

0.8 AC PAD SITE

For lease:
3808 Ross Ave
Dallas, Texas 75204

VENTURE

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Metrics

3808 Ross Ave
Dallas, Texas 75204

Location

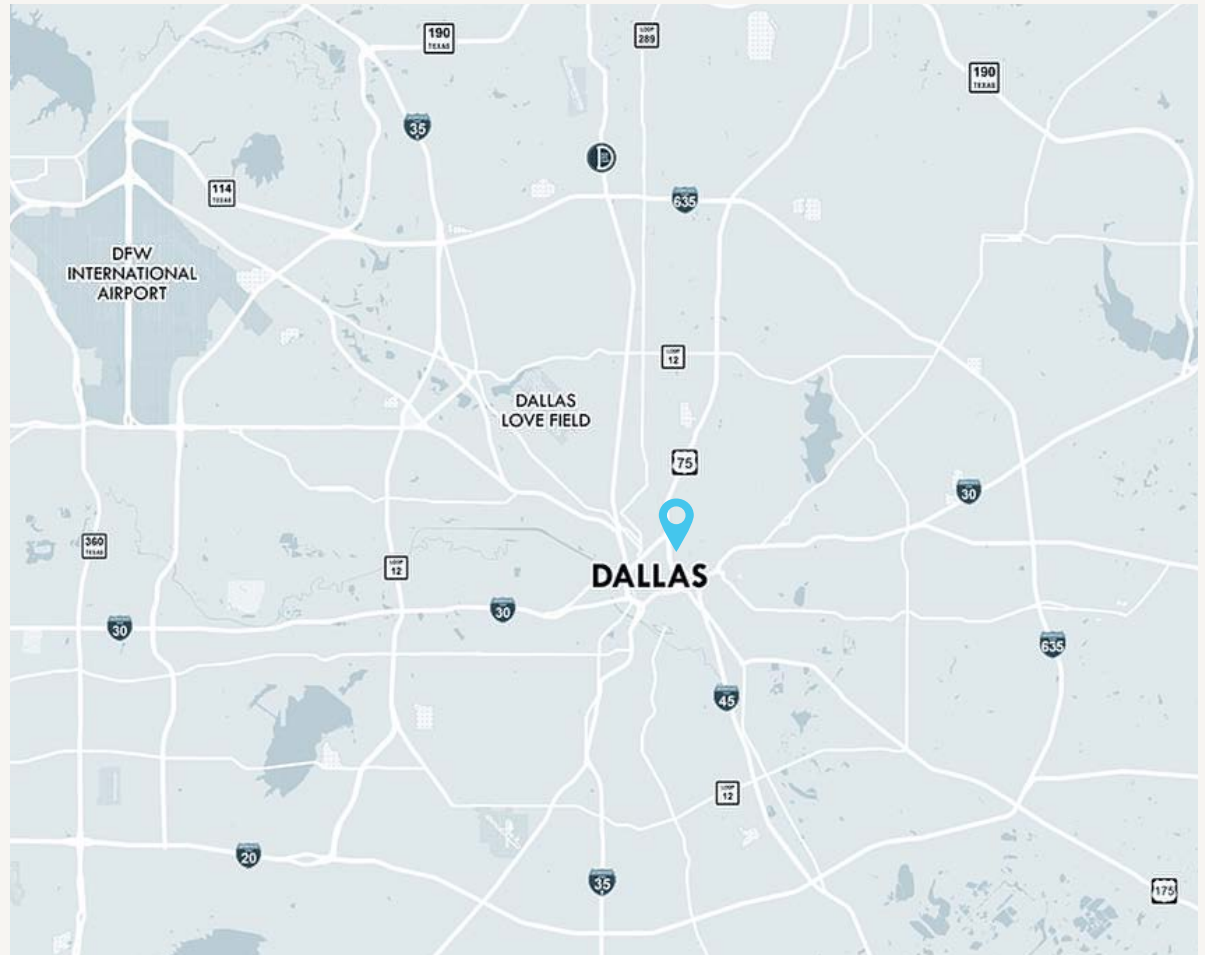
3808 Ross Ave

Size

Land
0.8 AC
(37,897 SF)

Traffic Counts

Ross Ave	Washington Ave
23,087 VPD	5,763 VPD



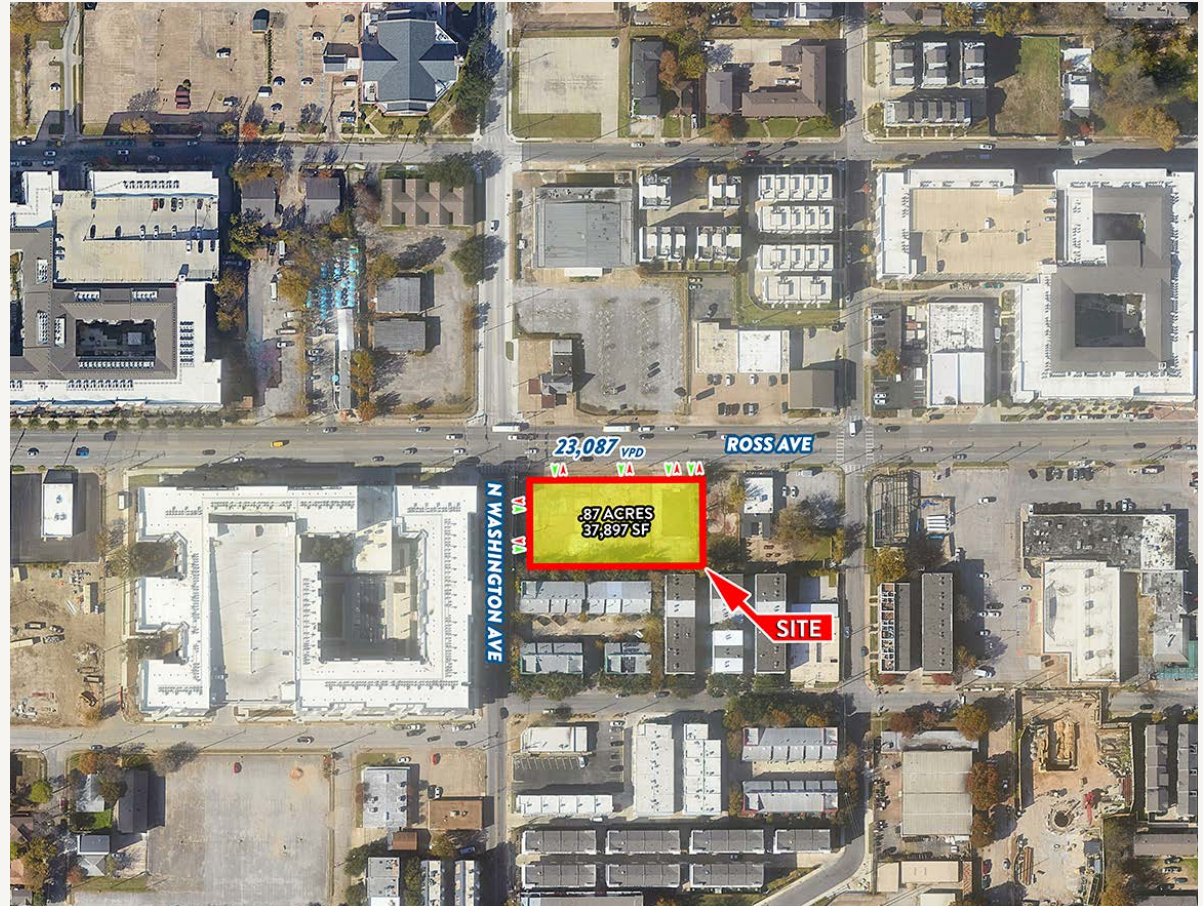
Area Attractions



Property Highlights

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1. Pad site on the hard corner
2. 255' wide and 140' deep
3. Excellent ingress & egress with two way streets, no medians, and 6 curb cuts into the property
4. Strong 1 mile daytime population
5. Several new apartment projects have been recently developed in the immediate area
6. Centrally located

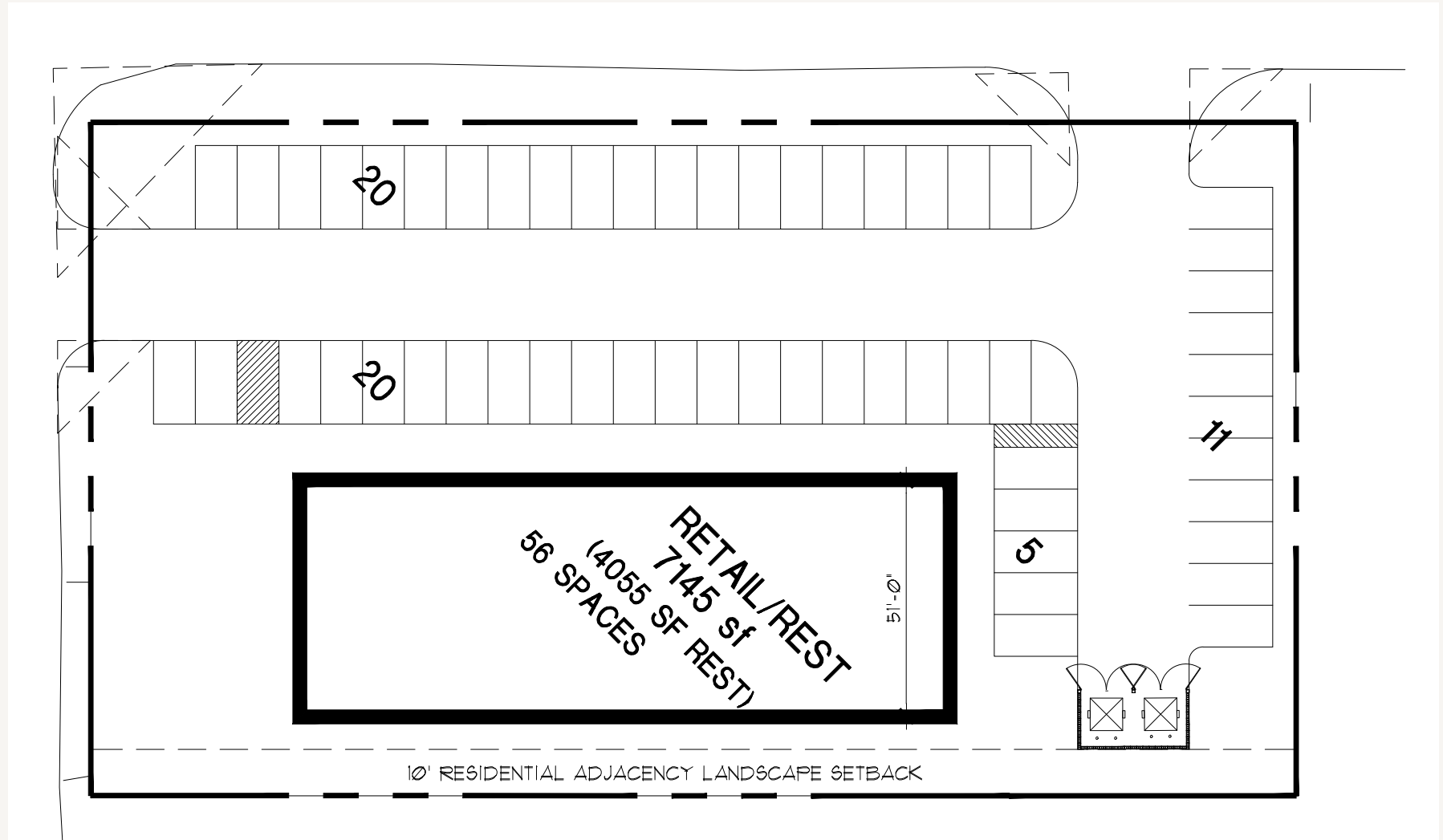


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	40,468	212,749	411,131
EST. DAYTIME POPULATION	42,500	243,523	385,204
EST. AVG. HH INCOME	\$133,842	\$160,457	4159,269

Conceptual Site Plan

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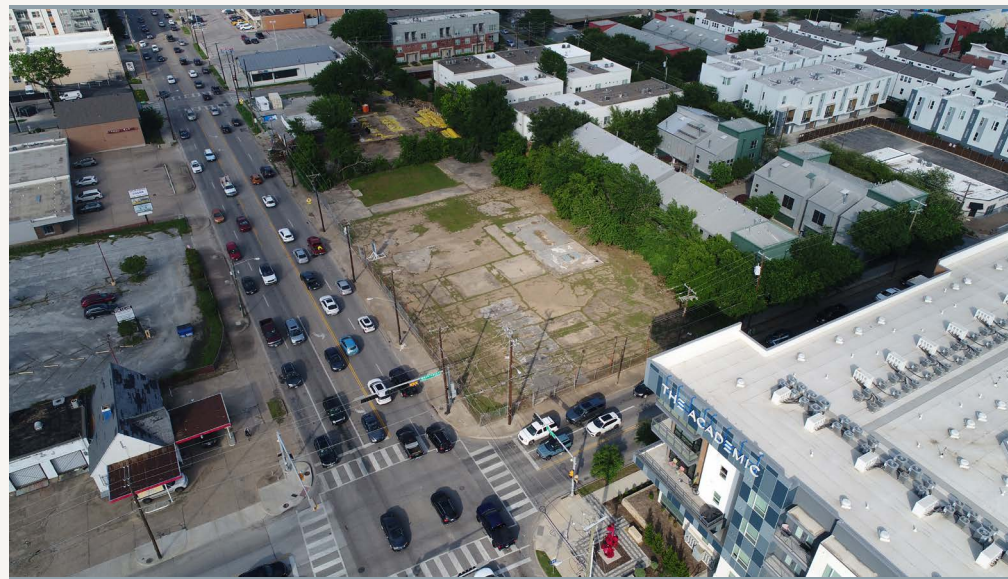
Aerial

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Photos

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 - 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.

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