

MOCKINGBIRD CENTRAL PLAZA

DALLAS, TEXAS



AREA TRAFFIC GENERATORS

Jason's deli



THE MATTRESS FIRM

Run On!

POCKET SANDWICH THEATRE
The Most Fun You Can Have in a Dallas Theatre



PROPERTY INFORMATION

LOCATION

Across from Mockingbird Station
5400 East Mockingbird Lane
Dallas, Texas

AVAILABLE

Suite 116 1,600 SF

TRAFFIC COUNTS

US 75 Central Expwy: 258,000 VPD (TXDOT 2005)
Mockingbird Lane: 48,598 VPD (TXDOT 2004)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2014 Est. Population	20,723	201,868	372,457
2014 Est. Avg. HH Income	\$126,604	\$95,303	\$91,052
2014 Daytime Population	20,150	157,614	452,026

For Information

Easley B. Waggoner, Jr.
214.378.1212

VENTURE

COMMERCIAL WWW.VENTUREDFW.COM

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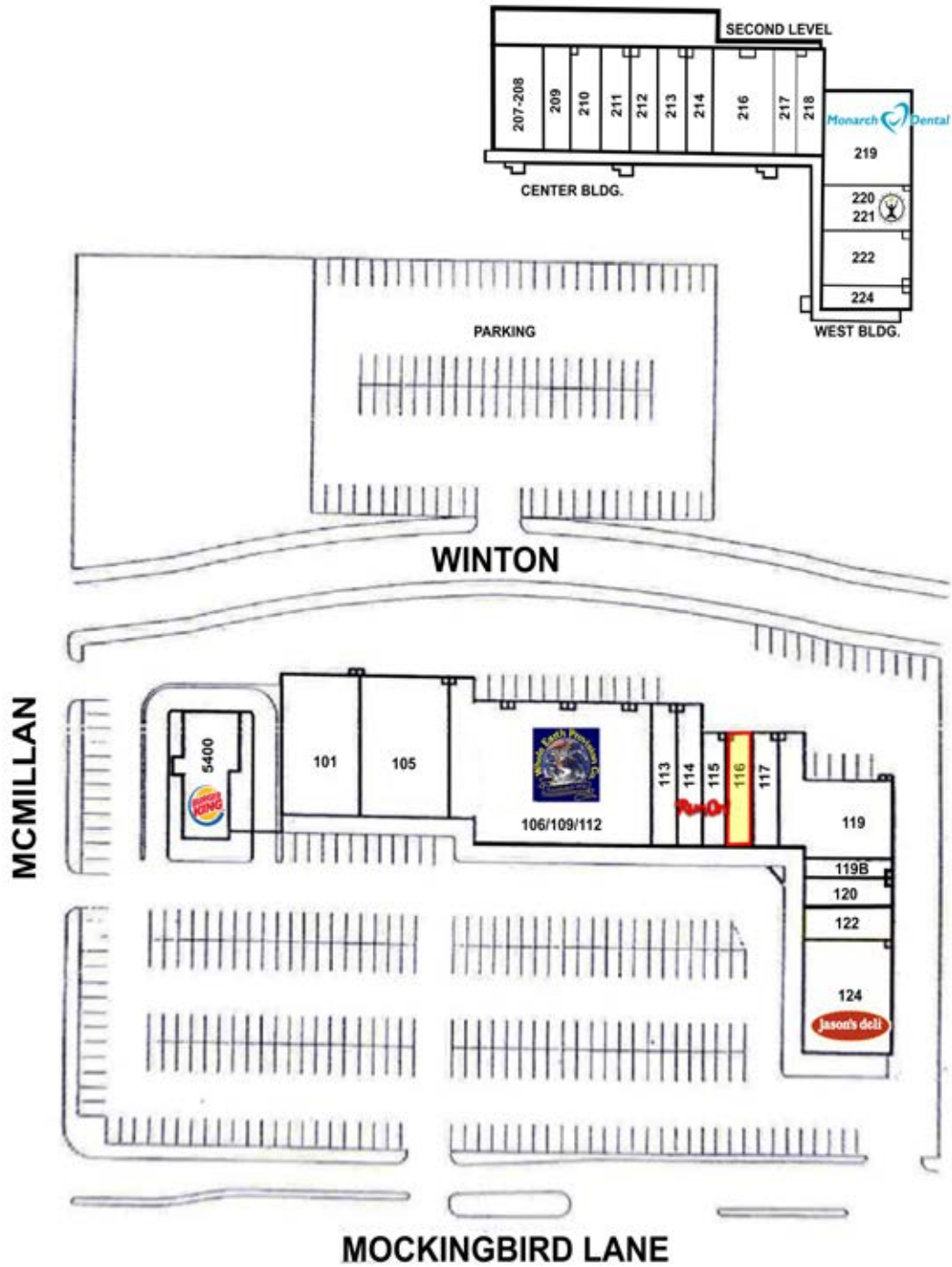
FOR LEASE

Property #809

Mockingbird Central Plaza Shopping Center

<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
101	The Mattress Firm	4,650
105	Premier Video	4,805
106/109/112	Whole Earth Provision	15,790
113	Revente	2,500
114	Run On	2,000
115	Run On	1,600
116	Available	1,600
117	Run On - Storage	1,600
119B	Art Tailor	1,125
118/119	Pocket Sandwich Theater	4,975
120	Keith's Comics	1,500
122	Embroid Me	1,500
124	Jason's Deli	4,500
207-211	School of Contemporary Ballet of Dallas	7,730
212	Whole Earth Storage	1,516
213	Private Workout	1,516
214	Action Chiropractic	1,516
216	Park Cities Tan	3,032
217	Storage	1,516
218	Daniel's Salon	1,516
219	Monarch Dental	4,436
220/221	American Power Yoga	3,048
222	GolfTEC	3,040
224	Love Insurance	1,500
5400	Burger King	2,900

Mockingbird Central Plaza Shopping Center



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DALLAS, TEXAS





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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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: Mockingbird Central Plaza

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