



FREESTANDING BUILDING

For lease:
4523 W Lovers Ln
Dallas, Texas 75209

VENTURE

COLIN BEAMS
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NICK SKALAK
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Metrics

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Location

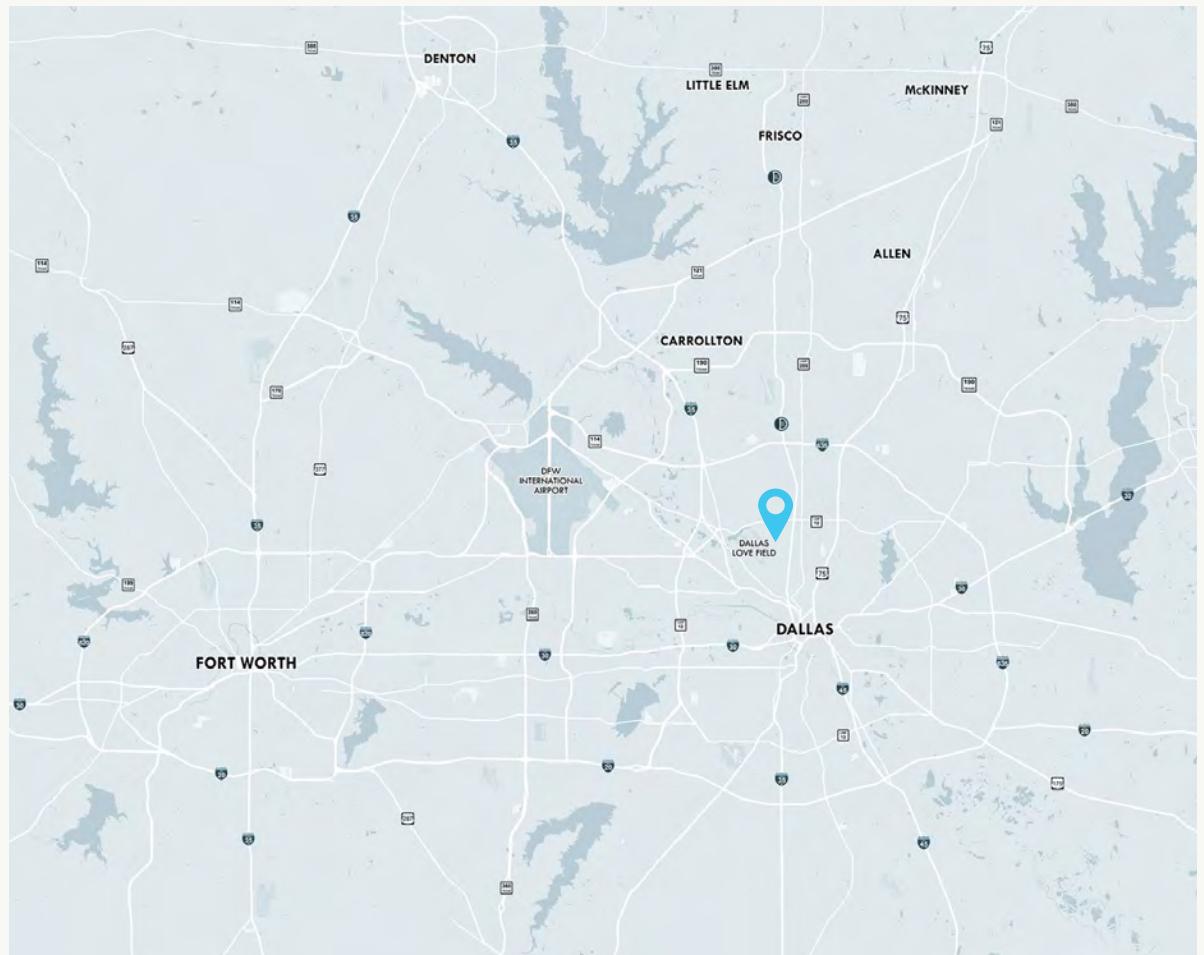
4523 W Lovers Ln

Size

Building
1,710 SF

Traffic Counts

W Lovers Ln
16,506 VPD



Area Attractions



lakeland



Serving Dallas Since 1971

Property Highlights

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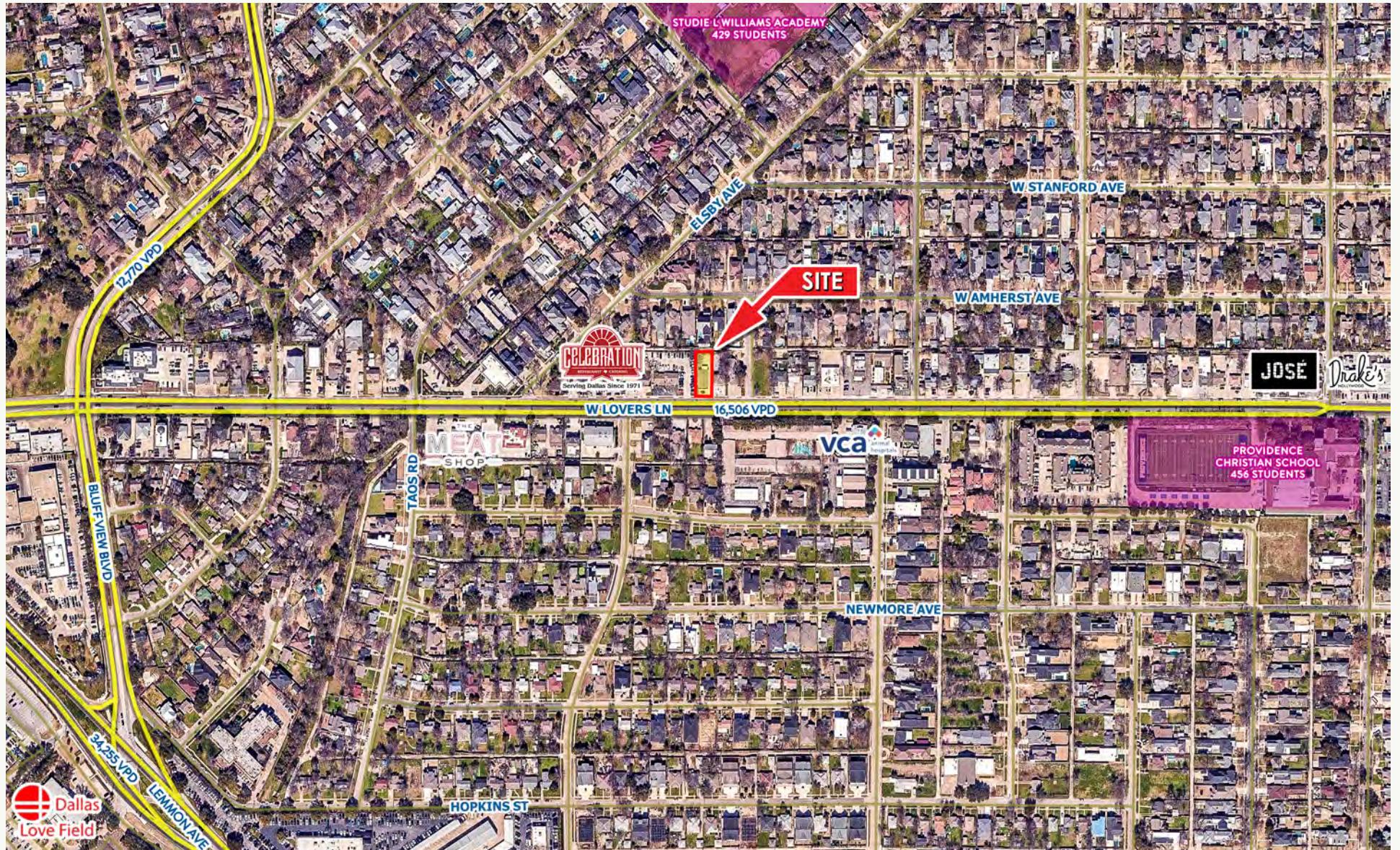
1. A true trophy site; immediate area has exceptional incomes in highly desired neighborhood
2. Over 146K residents with an average HH income in excess of \$206K within 3 miles of the site
3. 2nd generation freestanding building ideal for small shop retail, medical office or other boutique uses
4. Next to Love Field Airport - the 12th busiest airport in the world
5. Easy to find location adjacent to well-known Celebration Station restaurant
6. New asphalt driveway with 6 parking spaces and one covered carport
7. 5 exam rooms, 2 of which are tiled for surgery, all complete with exam tables; x-ray machine included
8. Large record storage room with built-in shelves, perfect for accounting
9. Equipped with high speed wifi and phone system, including phones, installed throughout
10. Private doctor office with private tiled bathroom with shower, toilet, sink and many built-in cabinets
11. New carpet, newly painted baseboards and doors
12. New faucets, toilets and water heater
13. Narrow tiled kitchen with built-in cabinets
14. Carpeted reception/waiting room area with furniture
15. Receptionist and front desk area offers built-in storage
16. Office has been known as a podiatry location for over 40 years with same phone number
17. Built by a doctor for a doctor(s)

2025 Demographic Summary

	1 MILE	2 MILES	3 MILES	5 MILES
EST. POPULATION	10,849	49,409	131,572	378,566
EST. AVG. HH INCOME	\$264,436	\$242,513	\$216,166	\$178,868

Close Aerial

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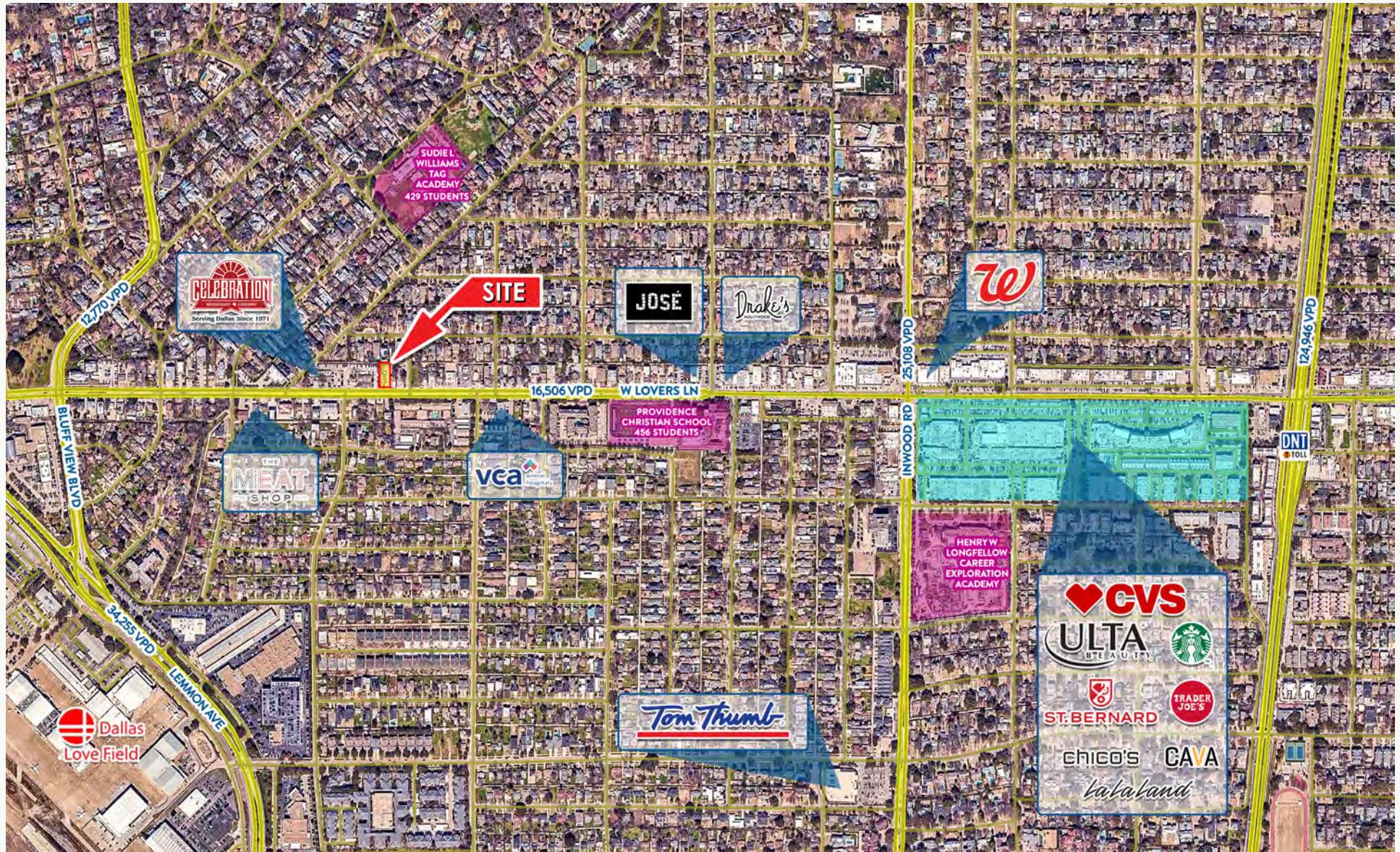
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Far Aerial

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Aerial View

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Aerial View

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Aerial View

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Aerial View

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Interior 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.**

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.

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:

- 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
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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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	