



± .47 ACRES FOR LEASE OR SALE

214.378.1212





SWC MONTFORT DR & ALPHA RD
DALLAS, TX

KEN REIMER
KREIMER@VENTUREDFW.COM

FELIX SAENZ
FSAENZ@VENTUREDFW.COM

ANNE BRYAN
ABRYAN@VENTUREDFW.COM

HIGHLIGHTS

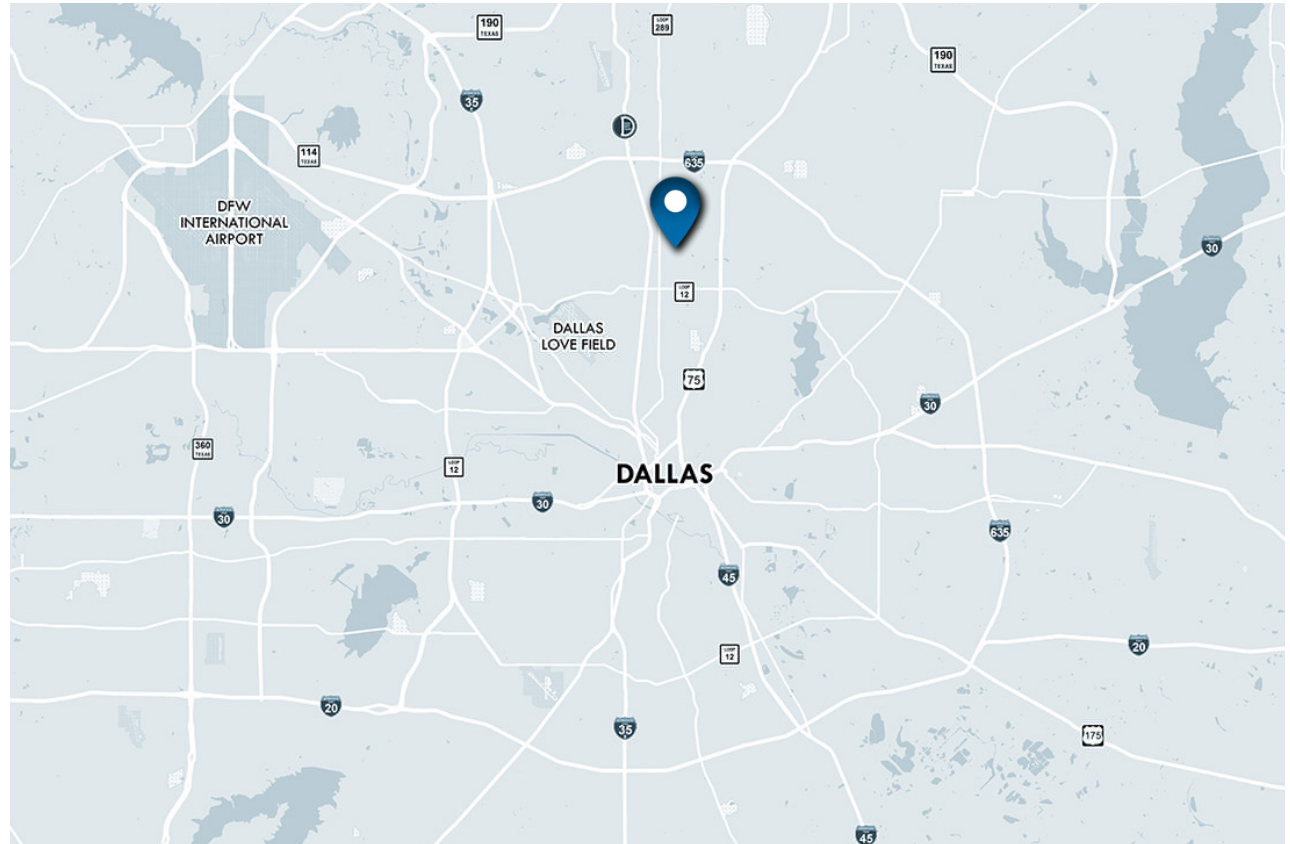
-  **IN CLOSE PROXIMITY TO NEW VALLEY VIEW MALL DEVELOPMENT & THE GALLERIA MALL**
-  **HIGH AMOUNT OF MULTIFAMILY SURROUNDING SITE**
-  **SITE BENEFITS FROM HIGH TRAFFIC COUNTS GENERATED BY CONVENIENT ACCESS TO AND FROM DNT & 635**
-  **EASY ACCESS TO SITE FROM BOTH MONTFORT DR & ALPHA RD, INCLUDING 95' OF OPEN ACCESS TO SIGHT FROM MONTFORT**

ZONING

PD 887
 PROPERTY FALLS UNDER PD-887 WHICH IS ZONED WALKABLE URBAN MIXED USE (WMU-12).
 THIS PARTICULAR ZONING REQUIRES A MINIMUM OF TWO STORIES BUT ALLOWS FOR SEVERAL USES, INCLUDING DAYCARE, MEDICAL, OFFICE, AND FUEL.

UTILITIES

WATER & SEWER
 AVAILABLE AT SITE



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	29,963	138,383	385,844
EST. DAYTIME POPULATION	44,513	177,230	397,937
EST. AVG. HH INCOME	\$78,179	\$126,449	\$122,154

AREA ATTRACTIONS







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

KEN REIMER

Founding Principal
Managing Partner
214.378.1212
kreimer@venturedfw.com

FELIX SAENZ

Associate
214.378.1212
fsaenz@venturedfw.com

ANNE BRYAN

Land Development Manager
214.378.1212
abryan@venturedfw.com

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 sponsored by a broker 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 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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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

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Kenneth Edward Reimer	428933	kreimer@venturelandgroup.net	214-378-1212
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	xxxxxxx	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Designated Broker of Firm	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	xxxxxxx	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
		Buyer/Tenant/Seller/Landlord Initials	Date



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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Felix Saenz	719860	fsaenz@venturelandgroup.net	972-821-8182
Sales Agent/Associate's Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Anne Bryan	713115	abryan@venturelandgroup.net	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
		Buyer/Tenant/Seller/Landlord Initials	Date