



 **VENTURE** ERVAY THEATER IN THE CEDARS FOR LEASE

214.378.1212

1707 S ERVAY ST
DALLAS, TX

CRAIG JOHNSON
CJOHNSON@VENTUREDFW.COM

LOCATION

1707 S ERVAY ST

SIZE

BUILDING
5,600 SF

TRAFFIC COUNTS

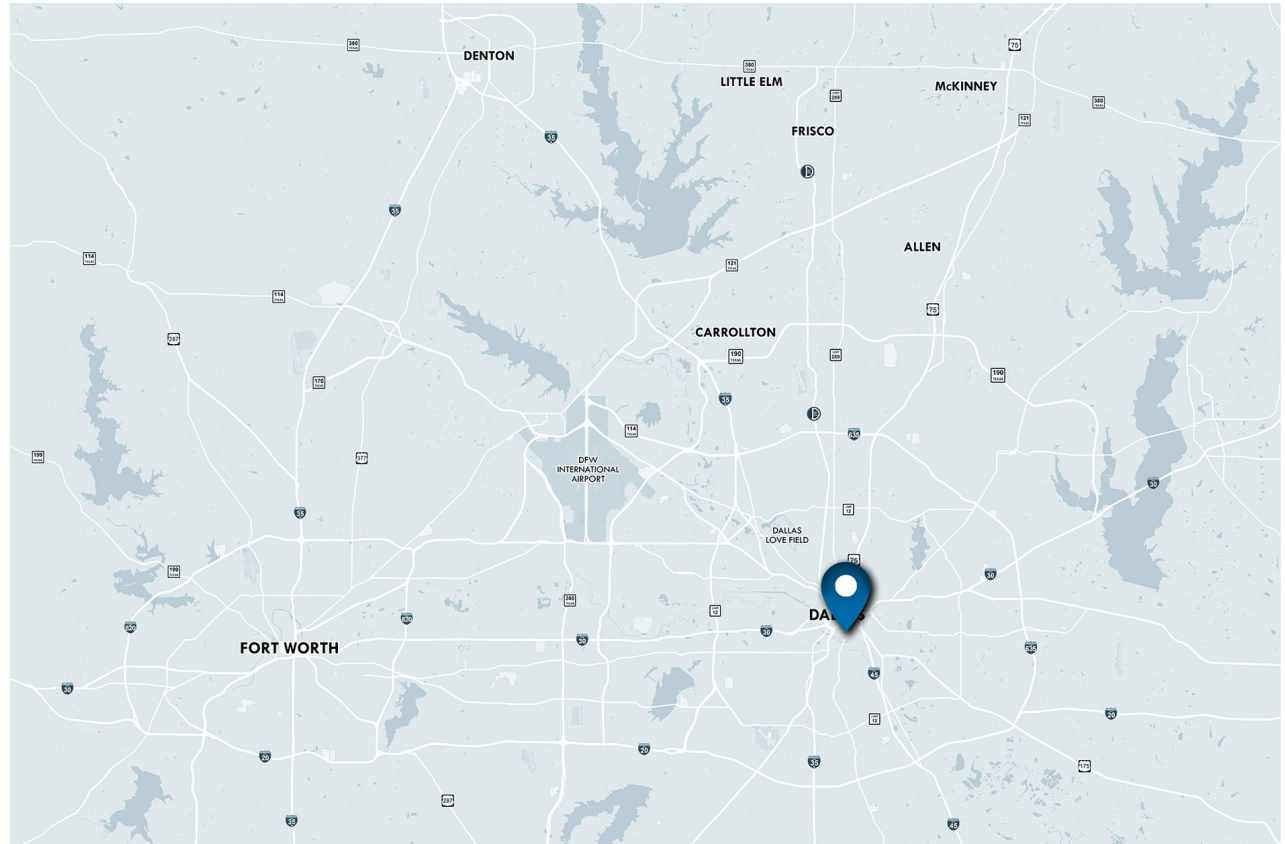
I-30 **S GRIFFIN ST**
175,285 VPD 3,797 VPD

PROPERTY HIGHLIGHTS

- ★ **PREVIOUSLY AN EVENT VENUE, THIS TURNKEY SPACE INCLUDES HVAC, LOBBY/GREETING AREA, LARGE GATHERING ROOM WITH 225 CAPACITY AND 20'+ CEILING HEIGHTS, "GREEN ROOM" WITH, 5 RESTROOMS, MEZZANINE WITH DUAL STAIRCASES, AND ROLL-UP DOOR.**

- ★ **GREAT VISIBILITY AND FRONTAGE ON ERVAY STREET, A PRIMARY NORTH/SOUTH THOROUGHFARE INTO DOWNTOWN DALLAS. THIS PROPERTY BENEFITS FROM QUICK AND EASY ACCESS TO DALLAS CDB, I-30, AND I-45/HWY 75.**

- ★ **ADJACENT SECURED PARKING LOT**

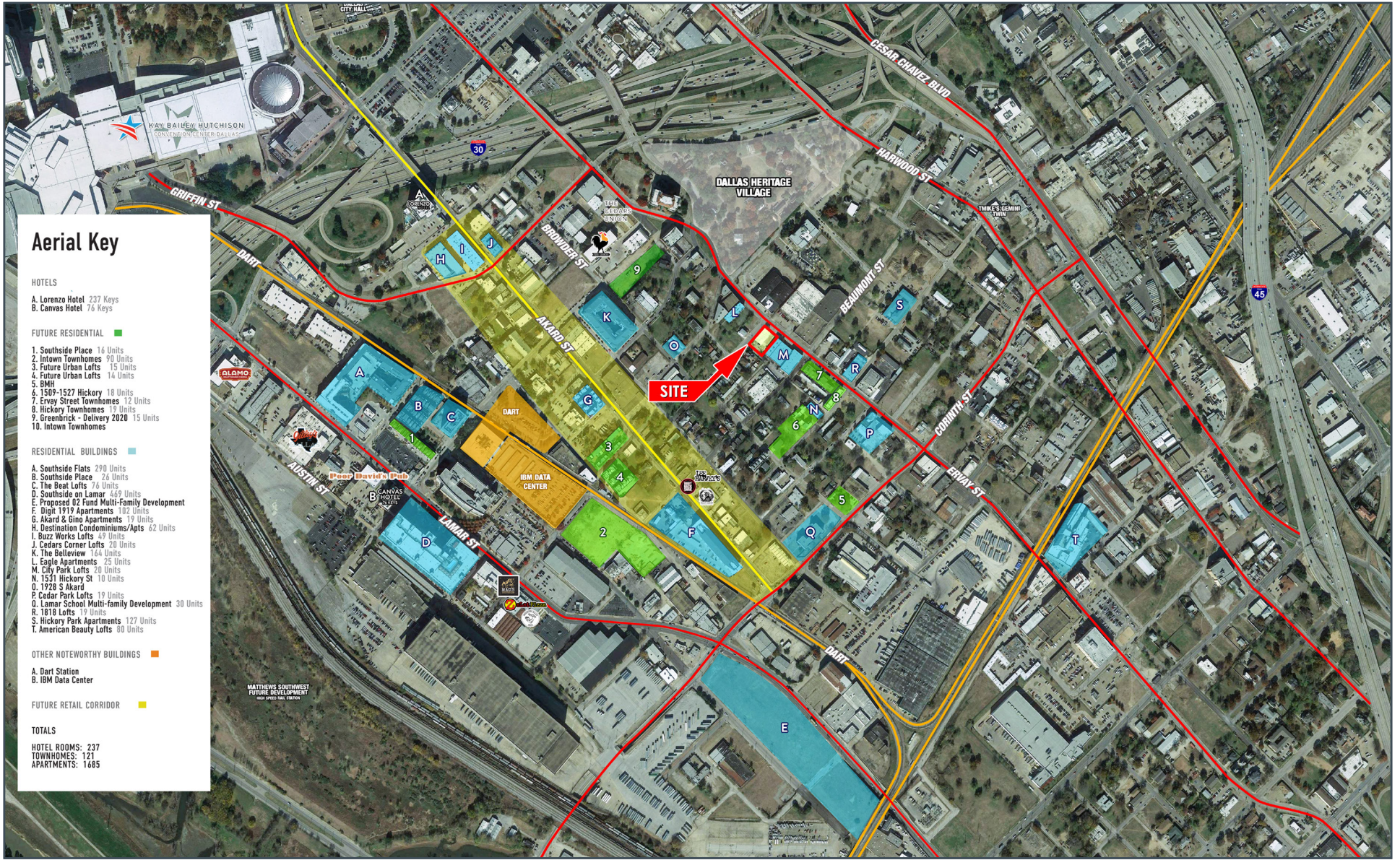


2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,633	167,706	403,888
EST. DAYTIME POPULATION	28,645	229,766	411,037
EST. AVG. HH INCOME	\$118,246	\$99,559	\$104,436

AREA ATTRACTIONS





Aerial Key

HOTELS

- A. Lorenzo Hotel 237 Keys
- B. Canvas Hotel 76 Keys

FUTURE RESIDENTIAL

1. Southside Place 16 Units
2. Intown Townhomes 90 Units
3. Future Urban Lofts 15 Units
4. Future Urban Lofts 14 Units
5. BMH
6. 1509-1527 Hickory 18 Units
7. Ervay Street Townhomes 12 Units
8. Hickory Townhomes 19 Units
9. Greenbriek - Delivery 2020 15 Units
10. Intown Townhomes

RESIDENTIAL BUILDINGS

- A. Southside Flats 290 Units
- B. Southside Place 26 Units
- C. The Beat Lofts 74 Units
- D. Southside on Lamar 469 Units
- E. Proposed 02 Fund Multi-Family Development
- F. Digit 1919 Apartments 182 Units
- G. Akard & Gino Apartments 19 Units
- H. Destination Condominiums/Apts 62 Units
- I. Buzz Works Lofts 49 Units
- J. Cedars Corner Lofts 20 Units
- K. The Bellevue 144 Units
- L. Eagle Apartments 25 Units
- M. City Park Lofts 20 Units
- N. 1531 Hickory St 10 Units
- O. 1928 S Akard
- P. Cedar Park Lofts 19 Units
- Q. Lamar School Multi-Family Development 30 Units
- R. 1818 Lofts 19 Units
- S. Hickory Park Apartments 127 Units
- T. American Beauty Lofts 80 Units

OTHER NOTEWORTHY BUILDINGS

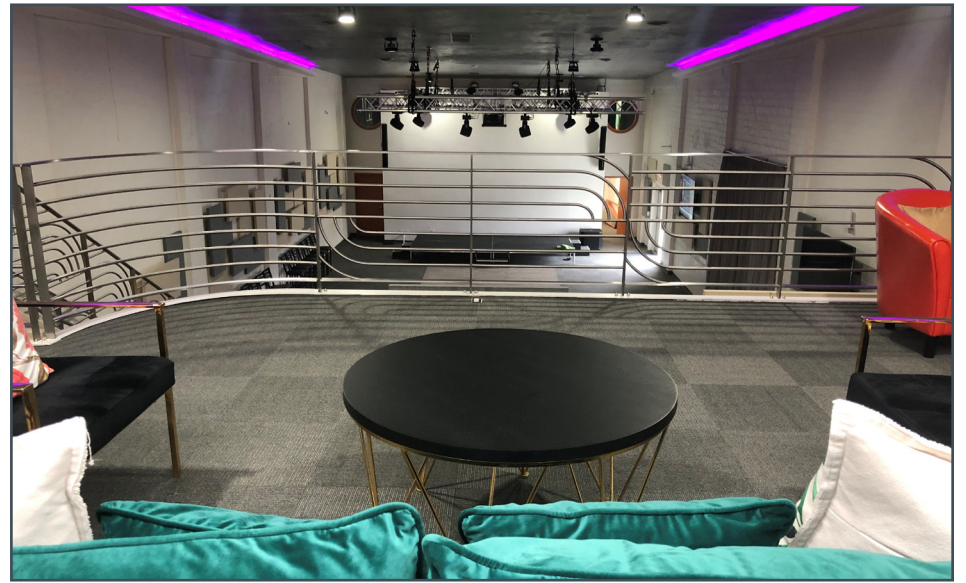
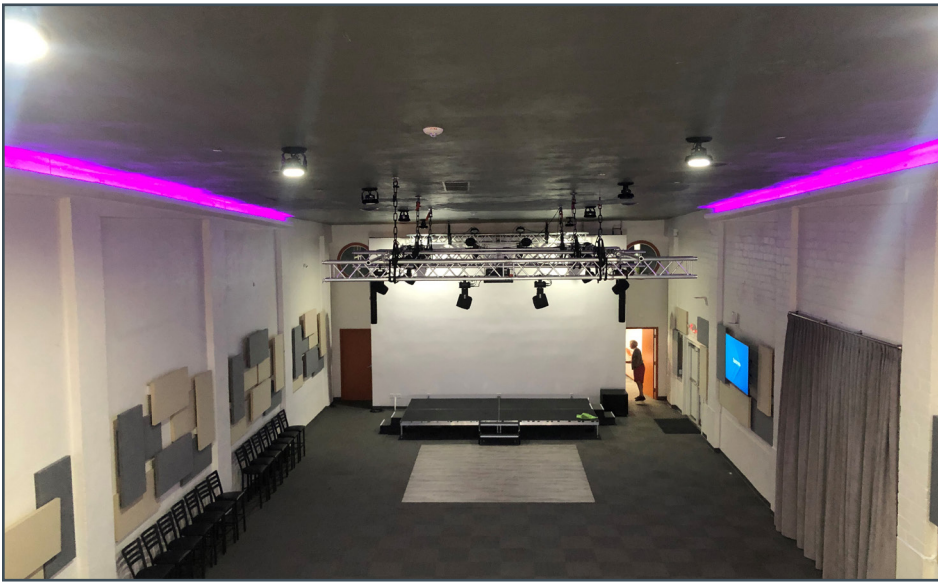
- A. Dart Station
- B. IBM Data Center

FUTURE RETAIL CORRIDOR

TOTALS

HOTEL ROOMS: 237
 TOWNHOMES: 121
 APARTMENTS: 1685







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

CRAIG JOHNSON
Senior Vice President
214.378.1212
cjohnson@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	476647	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
Craig D. Johnson	452808	cjohnson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date