



8235 Douglas Ave  
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## 222 W JEFFERSON BLVD FOR LEASE

SWC W JEFFERSON BLVD & S ZANG BLVD  
DALLAS, TX



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**LOCATION**

SWC W JEFFERSON BLVD & S ZANG BLVD  
DALLAS, TX

**SIZE**

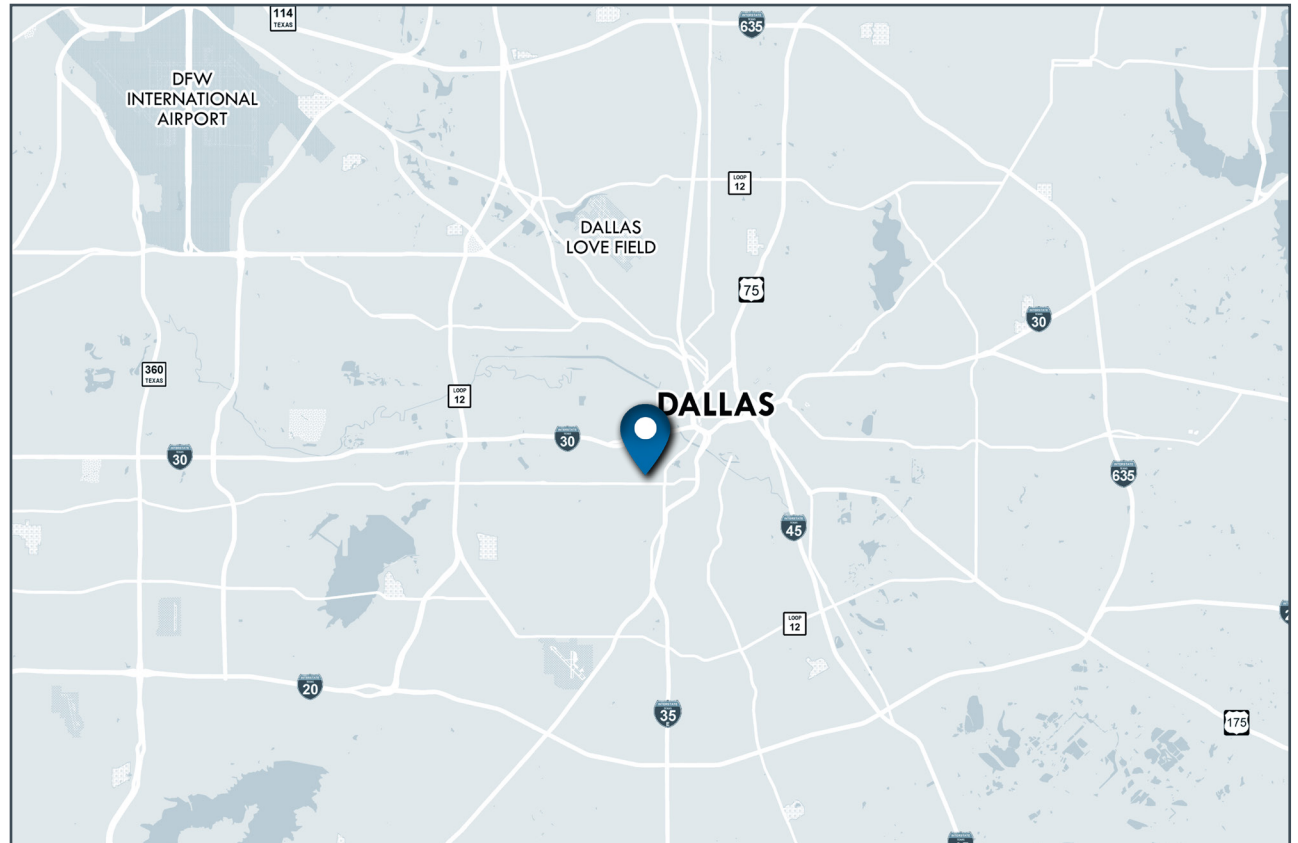
**BUILDING**  
9,980 SF BUILT IN 1980  
3,500 SF AVAILABLE

**TRAFFIC COUNTS**

**W JEFFERSON BLVD**    **S ZANG BLVD**  
13,000 VPD 2017        20,000 VPD

**PROPERTY HIGHLIGHTS**

- ★ LOCATED AT ZANG & JEFFERSON TWO OF OAK CLIFF'S HOTTEST REDEVELOPING STREETS
- ★ WALKING DISTANCE TO BISHOP ARTS
- ★ ACROSS FROM JEFFERSON TOWER DEVELOPMENT
- ★ 30 ONSITE PARKING SPACES

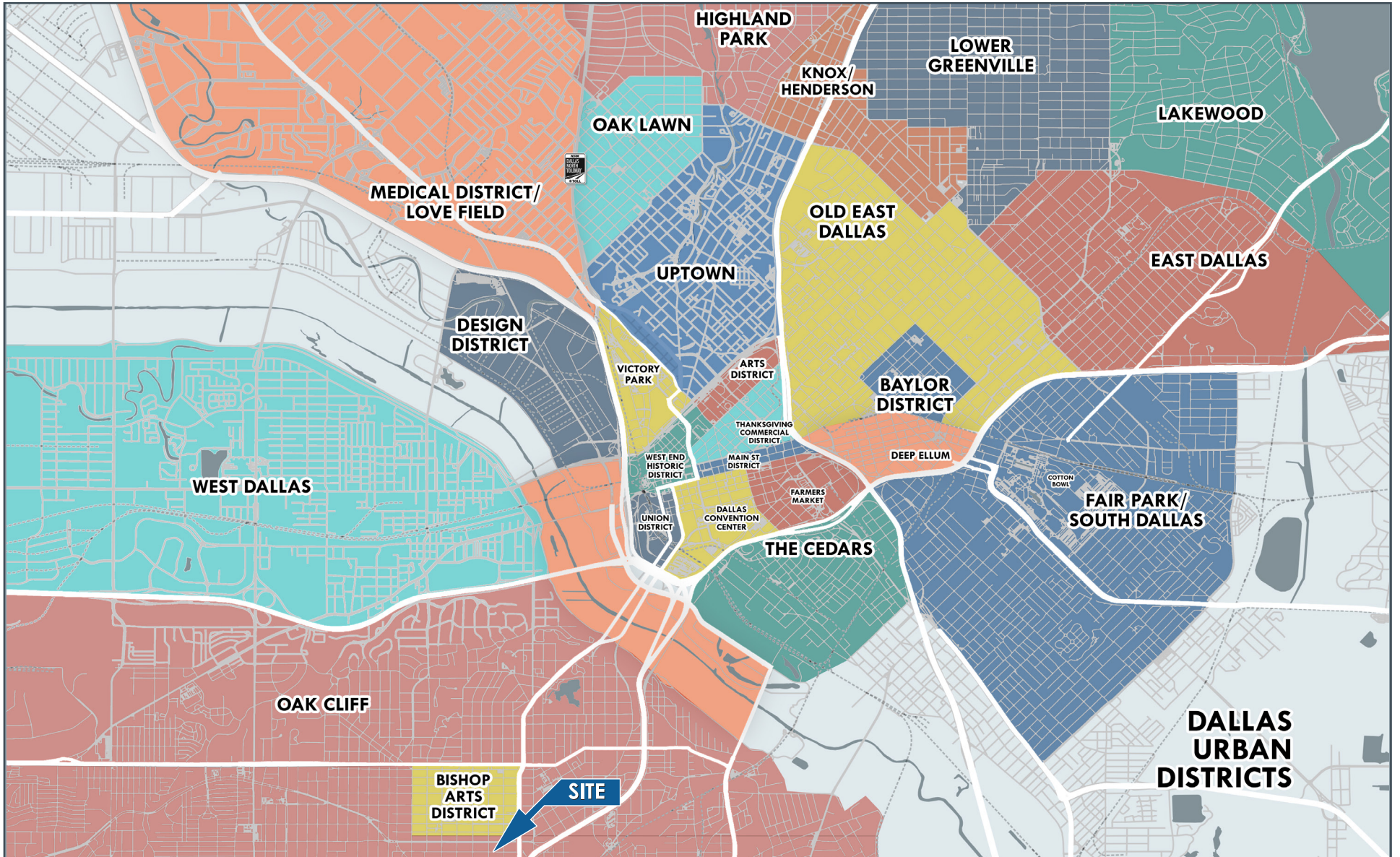


**2018 DEMOGRAPHIC SUMMARY**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
EST. POPULATION	21,942	153,136	367,545
EST. DAYTIME POPULATION	14,204	113,688	402,589
EST. AVG. HH INCOME	\$67,861	\$70,802	\$78,173

**AREA ATTRACTIONS**

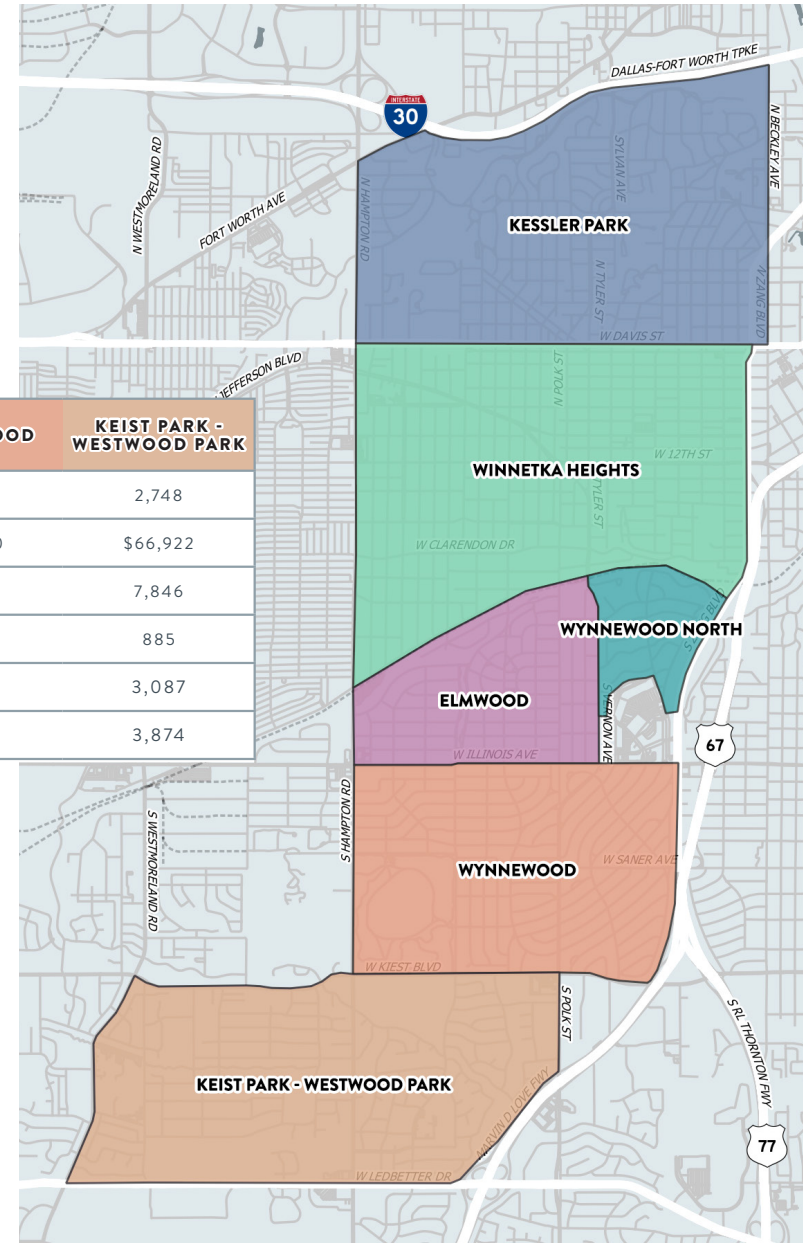








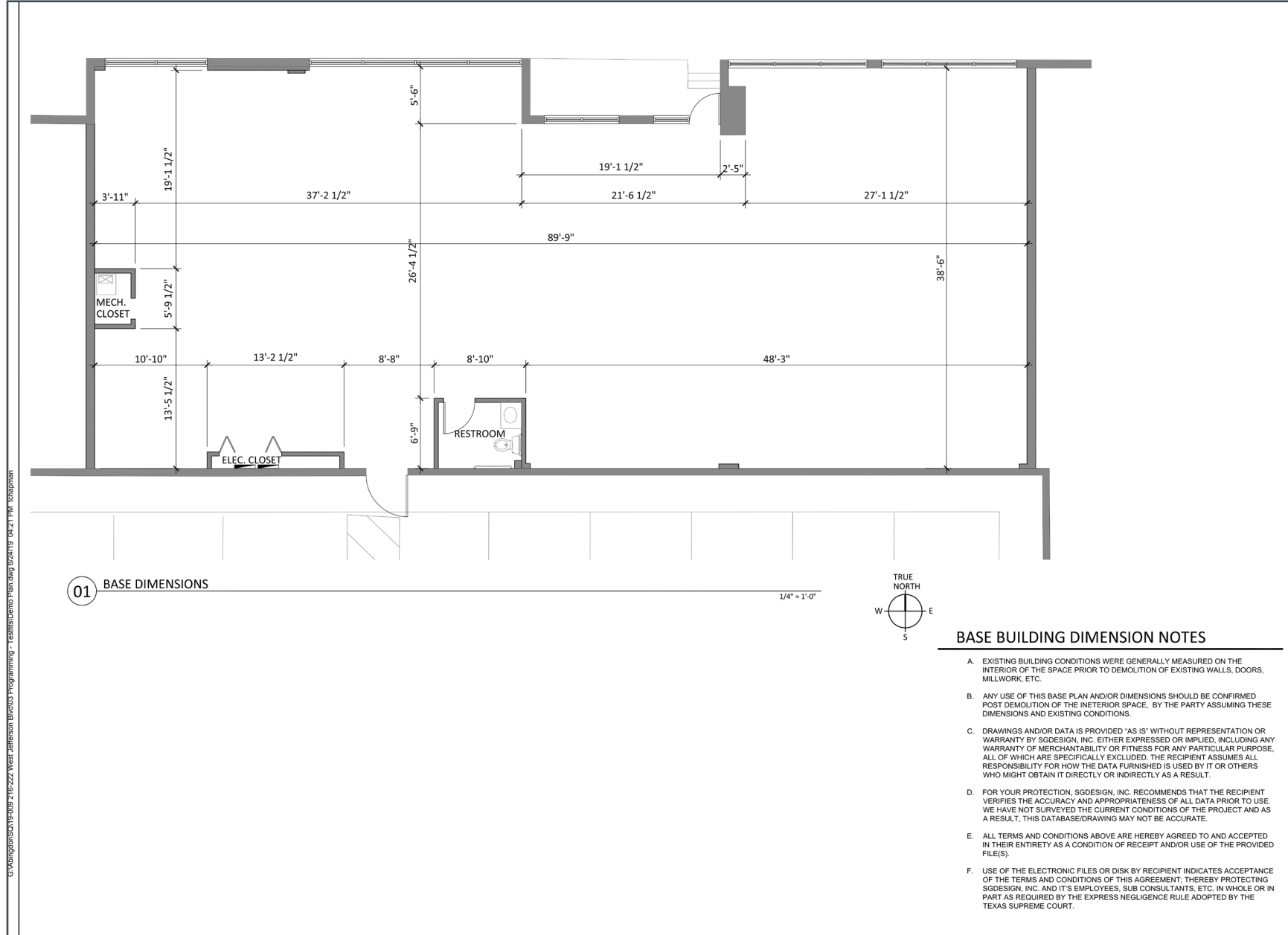
	KESSLER PARK	WINNETKA HEIGHTS	ELMWOOD	WYNNEWOOD NORTH	WYNNEWOOD	KEIST PARK - WESTWOOD PARK
TOTAL HH	4,090	5,880	1,608	470	3,029	2,748
AVE HH INCOME	\$136,086	\$64,803	\$92,384	\$71,881	\$73,040	\$66,922
TOTAL POP	9,931	20,229	5,904	1,133	11,256	7,846
WHITE	3,878	1,990	587	314	360	885
BLACK	502	828	253	492	1,769	3,087
HISPANIC, OTHER	5,551	17,411	5,064	327	9,127	3,874











PROJECT:  
**ABINGDON SQUARE PARTNERS**  
 216 W. JEFFERSON BLVD.  
 DALLAS, TX 75208  
 3484 SF

ARCHITECT/INTERIOR DESIGNER:  
**SG Design**  
 3311 Elm Street, Suite 105  
 Dallas, Texas 75226  
 214-742-6044  
 www.sgdesign.biz  
 © COPYRIGHT PROTECTED

PROFESSIONAL'S SEAL:  
 \_\_\_\_\_  
 CONSULTANT:  
 \_\_\_\_\_  
 CONSULTANT'S SEAL:  
 \_\_\_\_\_

- BASE BUILDING DIMENSION NOTES**
- EXISTING BUILDING CONDITIONS WERE GENERALLY MEASURED ON THE INTERIOR OF THE SPACE PRIOR TO DEMOLITION OF EXISTING WALLS, DOORS, MILLWORK, ETC.
  - ANY USE OF THIS BASE PLAN AND/OR DIMENSIONS SHOULD BE CONFIRMED POST DEMOLITION OF THE INTERIOR SPACE, BY THE PARTY ASSUMING THESE DIMENSIONS AND EXISTING CONDITIONS.
  - DRAWINGS AND/OR DATA IS PROVIDED "AS IS" WITHOUT REPRESENTATION OR WARRANTY BY SGDESIGN, INC. EITHER EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, ALL OF WHICH ARE SPECIFICALLY EXCLUDED. THE RECIPIENT ASSUMES ALL RESPONSIBILITY FOR HOW THE DATA FURNISHED IS USED BY IT OR OTHERS WHO MIGHT OBTAIN IT DIRECTLY OR INDIRECTLY AS A RESULT.
  - FOR YOUR PROTECTION, SGDESIGN, INC. RECOMMENDS THAT THE RECIPIENT VERIFIES THE ACCURACY AND APPROPRIATENESS OF ALL DATA PRIOR TO USE. WE HAVE NOT SURVEYED THE CURRENT CONDITIONS OF THE PROJECT AND AS A RESULT, THIS DATABASE/DRAWING MAY NOT BE ACCURATE.
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  - USE OF THE ELECTRONIC FILES OR DISK BY RECIPIENT INDICATES ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS AGREEMENT; THEREBY PROTECTING SGDESIGN, INC. AND ITS EMPLOYEES, SUB CONSULTANTS, ETC. IN WHOLE OR IN PART AS REQUIRED BY THE EXPRESS NEGLIGENCE RULE ADOPTED BY THE TEXAS SUPREME COURT.

FULL SET ISSUE HISTORY:


SHEET DELTA REVISION:


DRAWING INFO:  
 DRAWN BY: MS  
 CHECKED BY: TC  
 SHEET NUMBER:

DEMOLITION PLAN  
**A2.01D**



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

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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:
  - 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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Nick Hoover</b>	<b>664008</b>	<b>nhoover@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Colin Beams</b>	<b>624650</b>	<b>cbeams@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date