ROSS AVENUE PAD SITE

12,250 SF AVAILABLE

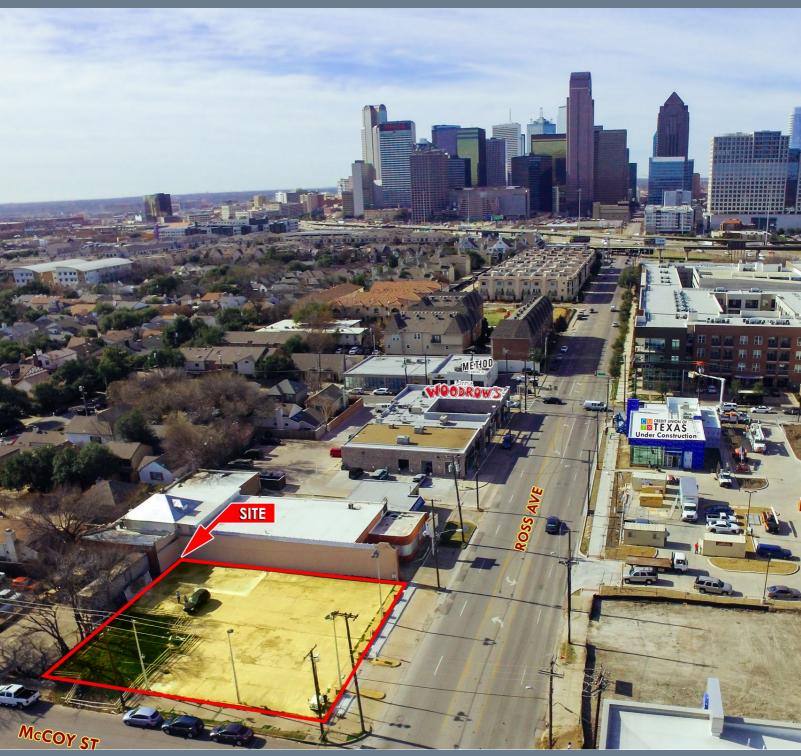
DALLAS, TEXAS

ROSS AVENUE & HALL STREET

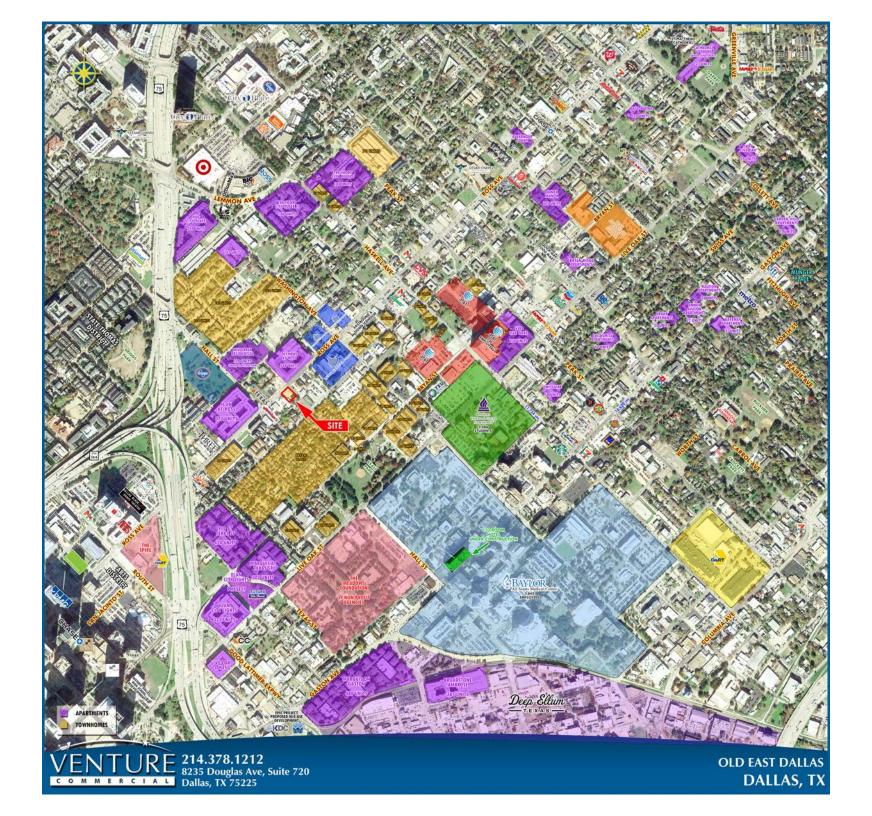
COLIN BEAMS

BENJAMIN HINES

GRANT M. ENGLISH

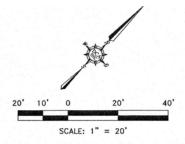


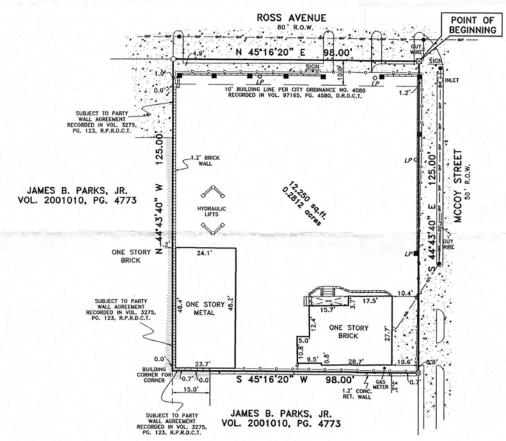
LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT





ROSS AVENUE PAD SITE





HIGHLIGHTS

- Prime pad site available on high-traffic Ross Avenue.
- 12,500 SF pad available for ground lease or buildto-suit
- Zoning: PD-298
- Area traffic generators include Downtown Dallas, the Dallas Arts District, Baylor Hospital, Historic Deep Ellum, Uptown and Cityplace.
- Future traffic generators include Kroger, Credit Union of Texas and hundreds of multi-family units under construction.

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
2017 EST POPULATION 2016 EST DAYTIME POPULATION 2017 EST AVG HH INCOME	27,902 81,750 \$101,227	98,392 199,032 \$98,984	175,931 258,625 \$99,062
2017 ESTAVGTITTINCOME	\$101,227	\$70,70 4	\$77,002

TRAFFIC COUNTS		
ROSS AVENUE	14,557 VPD	
N CENTRAL EXPWY	188,943 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.
- 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.
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- 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.
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 - o that the owner will accept a price less than the written asking price;
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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	
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	<u>(XX</u> XX <u>XXXXXXXXXXXXXX</u> X	<u>XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX</u>	<u>xxx</u> x <u>xxxxxxxxxxxx</u>	
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/	 Tenant/Seller/Landlord Initia	ls Date		



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xxxxxxxxxxxxxxxxxxxxxxxxx	xx <u>xxxxxxxxxxxxx</u>	<u>(x</u> x <u>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>(XXX</u> X <u>XXXXXXXXXXXX</u>
Agent's Supervisor's Name Benjamin Hines	License No. 667680	Email bhines@venturedfw.com	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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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	

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