

4.91 ACRES
+/-100,000 SF FLEX BUILDING



OFFICE/WAREHOUSE HEADQUARTERS FOR SALE

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

1133 S MADISON AVE
DALLAS, TX



NICK HOOVER NHOOVER@VENTUREDFW.COM | SKY MILLER SMILLER@VENTUREDFW.COM | PAUL CARDEN PCARDEN@VENTUREDFW.COM

LOCATION

SOUTH OF THE INTERSECTION OF S MADISON AVE & W CLARENDON DR
DALLAS, TX 75208

SIZE

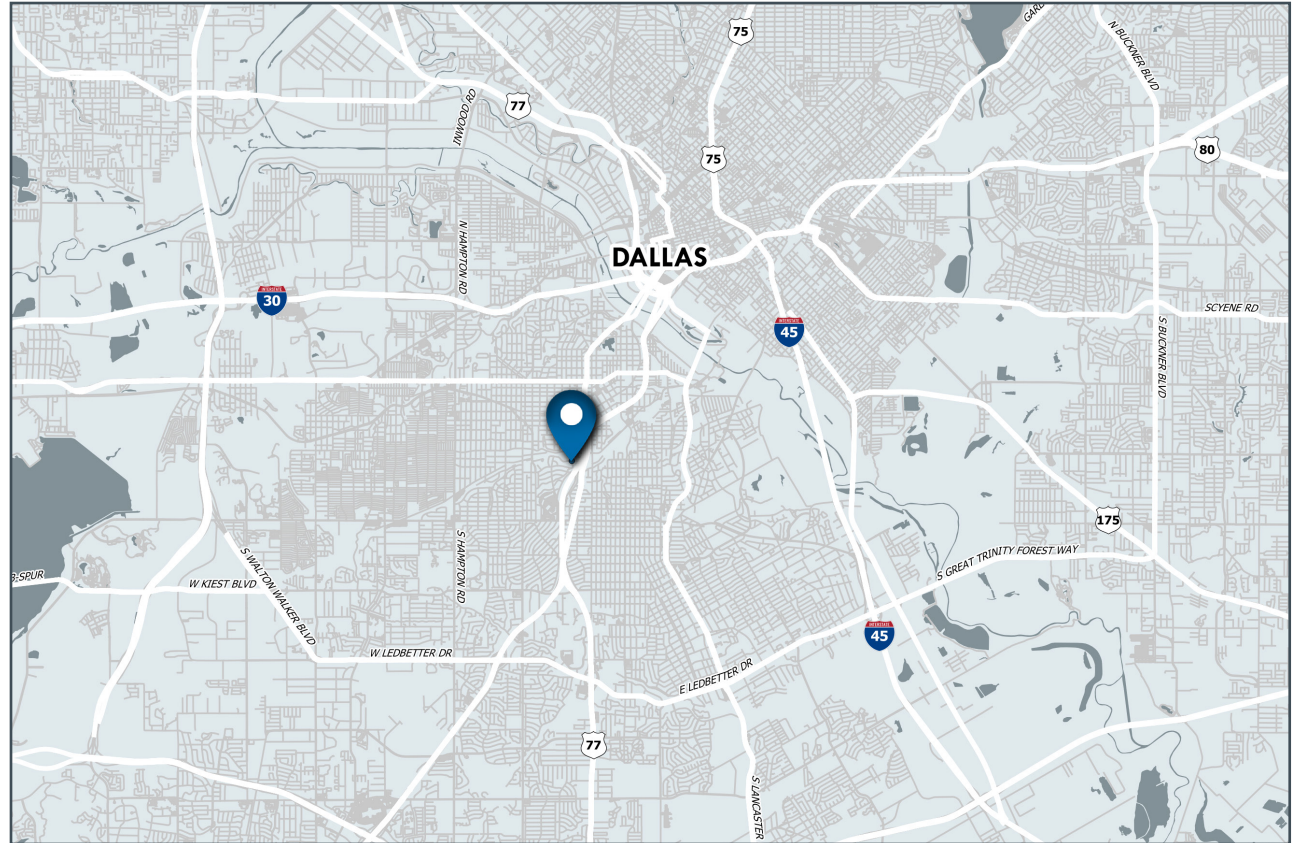
OFFICE A 9,008 SF	OFFICE B 2,208 SF
WAREHOUSE A +/- 43,866 SF	WAREHOUSE B +/- 29,362 SF
ENCLOSED GARAGE BAYS 4,890 SF	COVERED DOCK +/- 12,616 SF

TRAFFIC COUNTS

135E 201,523 VPD 2017	W CLARENDON DR 6,729 VPD 2015
ZANG BLVD 9,882 VPD 2017	

PROPERTY HIGHLIGHTS

- ★ 4.91 AC SITE, LESS THAN 1 MILE FROM BISHOP ARTS & WYNNWOOD VILLAGE REDEVELOPMENT
- ★ +/- 100,000 SF FLEX BUILDING
- ★ 1/2 MILE FROM TYLER STATION REDEVELOPMENT
- ★ BUILT IN 1952

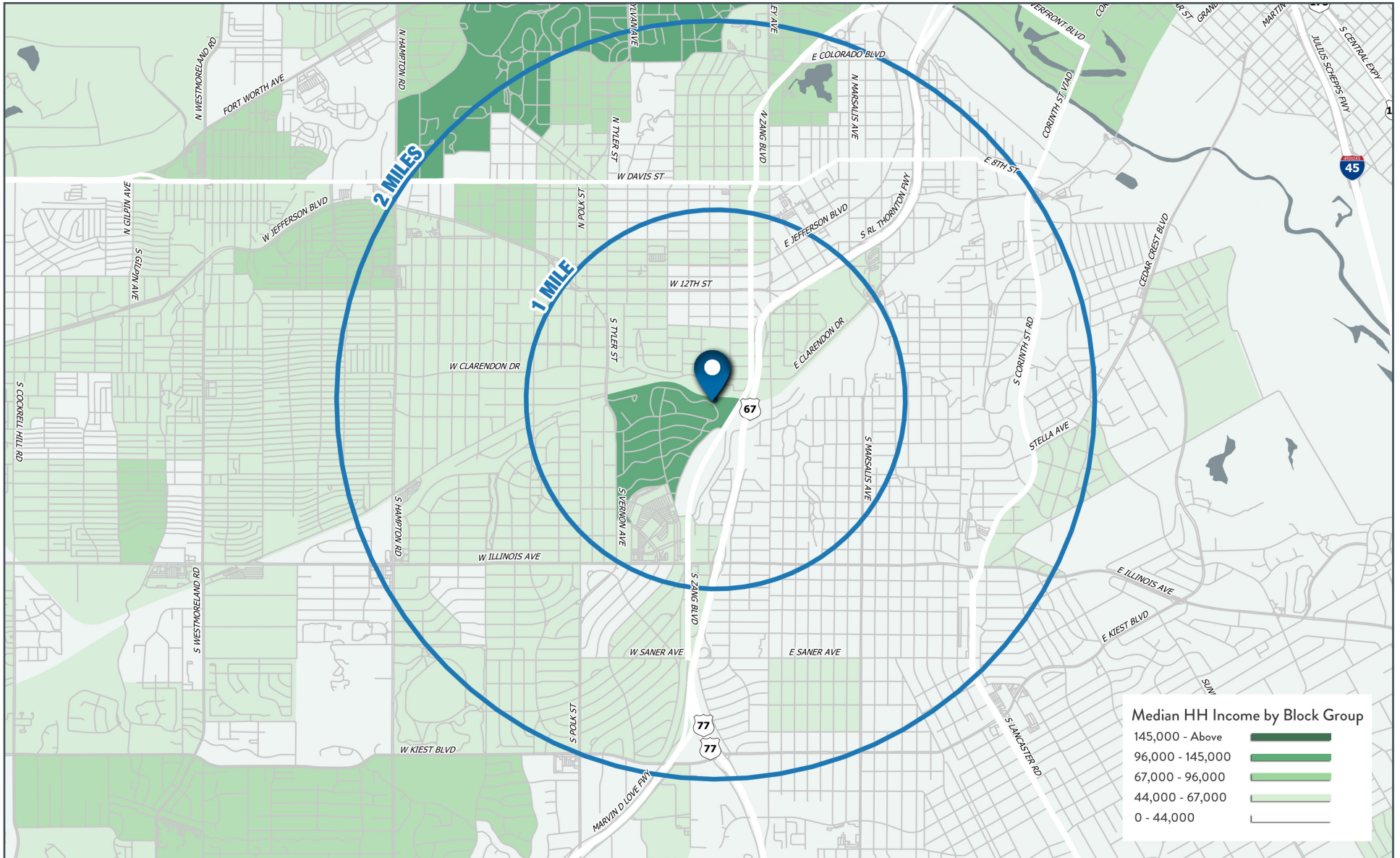


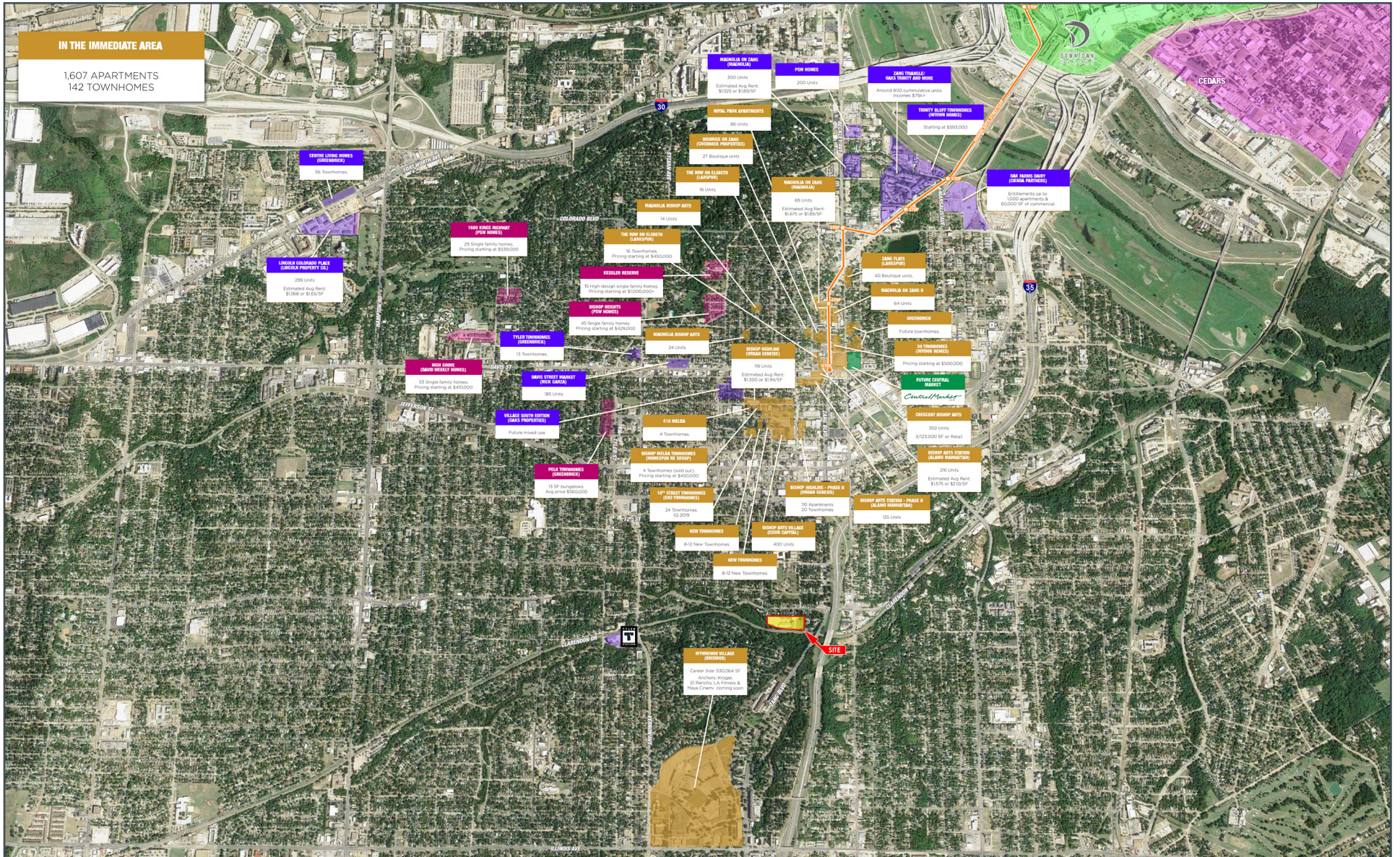
2018 DEMOGRAPHIC SUMMARY

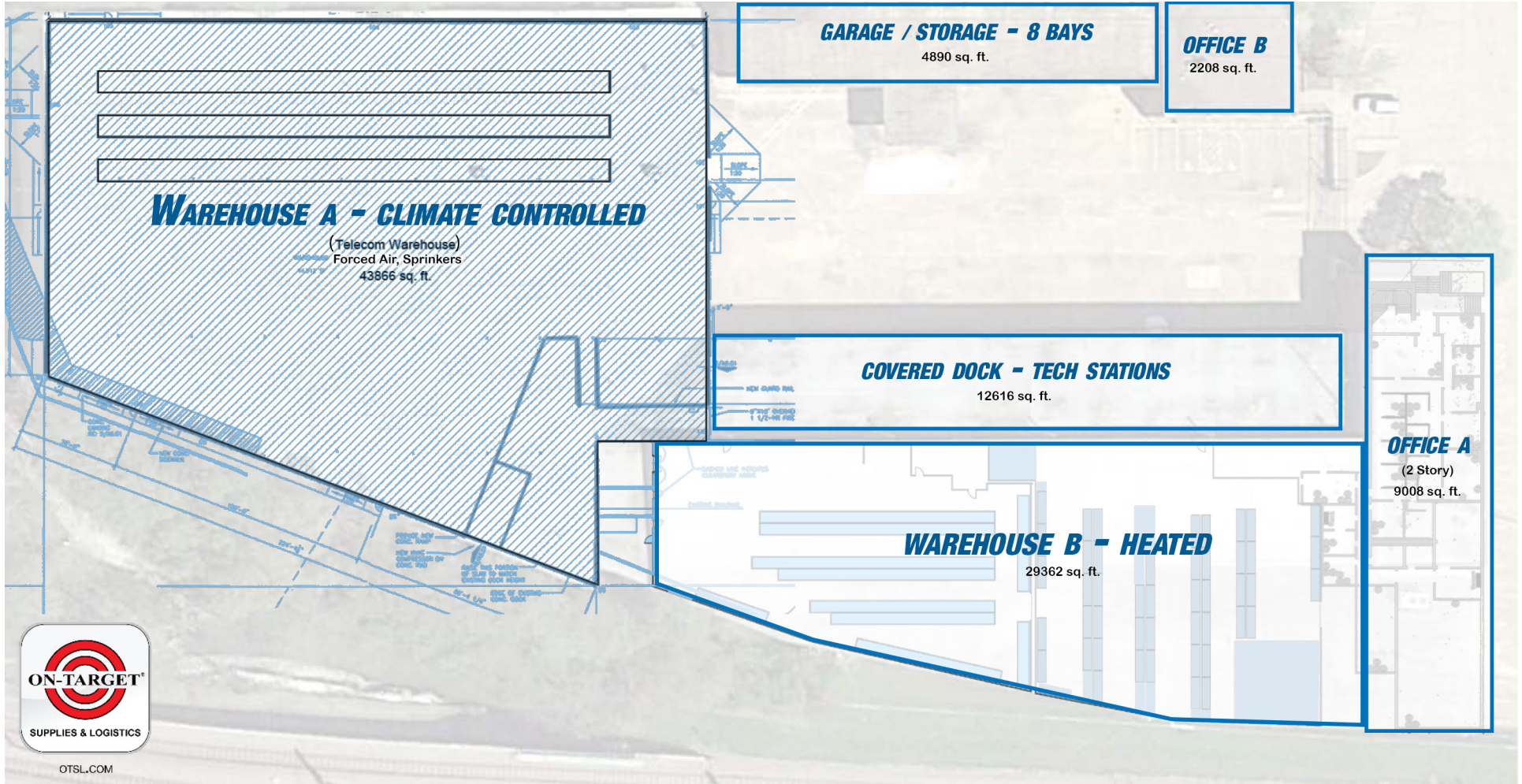
	1 MILE	3 MILES	5 MILES
EST. POPULATION	19,131	157,817	338,289
EST. DAYTIME POPULATION	12,654	86,158	340,370
EST. AVG. HH INCOME	\$62,834	\$65,166	\$74,855

AREA ATTRACTIONS







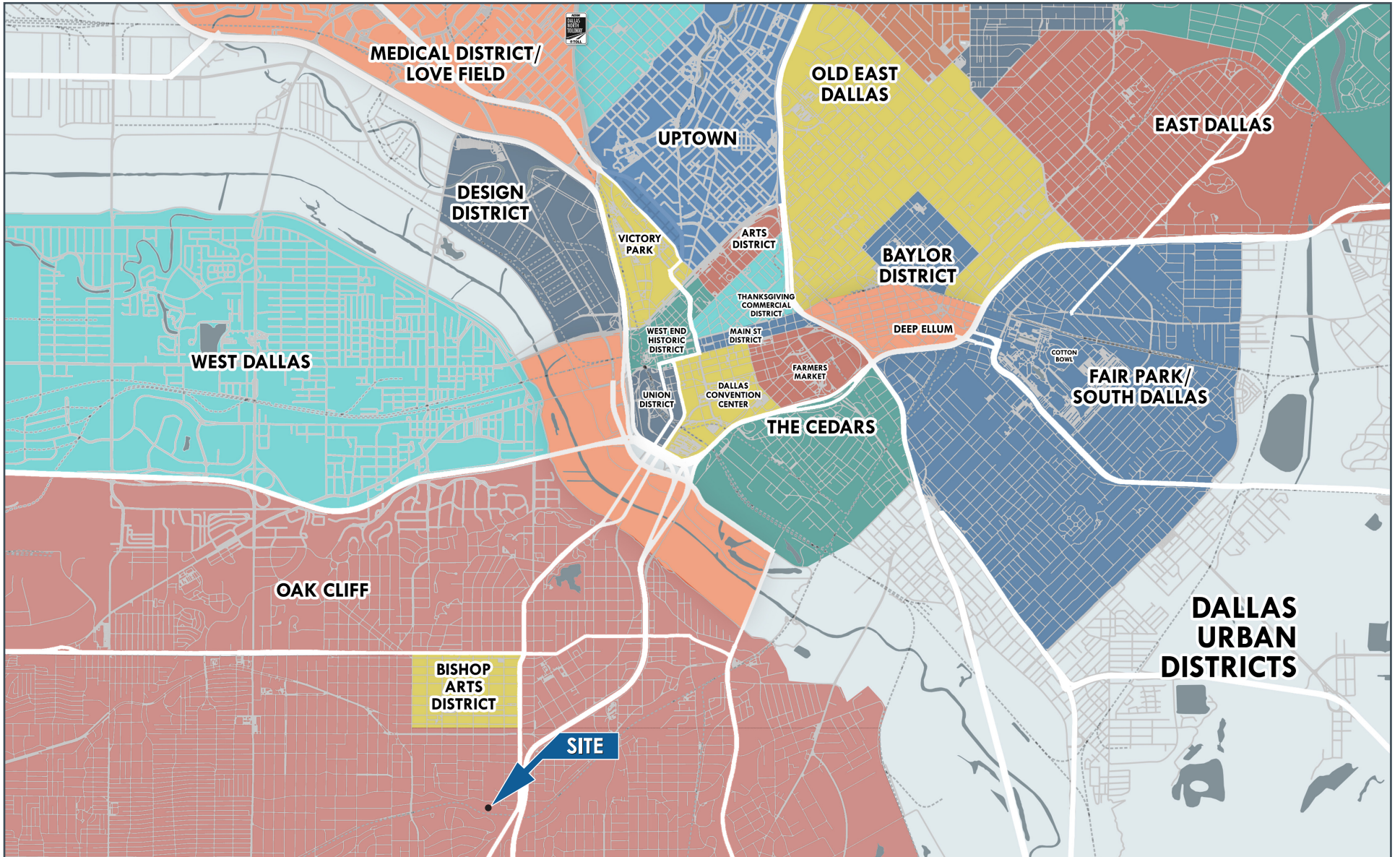














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PAUL CARDEN

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.
- **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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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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
Nick Hoover	664008	nhoover@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
Robert Franklin ("Sky") Miller III	529759	smiller@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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Paul Carden	676914	pcarden@venturedfw.com	214-378-1212
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