

LAKE CLIFF LAND

FOR SALE

DALLAS, TEXAS

SWQ ZANG BLVD & BECKLEY AVE

CHRISTOPHER M. GIBBONS



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



Dallas Medical Center
515 Beds
175,000+ patients yearly
\$135 million expansion planned



Grand Esiates at Kessler
Park
338 Units
97% Occupied



Zang Park
260 Units
98% Leased

Oak Cliff
Founders
Park

BECKLEY AVE

COLORADO BLVD

ZANG BLVD

STREET CAR LINE

NECHES ST

SITE



WOMEN'S HEALTH

Walgreens

7 ELEVEN

Grand Bank

Vet Stop

SUBWAY

A Tooth Doctor for Kids

EL FENIX

CITY CREDIT UNION

BAYLOR Health Care System

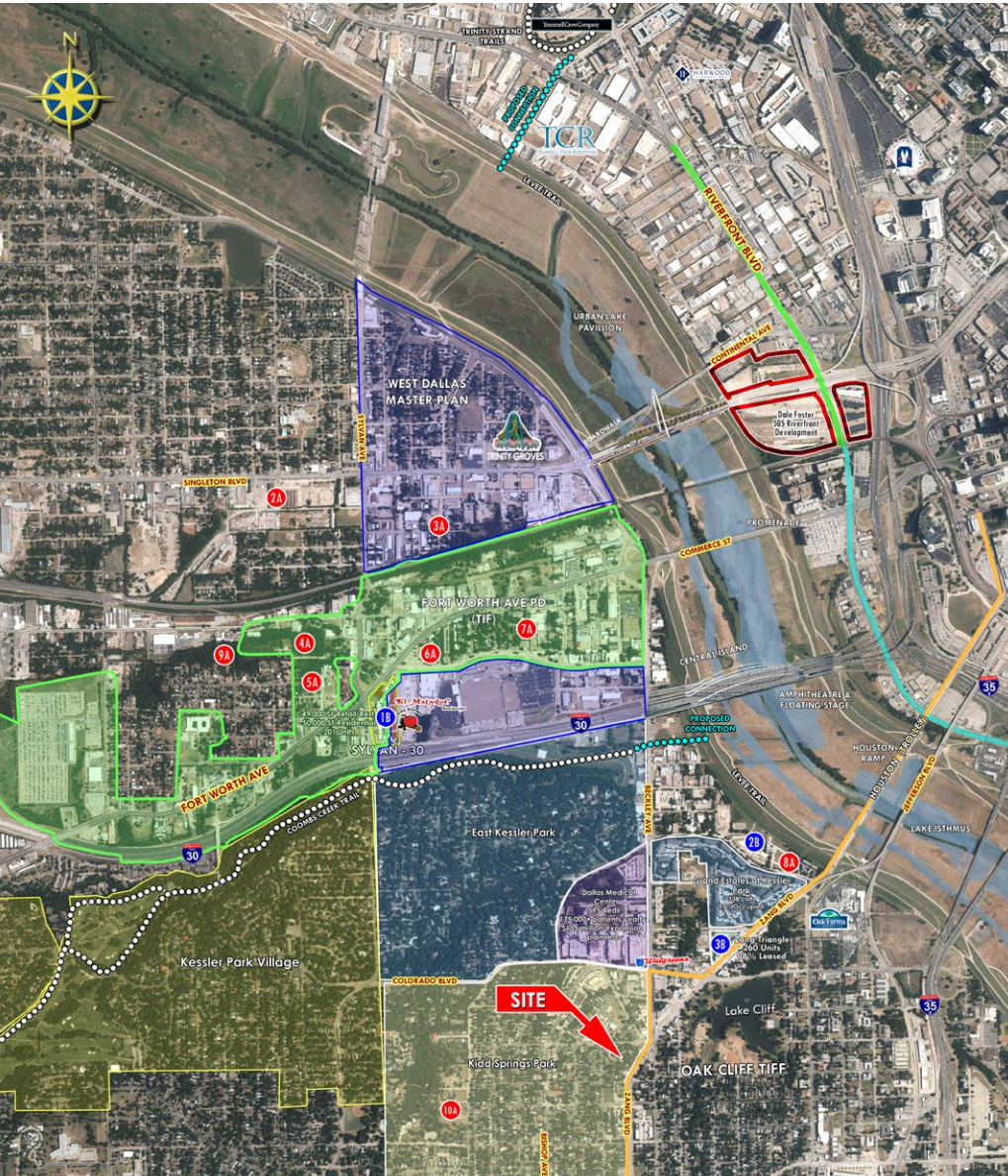
Lake Cliff
Park

OUTPOST

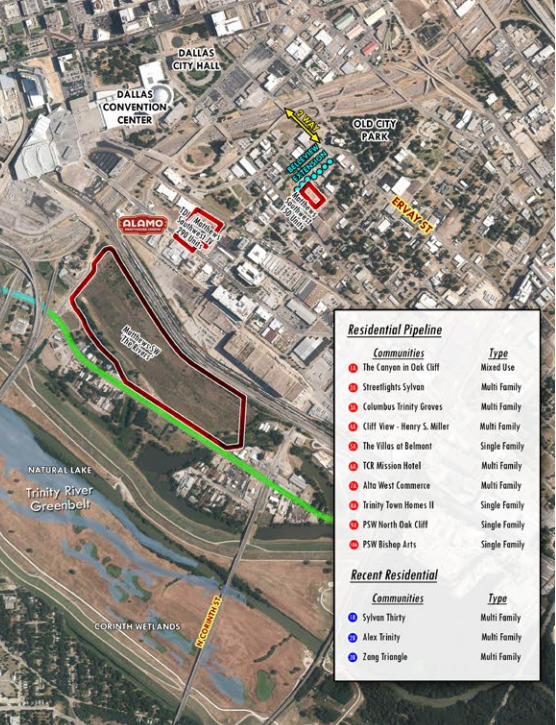
BB&T

State Farm

LAKE CLIFF LAND

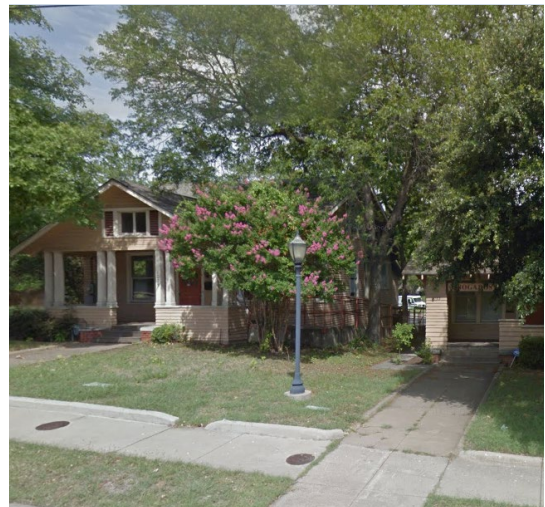


- ### HIGHLIGHTS
- 22,651 SF land.
 - 1,460 SF & 2,652 SF buildings.
 - Adjacent to 515-bed hospital with over 5,000 employees and 175,000 patients seen annually.
 - Across from Lake Cliff Park.
 - Dense, under-served retail market.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	16,817	130,125	363,164
2015 EST AVG HH INCOME	\$53,410	\$55,764	\$57,644

TRAFFIC COUNTS	
ZANG BLVD	17,844 VPD
BECKLEY AVE	14,324 VPD
COLORADO BLVD	16,949 VPD





Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: SWQ Zang Blvd & Beckley Ave, Dallas, TX

In this transaction, Venture Commercial Real Estate, LLC, is:

agent for Owner/Landlord only; agent for Buyer/Tenant only; or an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date