



Fort Worth Ave Retail Space for Lease

3225 Fort Worth Avenue Dallas, TX 75211

Area Traffic Retailers



Located at the Corner of Westmoreland and Ft Worth Avenue

Concept | COMMERCIAL REALTY

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Exciting opportunity to lease retail space in an area that is in the process of being redeveloped and revitalized. This area is underserved with new Retail Space, get in while you can. Bring your Clients! CALL FOR RATES!

PROPERTY FEATURES

- ✓ Available Retail: 6,696 SF all or divisible
- ✓ Traffic Counts: 30,795 CPD @ Ft Worth Ave
28,795 CPD @ Westmoreland Rd
- ✓ Twelve minutes from Downton Dallas
- ✓ 1,500 New Apartments Units in the works or currently available specifically in this area



3225 Fort Worth Ave
Dallas, TX 75211

DEMOGRAPHICS



1 Mile | 3 Mile | 5 Mile



17,213	132,177	267,451
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2014 Population



\$45,305	\$50,069	\$54,1179
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2014 Average HH Income

PROPERTY HIGHLIGHTS

Building Size: 6,696 sqft

Dense population

Area is experiencing a Re-Growth

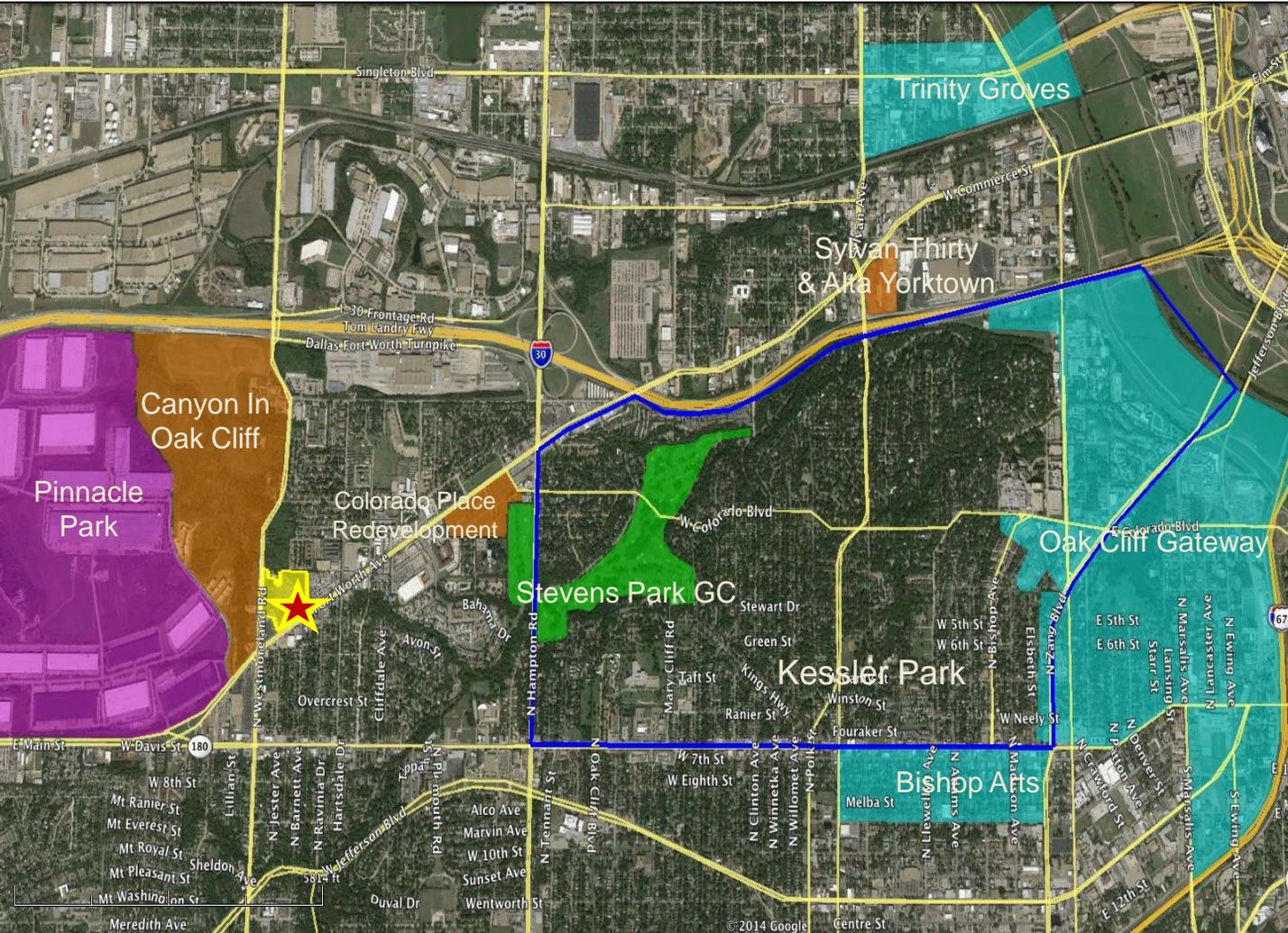
Area Overview

The Shopping Center is located at the NEC of Westmoreland & Ft. Worth Ave, on the going-home route amongst a **population of 18,900, 62,700 and 127,600 consumers** within a 1, 2, 3 mile radius respectively. This center is at the heart of redevelopment for this north Oak Cliff market, with such redevelopment efforts initiated by the state, private developers and the city of Dallas.

The state (TxDot) has completed the widening the I-30 thoroughfare just to the north of the property. A significant part of this redevelopment has provided **direct ingress/egress to the Westmoreland & I-30 intersection**, which previously did not exist. This access has made Westmoreland a primary route in and out of north Oak Cliff (see aerial) and the 128,000 consumers it houses (see demographics).

Private development, which has recently acknowledged these consumers and the increased access to them, include Home Depot, Walgreen's, McDonald's, Aldi, one-half mile east on Fort Worth Ave. Wal-Mart Supercenter and Lowe's one and one-half miles northwest at I-30 & Cockrell Hill (2004 completion), **A 100+ acre mixed-use development is planned across Westmoreland west of Kessler Hills SC, where 5 acres of multi-family are under construction now.**

Location Map





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 coincidental 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.

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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ 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
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