



 **VENTURE 1380 RIVER BEND DR** 22 INDIVIDUAL UNITS FOR SALE

214.378.1212

MOCKINGBIRD LN & I-35
DALLAS, TX

GRANT M. ENGLISH
GENGLISH@VENTUREDFW.COM

LOCATION

**MOCKINGBIRD LN & I-35
DALLAS, TX**

SIZE

BUILDING **LAND**
55,000 SF 3.2 AC

AVAILABLE SPACES

22 UNITS
2,400 SF EACH

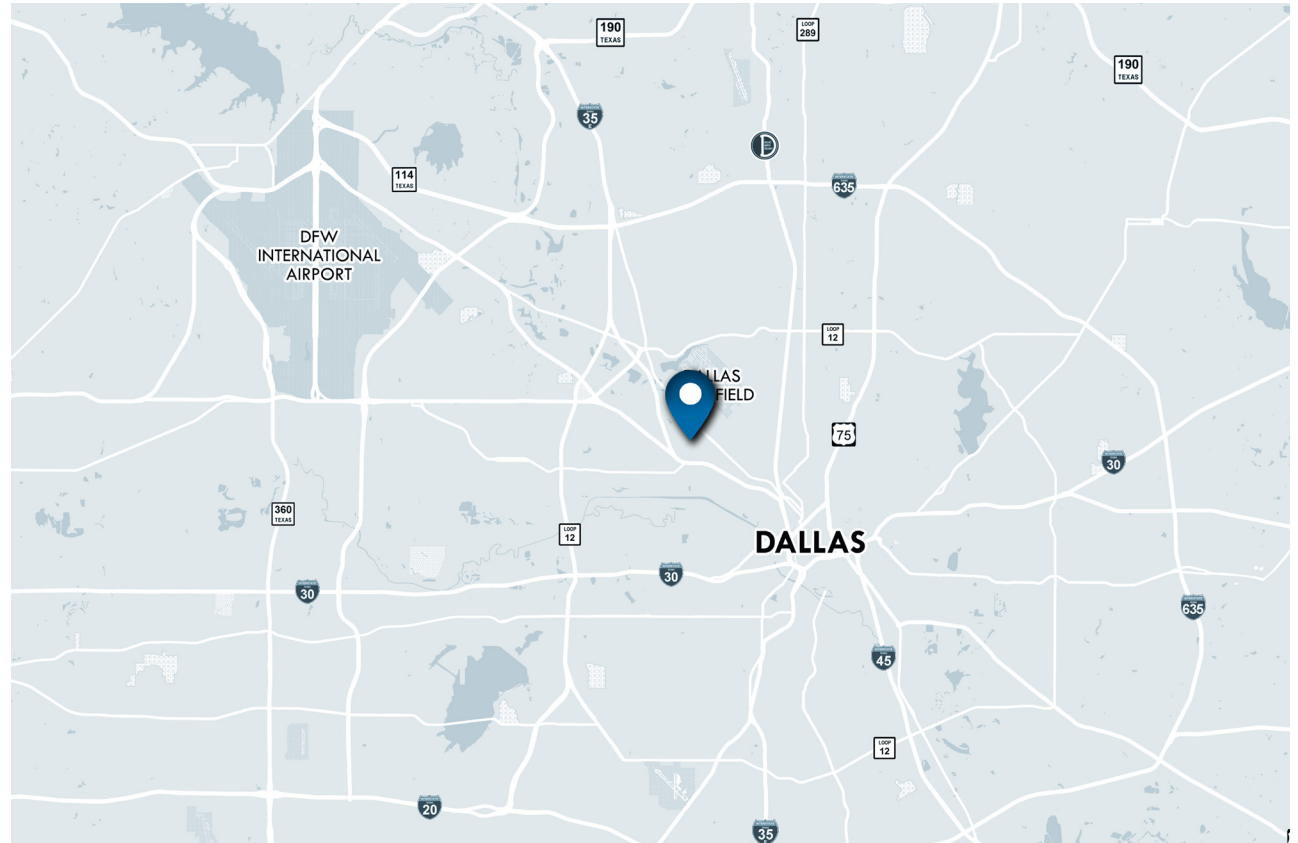
TRAFFIC COUNTS

HARRY HINES BLVD I-35
32,037 VPD 230,685 VPD

MOCKINGBIRD LN INWOOD RD
49,624 VPD 41,138 VPD

PROPERTY HIGHLIGHTS

- ★ **MU3 ZONING (I.E. OFFICE, RETAIL, COMMERCIAL, RESIDENTIAL, ETC.)**
- ★ **NEAR LOVE FIELD & MEDICAL DISTRICT**
- ★ **BORDERS TRINITY RIVER (WITH BUILT IN WATER AMENITY & GREEN BELT)**
- ★ **SOUTHWEST AIRLINES CORPORATE EXPANDING (EMPLOYMENT TO BE 10,000+)**
- ★ **UNIT COMES WITH OWN: NEW HVAC UNIT, ELECTRICAL, PLUMBING**



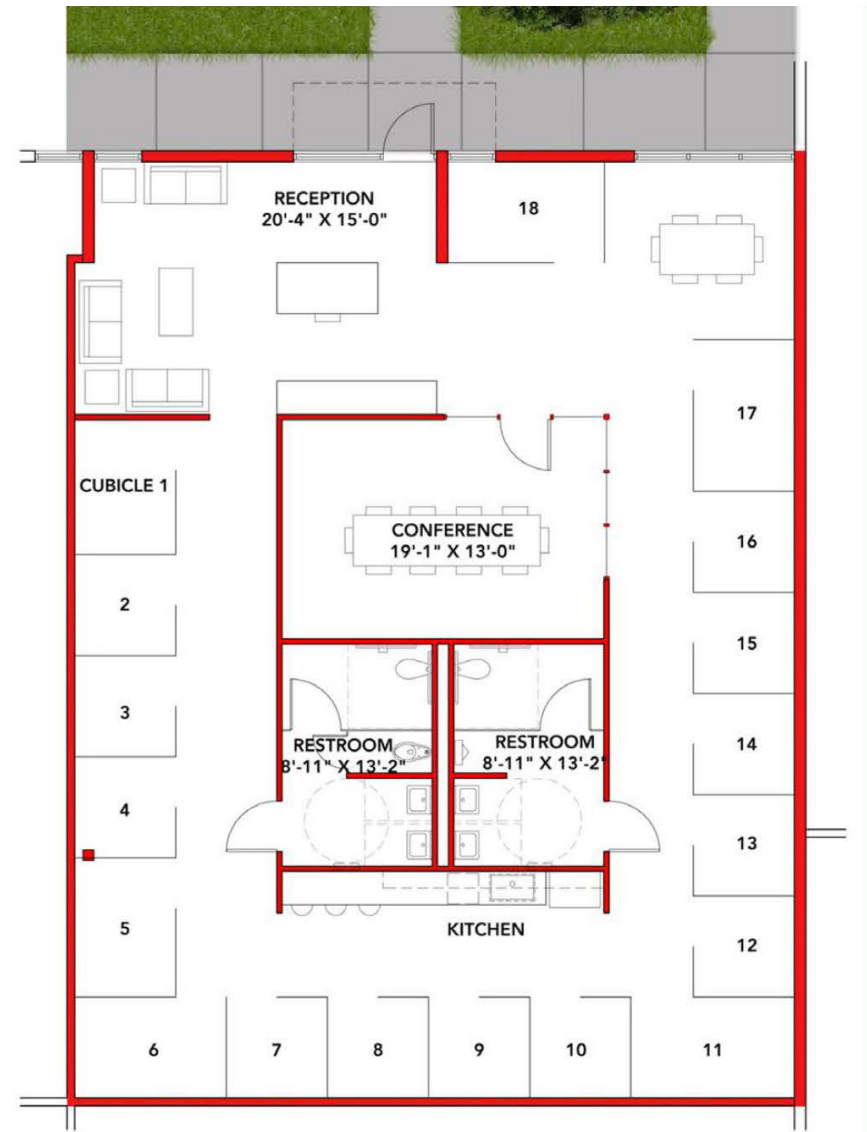
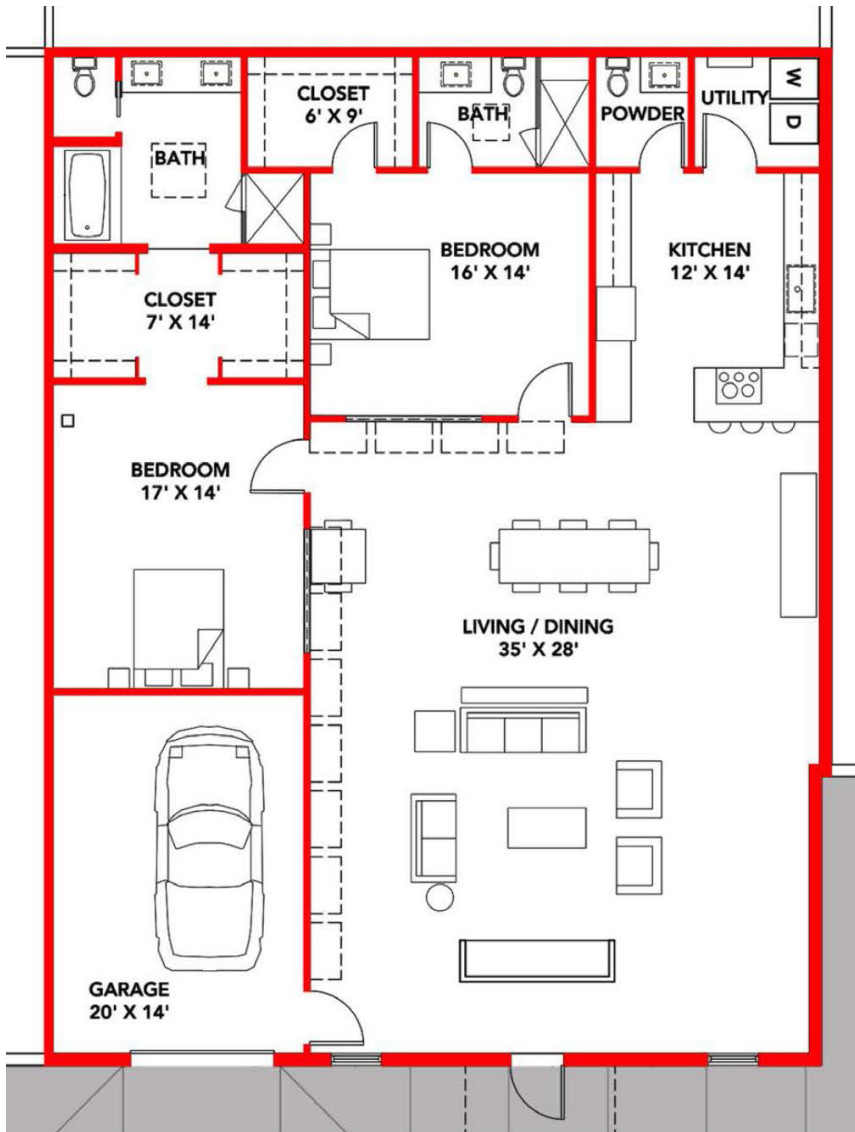
2020 DEMOGRAPHIC SUMMARY

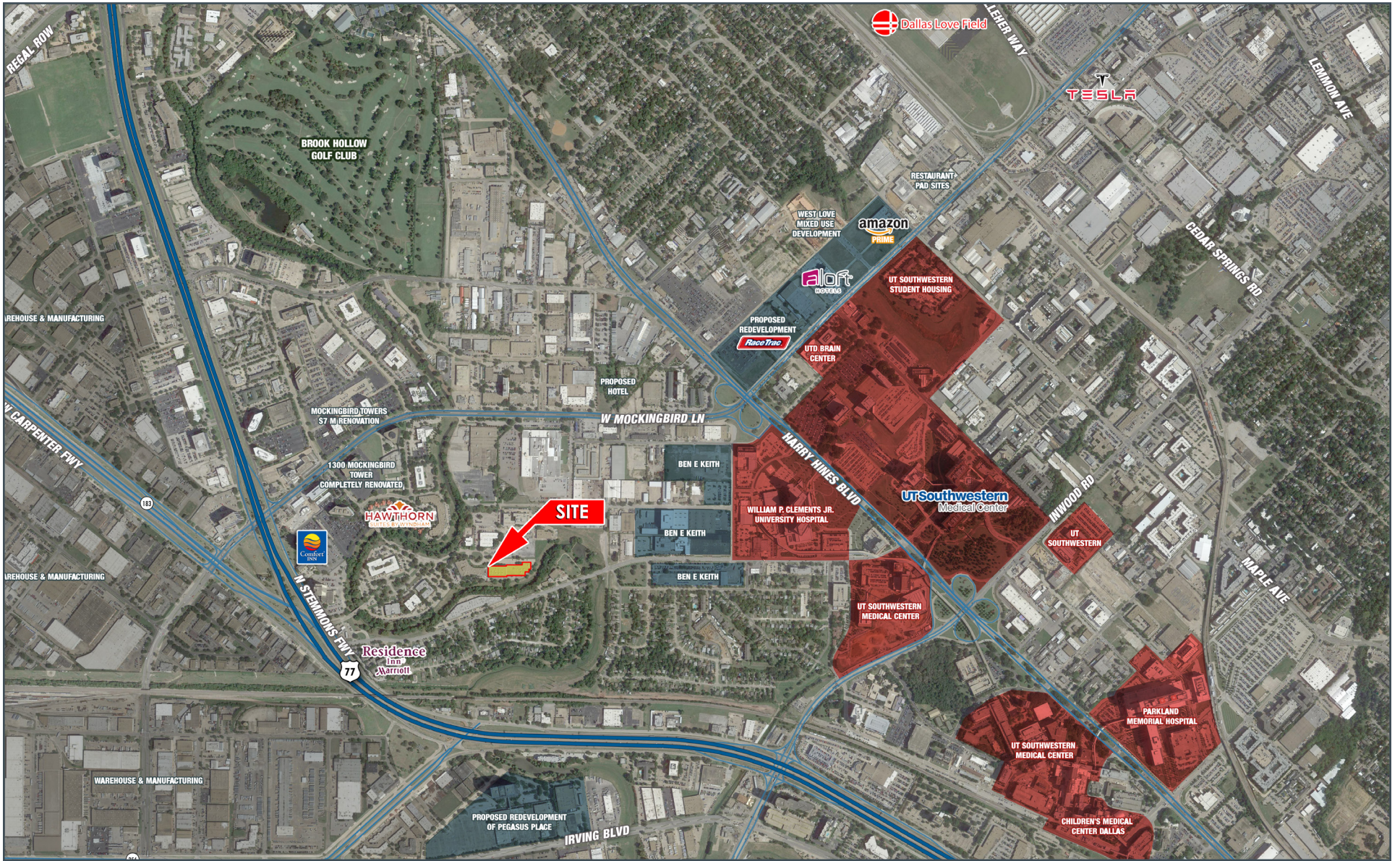
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,510	84,992	339,273
EST. AVG. HH INCOME	\$46,224	\$88,522	\$125,439
EST. DAYTIME POPULATION	17,896	129,091	372,856
COMPANY HEADQUARTER EMPLOYEES	1,200	35,660	73,225
MANAGEMENT, BUSINESS, FINANCIAL	112	8,099	41,801
PROFESSIONAL, RELATED	191	9,248	40,621
SALES, OFFICE	259	8,211	35,975
CONSTRUCTION, EXTRACTION, MAINTENANCE	202	5,333	21,259

AREA ATTRACTIONS













DINING OPTIONS

1. Slow Bone BBQ
2. Penticolas Brewing
3. Inwood Estates Vineyards
4. Mama's Daughter's Diner
5. Trinity Plaza Cafe
6. Subway
7. Taco Stop
8. Bowlounge
9. Flying Fish
10. El Bolero
11. Denny's
12. Buck's Prime
13. Rodeo Goat
14. Meddlesome Moth
15. Ascension Coffee
16. Oak
17. Pakpao Thai Food
18. FT33
19. Krispin To-Go
20. Frosted Art Bakery & Studio
21. Taboo Lounge Dallas
22. Community Beer Company
23. Los Lupes
24. Texas Ale Project
25. Burger King
26. Jack in the Box
27. Popeye's Louisiana Kitchen
28. McDonald's
29. Counter Offer
30. SER
31. Asador
32. Pegasus City Brewery
33. Bridge Bistro
34. Corazon Chilango
35. + Tinity Groves Restaurants



SOUTH SIDE





8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

GRANT M. ENGLISH
Brokerage Services
214.378.1212
genglish@venturedfw.com

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

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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;
 - 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.
 - 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:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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
Grant English	602967	genglish@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date