



VENTURE
COMMERCIAL

8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

Deep Ellum
— TEXAS —

3808 WILLOW ST 6,268 SF FOR LEASE

NEC WILLOW ST & COMMERCE ST
DALLAS, TX

PARTNER **XTEAM**
RETAIL ADVISORS

GRANT ENGLISH GENGLISH@VENTUREDFW.COM | NICK HOOVER NHOOVER@VENTUREDFW.COM | PETER MADRALA PMADRALA@VENTUREDFW.COM

LOCATION

NEC WILLOW ST & COMMERCE ST
DALLAS, TX

SIZE

BUILDING 35,480 SF
LAND 57,534 SF

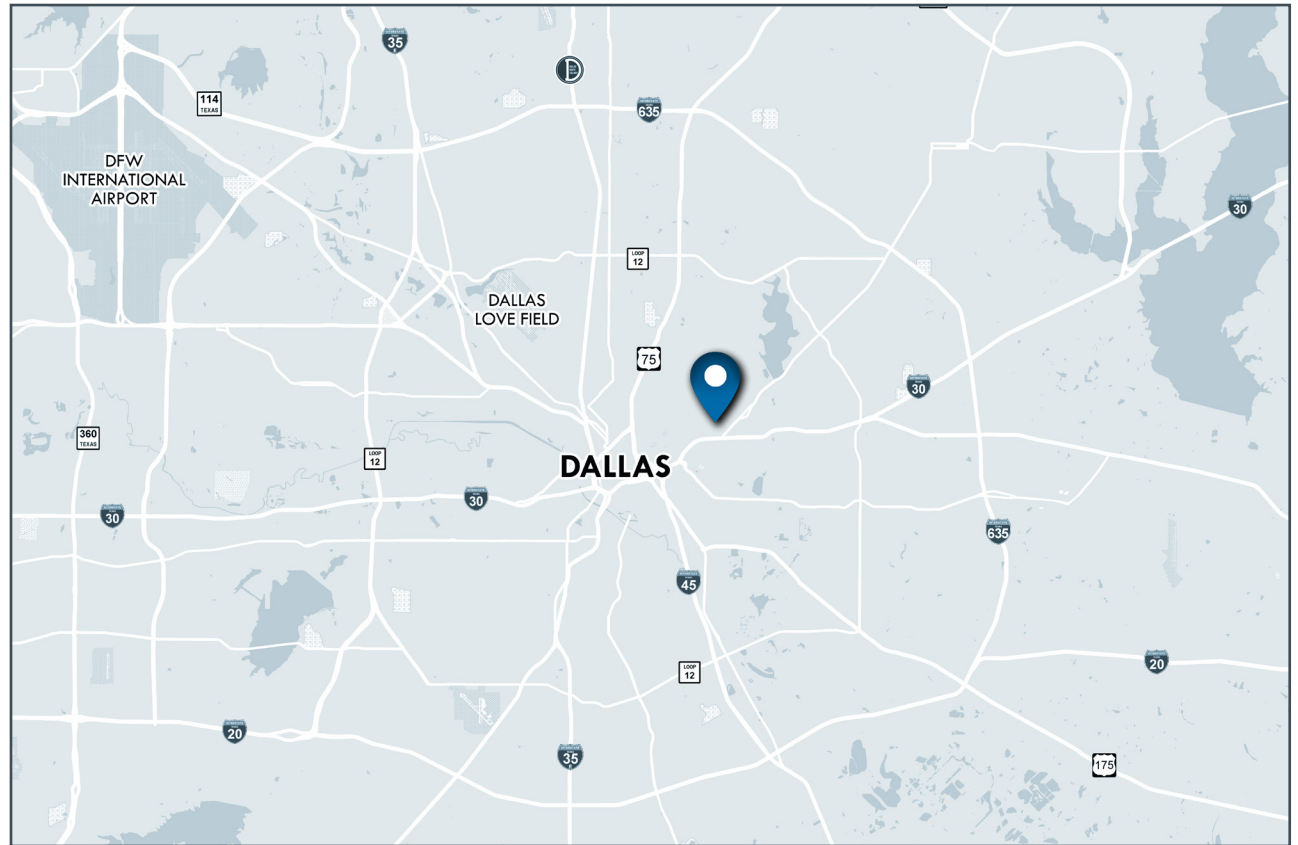
TRAFFIC COUNTS

I-35 164,703 VPD
MAIN ST 4,885 VPD

EXPOSITION AVE
5,054 VPD

PROPERTY HIGHLIGHTS

- ★ PLANNED DEVELOPMENT DISTRICT (PD 269)
- ★ CREATIVE REDEVELOPMENT OPPROTUNITY IN DEEP ELLUM
- ★ OVER 22,000 SF OF GATED AND SECURED PARKING
- ★ OVER 18' CEILINGS WITH OPEN LAYOUT & CONCRETE FLOORS
- ★ WITHIN WALKING DISTANCE TO DEEP ELLUM'S MULTITUED OF BARS, RESTAURANTS, RETAIL, ENTERTAINMENT & RESIDENTIAL



2017 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,613	156,904	394,084
EST. AVG. HH INCOME	\$73,708	\$92,627	\$95,714





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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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 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date



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Nick Hoover	664008	nhoover@venturedfw.com	214-378-1212
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