

**NEW OWNERSHIP**



**MUSE SHOPS AT MIDTOWN FOR LEASE**

214.378.1212

5203-5223 ALPHA RD  
DALLAS, TX

AMANDA T. WELLES  
AWELLES@VENTUREDFW.COM

AMY PJETROVIC  
APJETROVIC@VENTUREDFW.COM

MIA UREÑA  
MURENA@VENTUREDFW.COM

LOCATION

5203-5223 ALPHA RD  
DALLAS, TX 75240

AVAILABLE SPACES

- SUITE A3  
4,123 SF

SUITE B145  
2,210 SF

SUITE C110  
12,515 SF

SUITE B3  
3,995 SF 2ND GEN  
RESTAURANT  
\*TENANT STILL OPERATING
- SUITE B150  
4,248 SF

SUITE C3  
3,590 SF

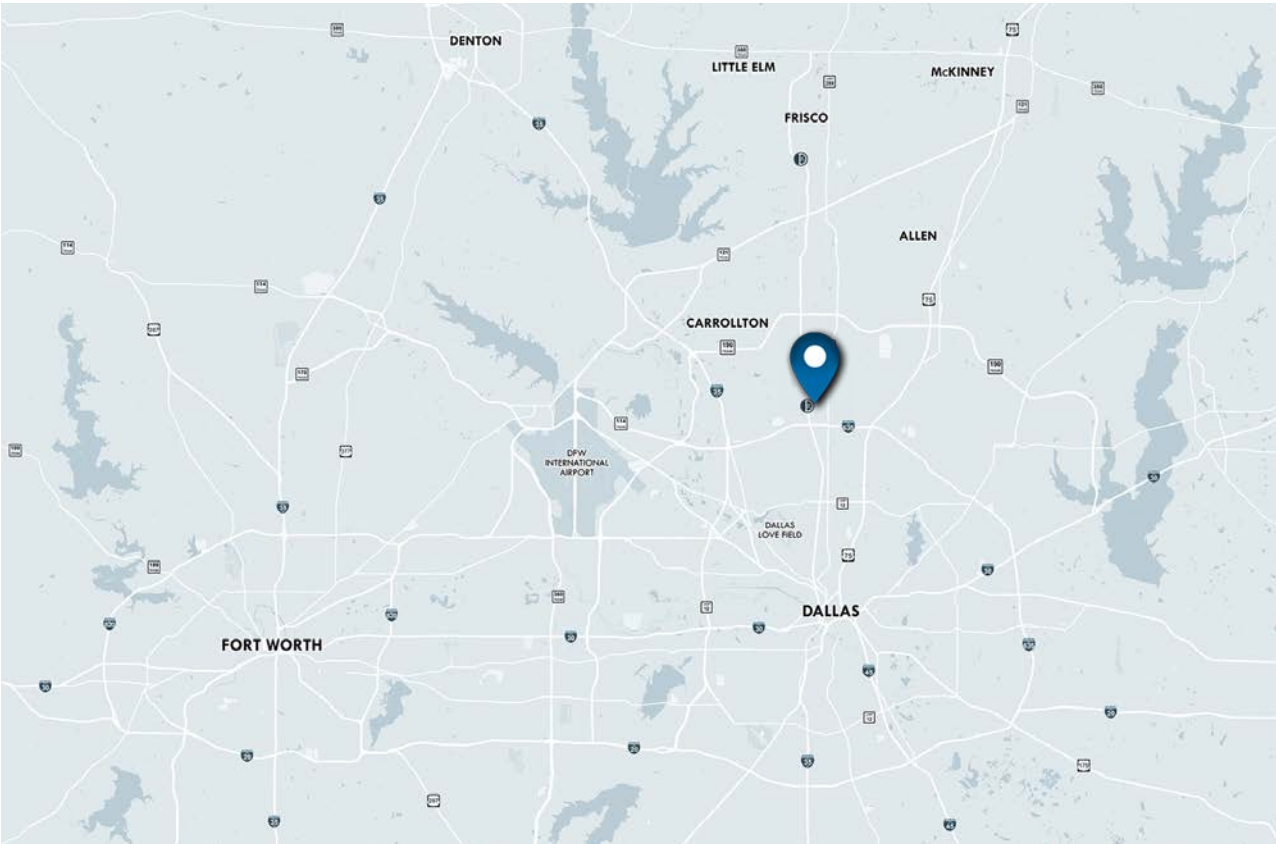
TRAFFIC COUNTS

- DNT  
140,974 VPD

ALPHA RD  
12,418 VPD

PROPERTY HIGHLIGHTS

- ★ LOCATED DIRECTLY ACROSS FROM THE GALLERIA
- ★ MIXED USE DEVELOPMENT WITH MULTIFAMILY
- ★ CENTRALLY LOCATED IN NORTH DALLAS



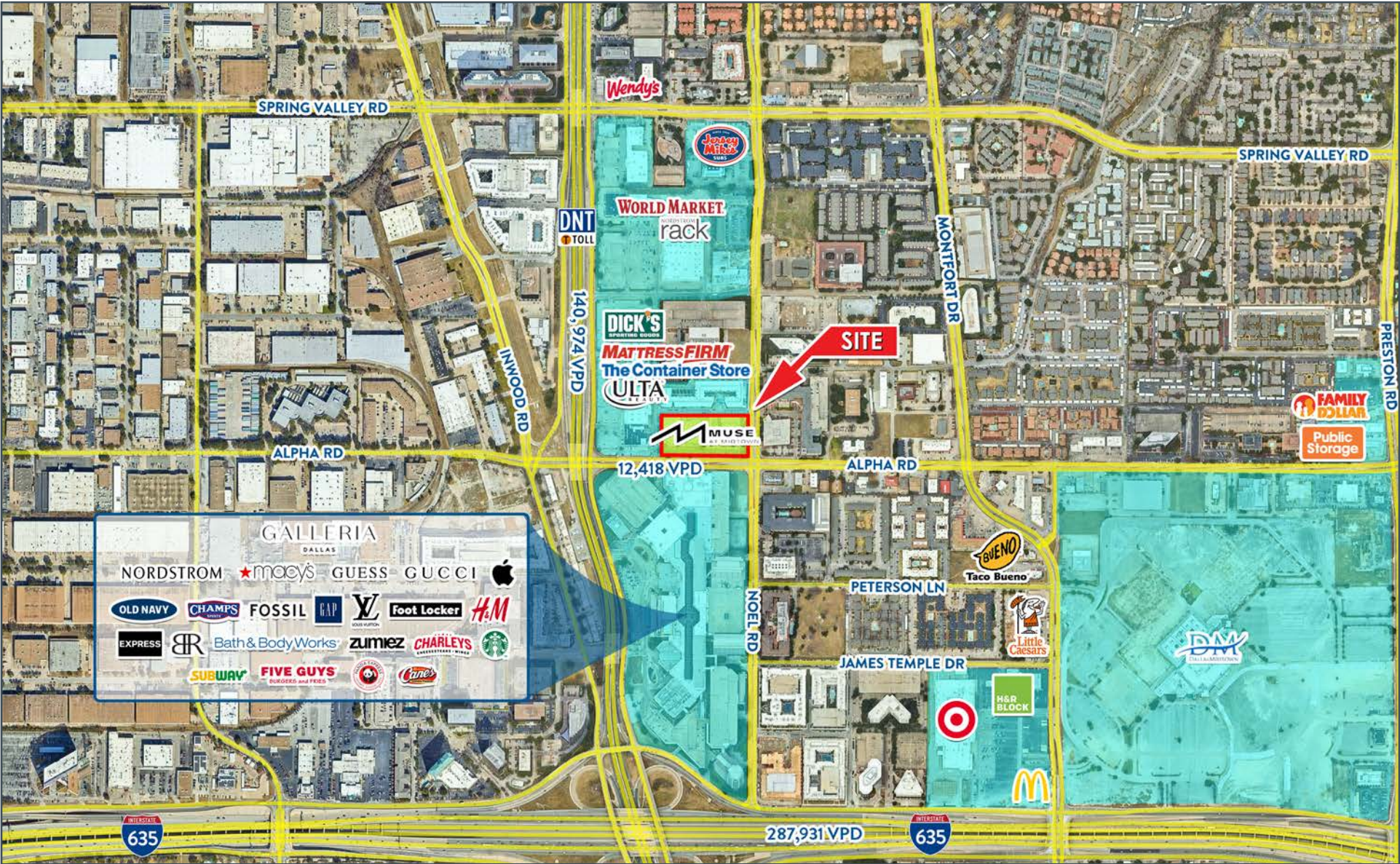
2024 DEMOGRAPHIC SUMMARY

|                         | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------------|----------|-----------|-----------|
| EST. POPULATION         | 27,333   | 123,610   | 360,596   |
| EST. DAYTIME POPULATION | 67,748   | 204,998   | 380,379   |
| EST. AVG. HH INCOME     | \$82,686 | \$150,967 | \$146,806 |

AREA ATTRACTIONS











8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
**VENTUREDFW.COM**

**AMANDA T. WELLES**

Partner

214.378.1212

[awelles@venturedfw.com](mailto:awelles@venturedfw.com)

**AMY PJETROVIC**

Principal

214.378.1212

[apjetrovic@venturedfw.com](mailto:apjetrovic@venturedfw.com)

**MIA UREÑA**

Transaction Manager

214.378.1212

[murena@venturedfw.com](mailto:murena@venturedfw.com)



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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;
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    - 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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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|   |                     |                                     |                     |
|---|---------------------|-------------------------------------|---------------------|
| <b>Venture Commercial Real Estate, LLC</b>              | <b>476641</b>       | <b>info@venturedfw.com</b>          | <b>214-378-1212</b> |
| Broker's Licensed Name or Primary Assumed Business Name | License No.         | Email                               | Phone               |
| <b>Michael E. Geisler</b>                               | <b>350982</b>       | <b>mgeisler@venturedfw.com</b>      | <b>214-378-1212</b> |
| Designated Broker's Name                                | License No.         | Email                               | Phone               |
| <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>                     | <b>XXXXXXXXXXXX</b> | <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b> | <b>XXXXXXXXXXXX</b> |
| Agent's Supervisor's Name                               | License No.         | Email                               | Phone               |
| <b>Amanda Throckmorton Welles</b>                       | <b>649514</b>       | <b>awelles@venturedfw.com</b>       | <b>214-378-1212</b> |
| Sales Agent/Associate's Name                            | License No.         | Email                               | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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| Agent's Supervisor's Name                               | License No.         | Email                               | Phone               |
| <b>Amy Pjetrovic</b>                                    | <b>550374</b>       | <b>apjetrovic@venturedfw.com</b>    | <b>214-378-1212</b> |
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| Agent's Supervisor's Name                               | License No.   | Email                          | Phone               |
| <b>Mia Ureña</b>  | <b>748118</b> | <b>murena@venturedfw.com</b>   | <b>214-378-1212</b> |
| Sales Agent/Associate's Name                            | License No.   | Email                          | Phone               |

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