



5539-5545 LBJ FWY FOR LEASE

214.378.1212

5539-5545 LBJ FWY DALLAS, TX

LOCATION

5539-5545 LBJ FWY

AVAILABLE SPACE

13,477 SF (CAN BE DEMISED)

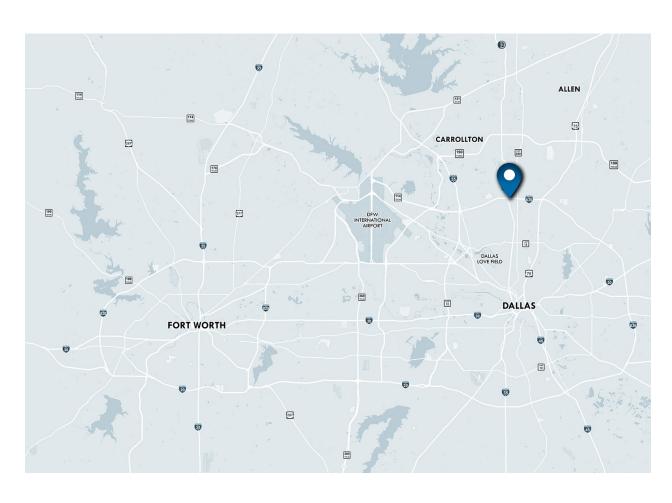
TRAFFIC COUNTS

LBJ HWY241,127 VPD

44,154 VPD

PROPERTY HIGHLIGHTS

- ★ 13,477 SF AVAILABLE WITH THE ABILITY TO DEMISE
- * HIGH VISIBILITY ALONG LBJ
- * GREAT SIGNAGE ON LBJ FRONTAGE RD
- * LOCATED BETWEEN THE GALLERIA MALL AND DALLAS MIDTOWN MIXED USE DEVELOPMENT



2022 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

		1 MILE	3 MILES	5 MILES
EST.	POPULATION	19,631	123,512	355,410
EST.	DAYTIME POPULATION	61,727	220,767	407,123
EST.	AVG. HH INCOME	\$90,951	\$132,268	\$130,402

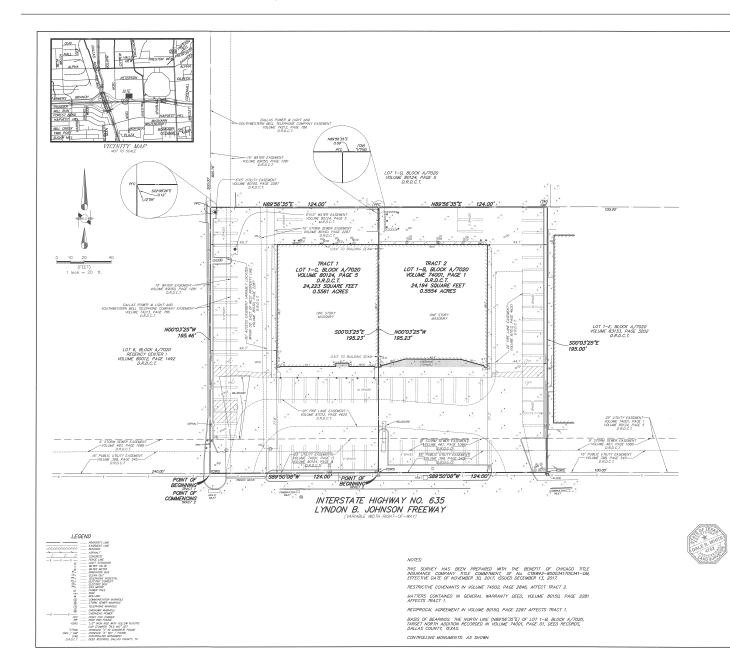












Tract 1:

Being of treit of land silvated H. Milliom Surrey, Astrices No. 1527, City of Dalois, Daligo Coulty, Teams, sheigh the amost test of land converge to 5339–5458 (J. BULDMC, Solis Special Warrarty) Deed recorded in Nolume 98142, Page 4228, Deed Records, Dalies County, Teams, being all of Lot I – G. Beick A-7/202, TARCE NORTH ADDITION, an oddition to the City of Dalias, Dalias County, Teams occording to the plat recorded in Nolume 80124, Page 5, Deed Records, Dalies County, Teams occording to the plat recorded in Nolume 80124, Page 5,

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped TRLG INC" set for comer on the northerly right-of-way line of Interactics Highway No. 635 (version)e with right-of-way and rod kingly the southwest corner of said Lat 1-C and the southeast comer of Lat 6, according to the plat recorded in Volume 80012, Page 1492, Deed Records, Dallas County, Texas;

THEMCE North 00° 03° 25° Weet, departing the northerty right-of-way line of sold Interstate Highery No. 635 and along the common line between said Lot 1-C and said Lot 6, or distinct of 155×16 feet to a point for comer, said point leeing the northwest comer of said sold the common said to the common said to the common said to the common said Lot 6, or Fage 3), from which o found 1/2° iron rad bears South 22° 08° 26° East a distance of 0.12 feet.

TREMEC North 88' 56' 15' East, departing, and common line and along the aucthority line of soid Lat 1-0 and the northerly line of said Lat 1-0, a distance of 12400 fiet to a point for commer being the northeast corner of said Lat 1-0; and the northwest corner of Lat 1-8, Book AP/7030, TMACE I NORTH AUGITOR), an addition to the City of bodies, Delians Country, Book AP/7030, TMACE I NORTH AUGITOR), and addition to the City of bodies, Delians Country of Taxas, from which a found "Y" cut is concrete bears North 89' 58' 35' East a distance of 0.00 feet:

THENCE South 00° 03° 25" East along the common line between said Lot 1–C and said Lot 1–B a distance of 198-23 feet to a 1/2" ison rad with yellow plastic cap stamped "RLC NIC" set for corner on the northerly right-of-way line of said Interstate Highway No. 635, said rad being the southeast corner of said Lot 1–B, and the southwest corner of said Lot 1–C and the southwest corner of said Lot 1–B.

THENCE South 89' 50' 08" West along the northerly right-of-way line of sold interstate Highway No. 5.35 and the southerly line of sold Lot 1-C a distance of 124.00 feet to the POWNT OF BERNINNIC, containing 24,223 square feet or 0.3581 cores more or less.

Tract 2:

Belling of treat of lost distulled in the H. IMBourn Survey, Abertical No. 1867, City of Distulled.

Oblina Chockly, Gennic John, Belling the some treats of one of more energy 538-546, List Distulled.

LID. by Special Cosh Warrenty Deed recorded in Volume Balfa, Page 4255, Beed Records.

LID. by Special Cosh Warrenty Deed recorded in Volume Balfa, Page 4255, Beed Records.

Dalless County, Fersa, Seeing oil of Lot 1—8, Beed A-7/2020, TARGET MORTH ADDITION, on addition to the City of Dellars, Dallars County, Teass according to the plot recorded in Volume APODY, Page 1, Deed Records, Dallas County, Teass and beling more particularly described in Volume APODY, Page 1, Deed Records, Dallas County, Teass and beling more particularly described in the County of the APODY APODY.

COMMENCING at a 1/2* iron rod with yellow plastic cap stamped "RLC INC" set for comer on the northerly right-of-way line of Interstate Highway No. 635 (variable width right-of-way), and rod being into southwest corner of Lot 1-C. Block A/7020, TABET NORTH ADDITION and didlikin to the City of Dalias, Dalias County, Teass according to the plot recorded in Volume A/7020, Regimery Center I, an addition to the City of Dalias, Dalias County, Teass to the plot recorded in Volume 80012, Page 1492, Deed Records, Dalias County, Teass,

THENCE North 89° 50° 08° East along the northerly right-of-way line of sold interstate Highway No. 535 and the southerly line of sold Lot 1-C a distance of 124.00 feet to a $1/2^{\circ}$ ton rod with yellow plastic $\cos \alpha p$ stamped 780 (6 100° set for corner and the POINT OF BEOMINIC, sold rad being the southwest corner of sold Lot 1-B and the southeast corner of sold Lot 1-B and the southeast corner of sold Lot 1-B.

THENCE North 00° 03′ 25° West, departing the northerly right-of-way line of said interstate Highway No. 635 and along the common line between said Lot 1-8 and said Lot 1-C, and distance of 1932 feet to a point for corner on the southerly line of Lot 1-D, 3nd TARGET NORTH ADDITION (Volume 80124, Page 5), said point being the northwest corner of said Lot 1-8 and the northwest corner of said Lot 1-C.

THENCE North 89' S5' 35' East doors the northerly line of sold Lot 1-B and the southerly line of sold Lot 1-B, and the southerly line of sold Lot 1-B, passing at a distance of 0.09 feet a found "Y" cut in concrete found for come, soid "Y" being the northeast corner of sold Lot 1-B, and the northeast corner of sold Lot 1-B, and the northeast corner of Lot 1-E, flack A/7020, 7A6EC NORTH ADDING No. 2, an addition to the City of Dallos, Dallos College, Tolke County, Texas according to the plot recorded in Volume 83133, Page 3202, Deed Records, Dallos County, Texas

THEMCE South 00° 03' 25" East along the common line between sold Lot 1-8 and sold Lot 1-E a distance of 195.00 feet to a 1/2" iron rod with yellow plastic cop stamped "RLG INC" set for corner on the northerly line of sold interstate Highway No. 635, sold rod being the southeast corner of sold Lot 1-E! And the southwest corner of sold Lot 1-E!

THENCE South 89' 50' 08" West along the northerly right-of-way line of said interstate Highway No. 635 and the southerly line of said Lot 1-8 a distance of 124.00 feet to the POWT OF BEOMNING, containing 24,194 square feet or 0.5554 acres more or less.

SURVEYORS DECLARATION

To: 5539-5545 LBJ Building, Ltd., a Texas limited partnership and Chicago Title Insurance Company

I hereby declare that this true and occurate survey, made on the ground under my supervision on September 13, 2017, correctly shows the relation of the buildings and other sources and occurred the state of the survey of the state of the survey of the survey of the survey. This survey is subject to any assements out visible on the ground. This survey substantially compiles with the current Texas Society of Professional Surveyors Standards and Specifications for a Cottagory IA Contillor is Survey.





RAYMOND L. GOODSON JR.,INC.
CONSULTING ENGINEERS
1200 IN GENTRAL ENGINESSWY, SINTE 300
DALLAS, TEXAS 72843 (214)739-8100
TEXAS PERES (F14)739-8100
TEXAS PERES (F14)734-6100
NORTH SINTER SPECT (F14)734-610

BOUNDARY AND IMPROVEMENT SURVEY

LOT 1-B & 1-C, BLOCK A/7020 TARGET NORTH ADDITION

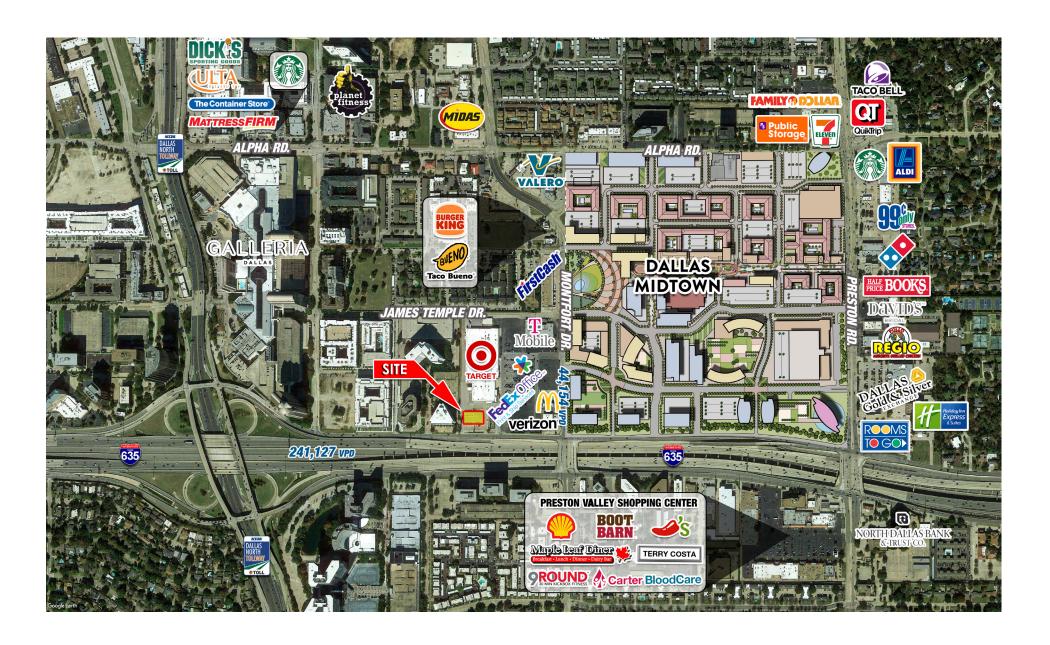
H. WILBURN SURVEY, ABSTRACT NO. 1567 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1" = 20' DATE: 12-13-2017 SHEET 1 OF 1

JOB NO. 1711.106 E-FILE 1711.106.dwg DWG NO. 26,729W











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

IAN PETERMAN

Assistant Vice President 214.378.1212 ipeterman@venturedfw.com

NATALIA SINGER

Vice President 214.378.1212 nsinger@venturedfw.com

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



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	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
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
lan Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/Tenant/Seller/Landlord Initials		Date	



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:
 - 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.

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	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
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov