



0.8 AC PAD SITE

For lease:
3808 Ross Ave
Dallas, Texas 75204

VENTURE

COLIN BEAMS
CBEAMS@VENTUREDFW.COM

AMY PJETROVIC
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MIA UREÑA
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Metrics

3808 Ross Ave
Dallas, Texas 75204

Location

3808 Ross Ave

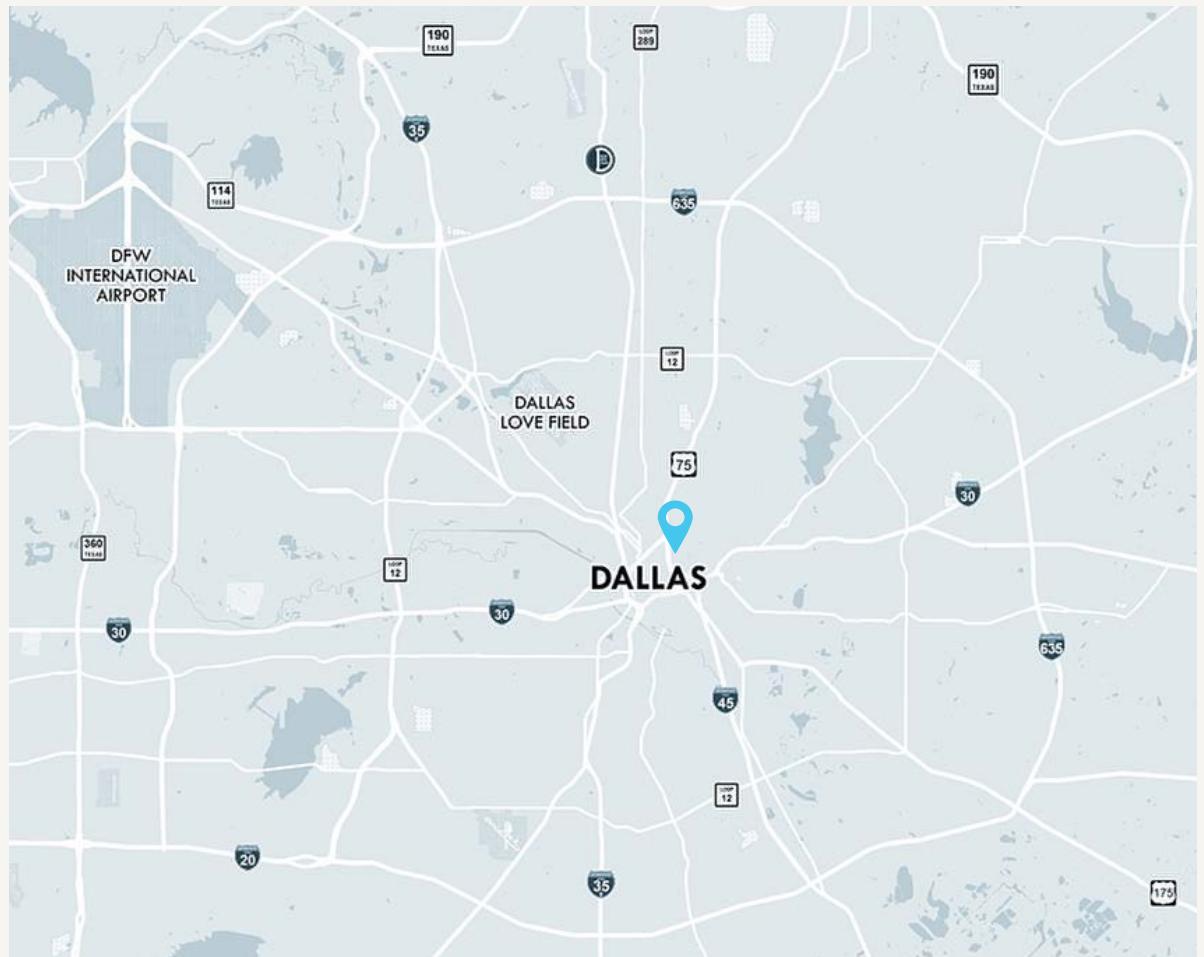
Size

Land
0.8 AC
(37,897 SF)

Traffic Counts

Ross Ave
23,087 VPD

Washington Ave
5,763 VPD



Area Attractions



BaylorScott&White
HEALTH

CVS
pharmacy

Tom Thumb

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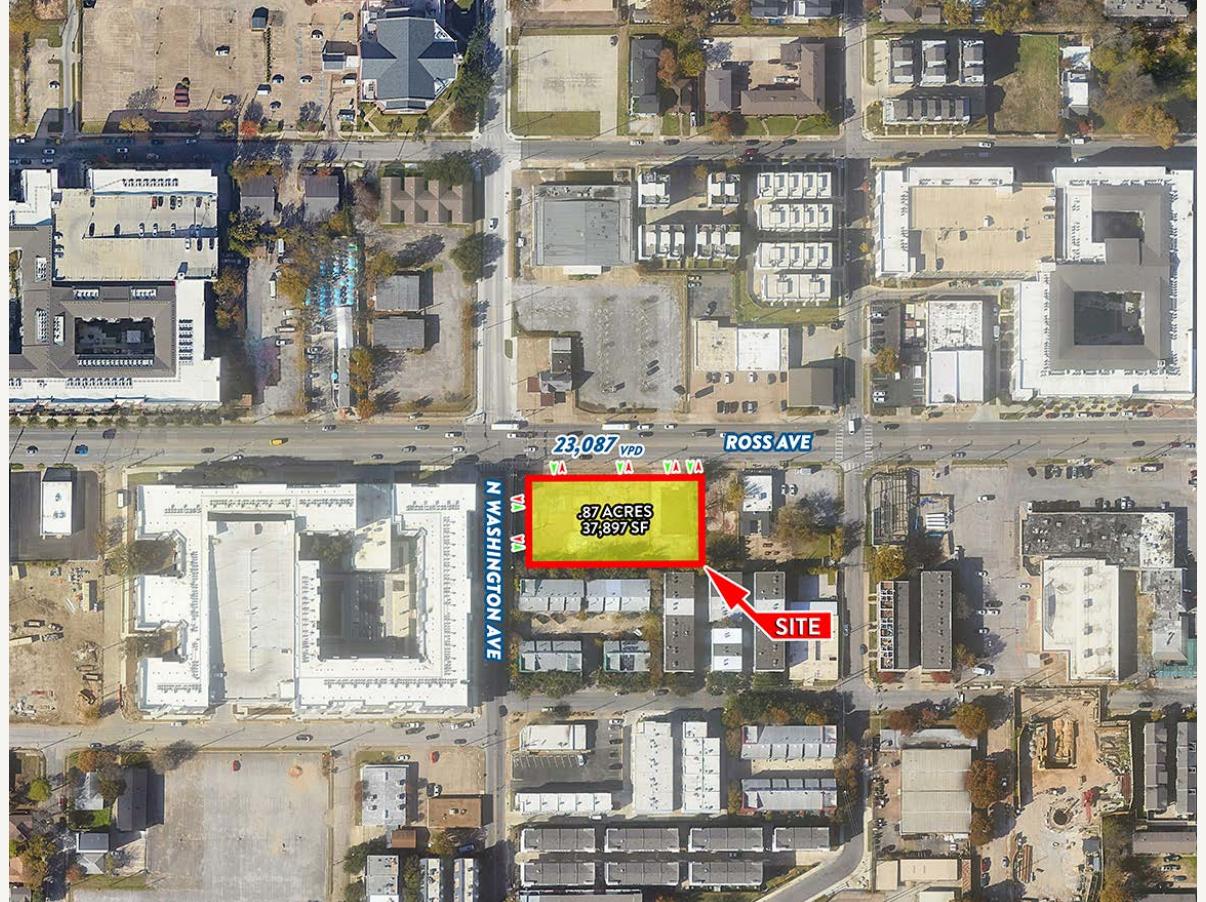
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Property Highlights

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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

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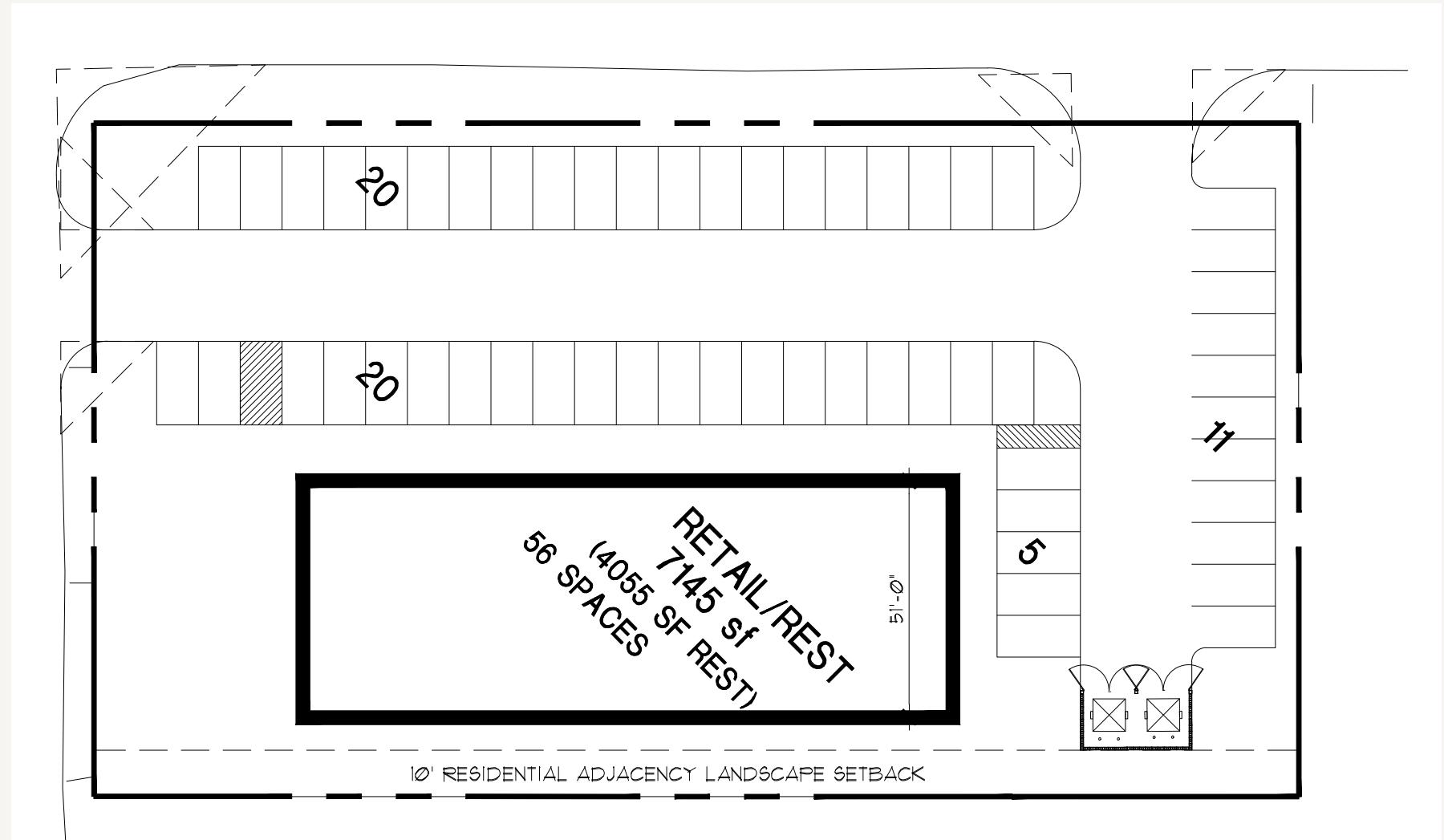
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Conceptual Site Plan

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Aerial

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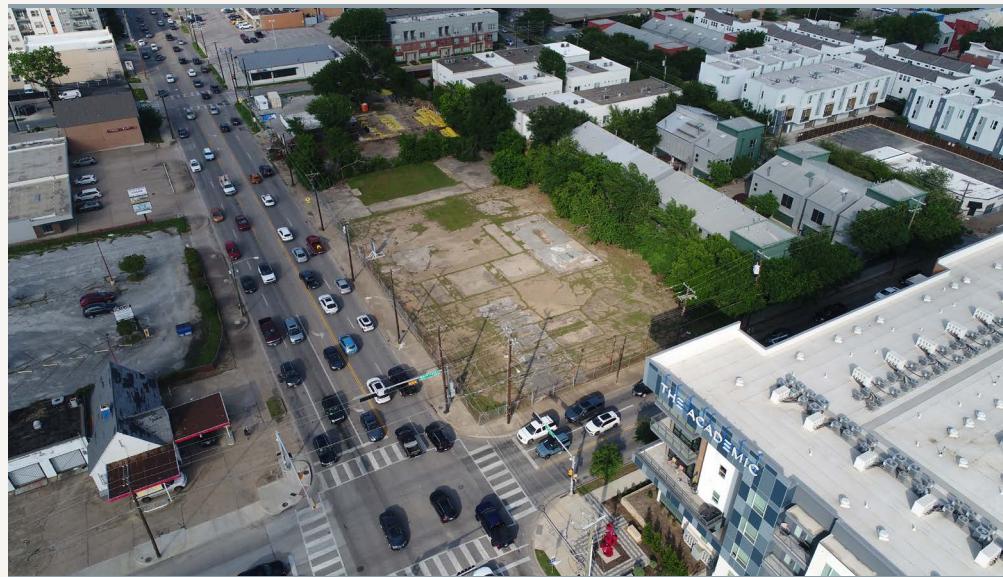
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Photos

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VENTURE

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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. **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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- Must not, unless specifically authorized in writing to do so by the party, disclose:
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 - 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.

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Colin Beams	624650	cbeams@venturedfw.com	214-378-1212
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
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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Mia Urena	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	