

# SKILLMAN LIVE OAK

NEQ SKILLMAN ST. & LIVE OAK ST. | DALLAS, TX

RETAIL & RESTAURANT OPPORTUNITY



## AREA OVERVIEW

Retail and restaurant with patio spaces available for lease in a multi-tenant strip center situated near the popular and affluent Lakewood area of East Dallas. Skillman-Live Oak is a well-established retail center located at the northeast quadrant of Skillman and Live Oak Streets in Dallas, Texas, northeast of Downtown Dallas. The shopping complex benefits from its easily accessible street-front parking and complimentary lineup of tenants such as Matt's Rancho Martinez, Metro Paws, Chip's Old Fashioned Burgers, Paradigm Fitness, The UPS Store, and Buzzbrews.

## PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** 3,069± sf endcap (restaurant opportunity)  
3,000 - 8,585± sf endcap restaurant with patio\*  
\* Tenant still operating - please do not disturb
- Excellent visibility and easily accessible from both Skillman and Oram St. at a signalized intersection with convenient ingress and egress
- Parking available in the front and back of the center
- Zoned CR Community Retail, which allows for a wide variety of uses including retail, professional office, medical, and restaurant
- Only minutes to and from I-30 & Hwy 75
- Please call for current lease rates and for more details



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## OVERVIEW



**3,069± SF ENDCAP AVAILABLE**

• RESTAURANT OPPORTUNITY •

### SITE SUMMARY

LOCATION:	Northeast quadrant of Skillman and Live Oak Streets Dallas, Texas 75206 & 75214
COUNTY:	Dallas County
SPACE AVAILABLE:	3,069± sf (1926 Skillman St.) 3,000 - 8,585± sf (1904 Skillman St.)* <i>*Tenant still operating - please do not disturb employees</i>
ZONING:	CR - Community Retail District
MARKET:	Lakewood, East Dallas
SIGNAGE:	Building signage available
LEASE RATE:	Please call for current lease & triple net rates

### DEMOGRAPHICS

 2022 POPULATION	1 MILE: 24,694	 2022 HOUSEHOLDS	1 MILE: 11,635	 2022 HH INCOME	1 MILE: \$139,446
	3 MILE: 177,659		3 MILE: 88,966		3 MILE: \$141,221
	5 MILE: 407,844		5 MILE: 182,800		5 MILE: \$129,153

### TRAFFIC COUNTS

 2022 VPD	LIVE OAK ST. (@ SKILLMAN ST.)	10,289 vpd
	SKILLMAN ST. (@ ORAM ST.)	9,732 vpd
	LA VISTA DR. (@ LIVE OAK ST.)	6,909 vpd

### AREA MAP



**3,000-8,585± SF RESTAURANT WITH PATIO**

• TENANT CURRENTLY OPERATING - PLEASE DO NOT DISTURB EMPLOYEES •



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## SITE PHOTOS



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## SITE PLAN







# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**CRESTVIEW REALTY, LLC**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**584311**

License No.

**info@crestviewcompanies.com**

Email

**(214) 343-4477**

Phone

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](http://www.trec.texas.gov)

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