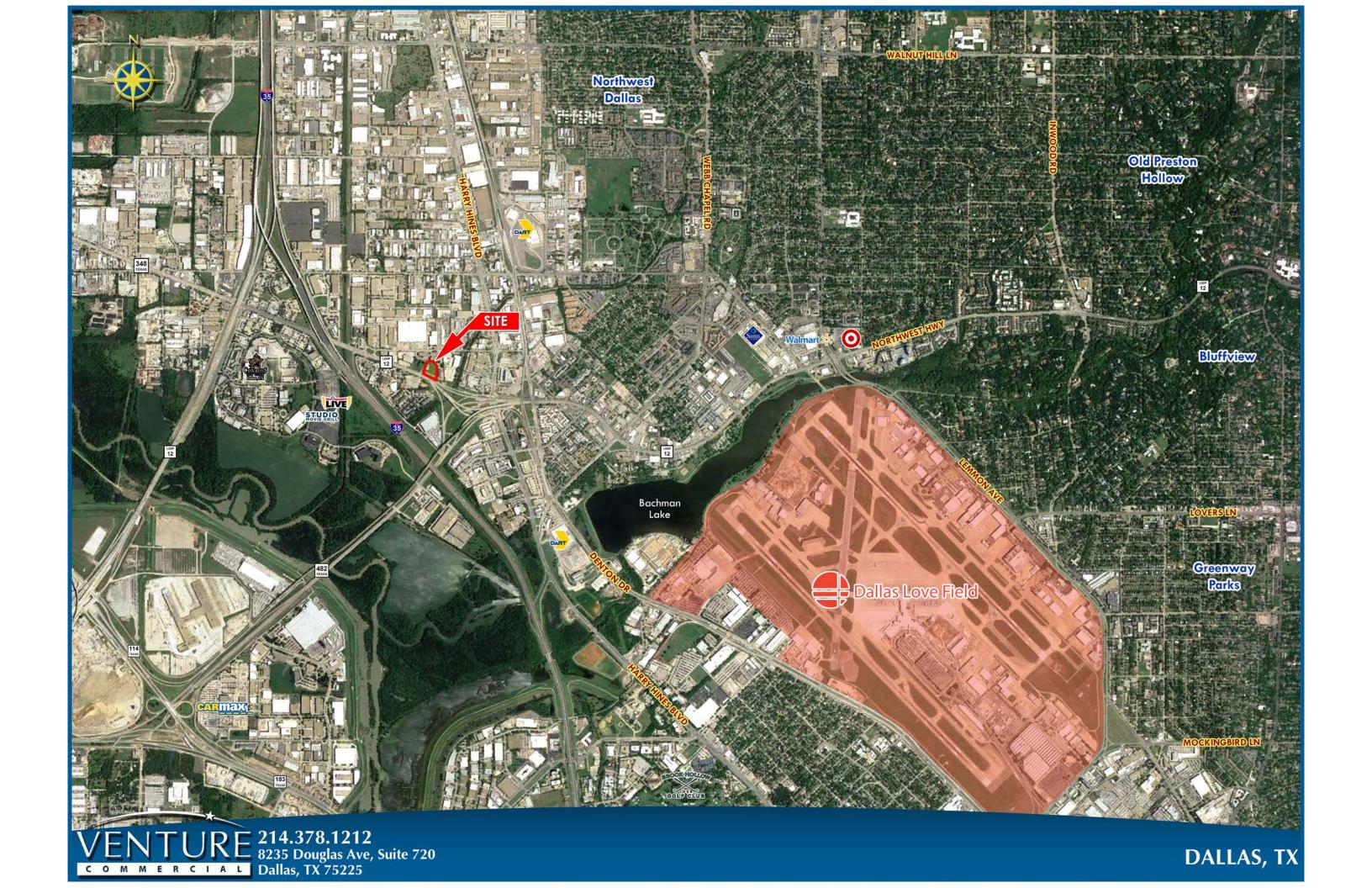
# FOR SALE

DALLAS, TEXAS

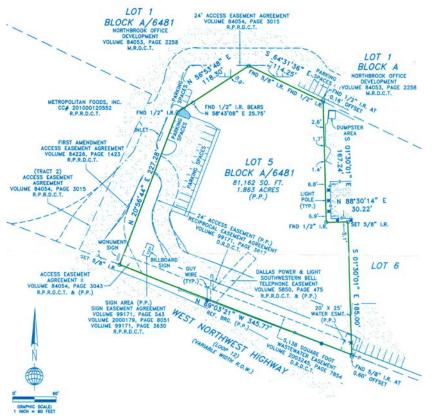
NWQ W. NW HWY & HARRY HINES BLVD



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



# NW HWY DEVELOPMENT SITE





# **HIGHLIGHTS**

- 1.86 AC on W NW Hwy at Harry Hines Blvd near I-35E.
- Ideal location for restaurant, bank, package store, or auto supplies.
- All utilities and curb cuts in place.
- Cross cut access across W NW Hwy in place and 200 yards from the intersection of W NW Hwy and Harry Hines Blvd.
- Mixed Use District 3 zoning allows for a variety of uses including office, retail, personal service, residential, etc.
- Property contains no flood plain, has an 8-story height restriction and hotel/motel uses are restricted.
- Buyer gains use of one side of the large pole sign; this sign passes in perpetuity with the property (see photo at left).
- Just over 1 mile from Love Field Airport and <u>+</u>6 miles from DFW Airport.
- ±3.5 miles from Dallas Medical District including Parkland Hospital. Methodist Hospital. etc.
- Many hotels and restaurants in the immediate area

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS		
2017 EST POPULATION 2016 EST DAYTIME POPULATION 2017 EST AVG HH INCOME	18,080 10,368 \$41,256	72,700 95,121 \$77.936	274,626	NORTHWEST HWY HARRY HINES BLVD	39,634 VPD 33,676 VPD	





# **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.
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- 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.

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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	xx <u>xxxxxxxxxxxxx</u>	<u>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>XXX</u> X <u>XXXXXXXXXXXXX</u>	
Agent's Supervisor's Name Grant English	License No. 602967	Email genglish@venturedfw.com	Phone 214-378-1212	
Sales Agent/Associate's Name	License No.	Email	Phone	
 Buyer/Ten	ant/Seller/Landlord In	itials Date		

Venture Commercial



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Agent's Supervisor's Name Colin Beams	License No. 624650	Email cbeams@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
 Buyer/T	enant/Seller/Landlord Initial	ls Date	



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Agent's Supervisor's Name Benjamin Hines			Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord In	itials Date	

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