

KINGSLEY SQUARE

NWC SKILLMAN ST. & WALNUT HILL LN. | DALLAS, TX



AREA OVERVIEW

Kingsley Square is a neighborhood retail shopping center situated on the northwest corner of Skillman St. and Walnut Hill Ln. in the heart of Lake Highlands and adjacent to other affluent suburbs such as Park Cities, Preston Hollow, and Lakewood. In addition to its superb spot in one of the most sought-after neighborhoods in Dallas, the center also benefits from its strategic location at a signalized hard corner with excellent ingress and egress. Kingsley Square boasts a complimentary lineup of traffic-generating national and chain tenants such as L.A. Fitness, CVS Pharmacy, The Cookie Plug, Palm Beach Tan, and Mi Cocina.

PROPERTY HIGHLIGHTS

- CURRENTLY 100% LEASED
- Excellent visibility and convenient access from both Skillman and Walnut Hill Ln.
- Premier location in a highly affluent and high income area
- Zoned CR Community Retail, which allows for a wide variety of uses including retail, professional office, medical, and restaurant
- Less than 2 miles from Hwy 75, I-635, and TX-Loop 12
- 7 miles from Downtown Dallas
- Please call for more information and possible availabilities



TIM THOMPSON 214.365.4632 **DALTON STOGNER** 214.365.4650

Crestview Real Estate, LLC • 12720 Hillicrest Rd., Suite 650, Dallas, TX 75230 • T: 214.343.4477 • F: 214.340.2029 • crestviewcompanies.com

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OVERVIEW



SITE SUMMARY

LOCATION:	Northwest corner of Walnut Hill Ln. & Skillman St. 7215 Skillman St., Dallas, Texas 75231
COUNTY:	Dallas County
SPACE AVAILABLE:	100% leased
ZONING:	CR - Community Retail District
MARKET:	Lake Highlands, Northeast Dallas
SIGNAGE:	Building and pylon signage available
LEASE RATE:	Please call for more information and possible availabilities

DEMOGRAPHICS

 2022 POPULATION	1 MILE:	14,837	 2022 HOUSEHOLDS	1 MILE:	5,969	 2022 HH INCOME	1 MILE:	\$151,137
	3 MILE:	166,577		3 MILE:	74,510		3 MILE:	\$107,421
	5 MILE:	403,295		5 MILE:	165,427		5 MILE:	\$126,942

TRAFFIC COUNTS

 2022 VPD	SKILLMAN ST. (@ Walnut Hill Ln.)	20,368 vpd
	WALNUT HILL LN. (@ Skillman St.)	20,541 vpd
	SKILLMAN ST. (@ Pleasant View Dr.)	16,609 vpd

AREA MAP



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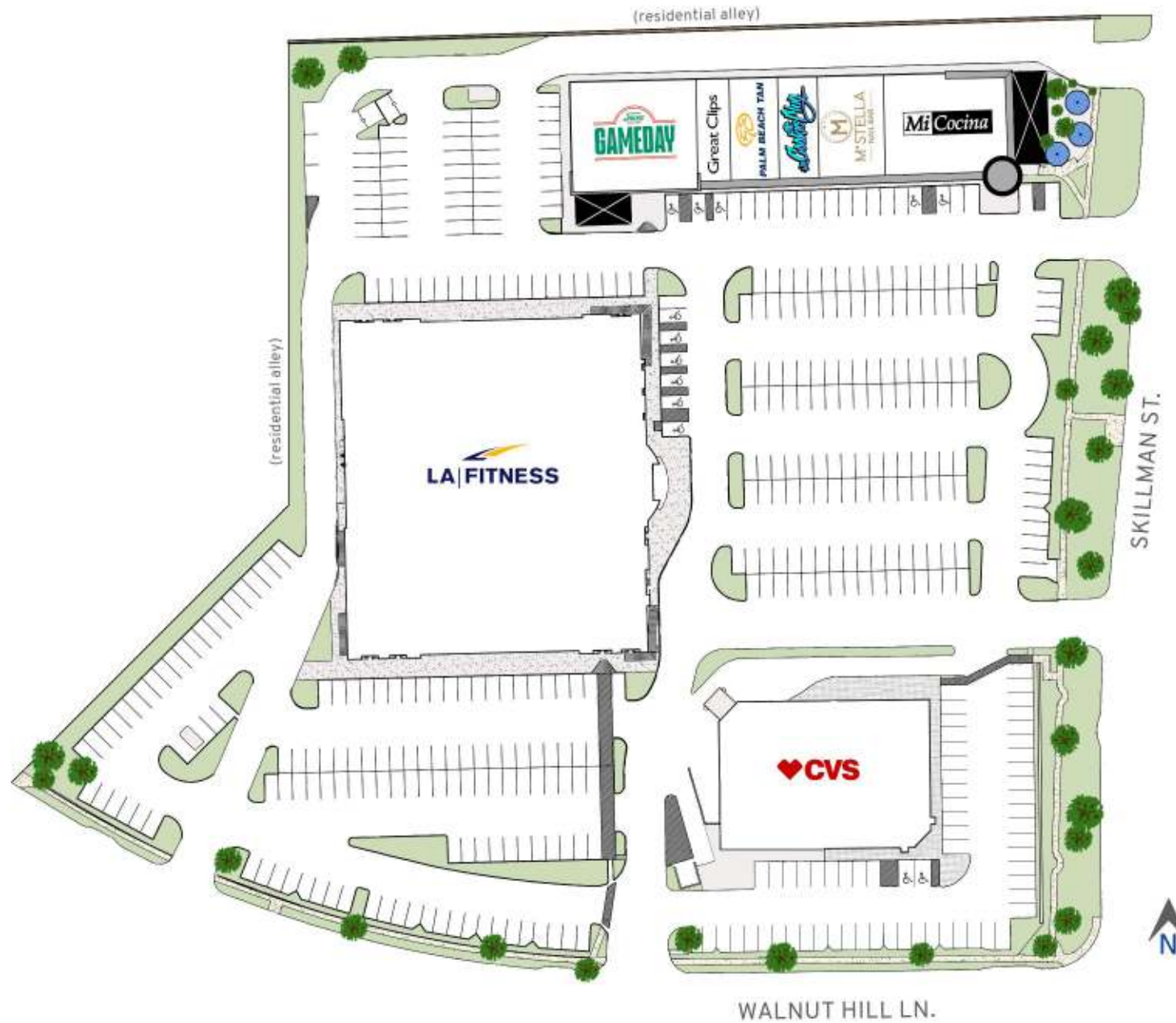
SITE PHOTOS



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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

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