

HILLCREST & MCFARLIN

NWQ HILLCREST AVE. & MCFARLIN BLVD. | DALLAS, TX

PRIME RETAIL SPACE FOR LEASE



AREA OVERVIEW

Retail space available for lease in this attractive, neighborhood strip center located at the northwest corner of Hillcrest Ave. and McFarlin Blvd. in University Park, an upscale and affluent suburb in north-central Dallas. Due to its infill positioning in a prestigious and popular area, the site greatly benefits from its highly visible spot across from Southern Methodist University and by the routine traffic generated by the surrounding high-income Park Cities' neighborhoods. Additionally, this site has the distinct advantage of being only minutes from Love Field Airport and Downtown Dallas and easy access to the Dallas North Tollway, Hwy 75, and Loop 12.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** **±1,603 rsf inline retail space ***
** Business still operating - please do not disturb **
- Premier spot across from SMU campus and surrounded by dense and affluent residential neighborhoods
- Easily accessible at a signaled, hard corner intersection with excellent exposure along Hillcrest Ave.
- Area serves prestigious and upscale neighborhoods such as University Park, Highland Park, and Preston Hollow
- Close proximity to Lower Greenville, the Medical District, Uptown, Love Field Airport, and Downtown Dallas
- Convenient access to Dallas North Tollway, Hwy 75, and Loop 12



DALTON STOGNER 214.365.4650

TIM THOMPSON 214.365.4632

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

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OVERVIEW



±1,603 RSF RETAIL AVAILABLE SOON

• BUSINESS CURRENTLY OPERATING - PLEASE DO NOT DISTURB EMPLOYEES •



±1,603 RSF RETAIL AVAILABLE SOON

• SUITE 102 (CURRENTLY SUPER DUPER COOKIE COMPANY) •

📍 SITE SUMMARY

LOCATION:	Northwest quadrant of Hillcrest Ave. and McFarlin Blvd. 6401 Hillcrest Ave. Dallas, Texas 75205
COUNTY:	Dallas County
AVAILABLE:	Suite 102 - ±1,603 rsf inline (<i>business still operating - do not disturb</i>)
ZONING:	GR - General Retail District, which allows for a variety of uses including retail, restaurant, medical, professional office, and financial institution
MARKET:	Park Cities, Upper Greenville, Lakewood
SIGNAGE:	Building signage available
LEASE RATE:	Please call for current lease & triple net rates

DEMOGRAPHICS

 2025 POPULATION	1 MILE:	19,614	 2025 HOUSEHOLDS	1 MILE:	6,310	 2025 HH INCOME	1 MILE:	\$240,105
	3 MILE:	197,306		3 MILE:	99,459		3 MILE:	\$160,671
	5 MILE:	409,228		5 MILE:	199,758		5 MILE:	\$150,207

TRAFFIC COUNTS

 2025 VPD	HILLCREST AVE. (north of McFarlin)	16,510 vpd
	MCFARLIN BLVD. (west of Hillcrest)	2,998 vpd

AREA MAP



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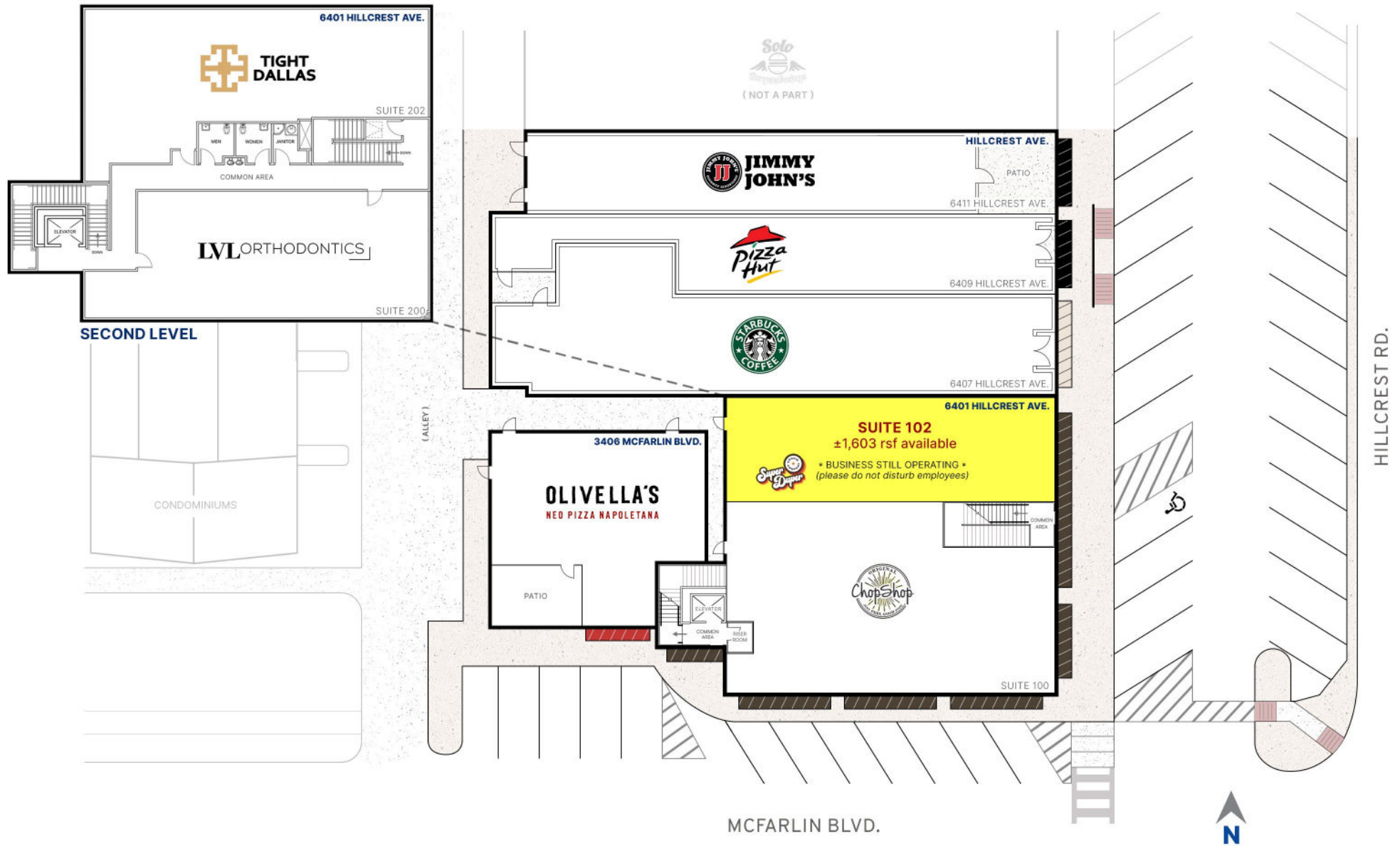
SITE PHOTOS



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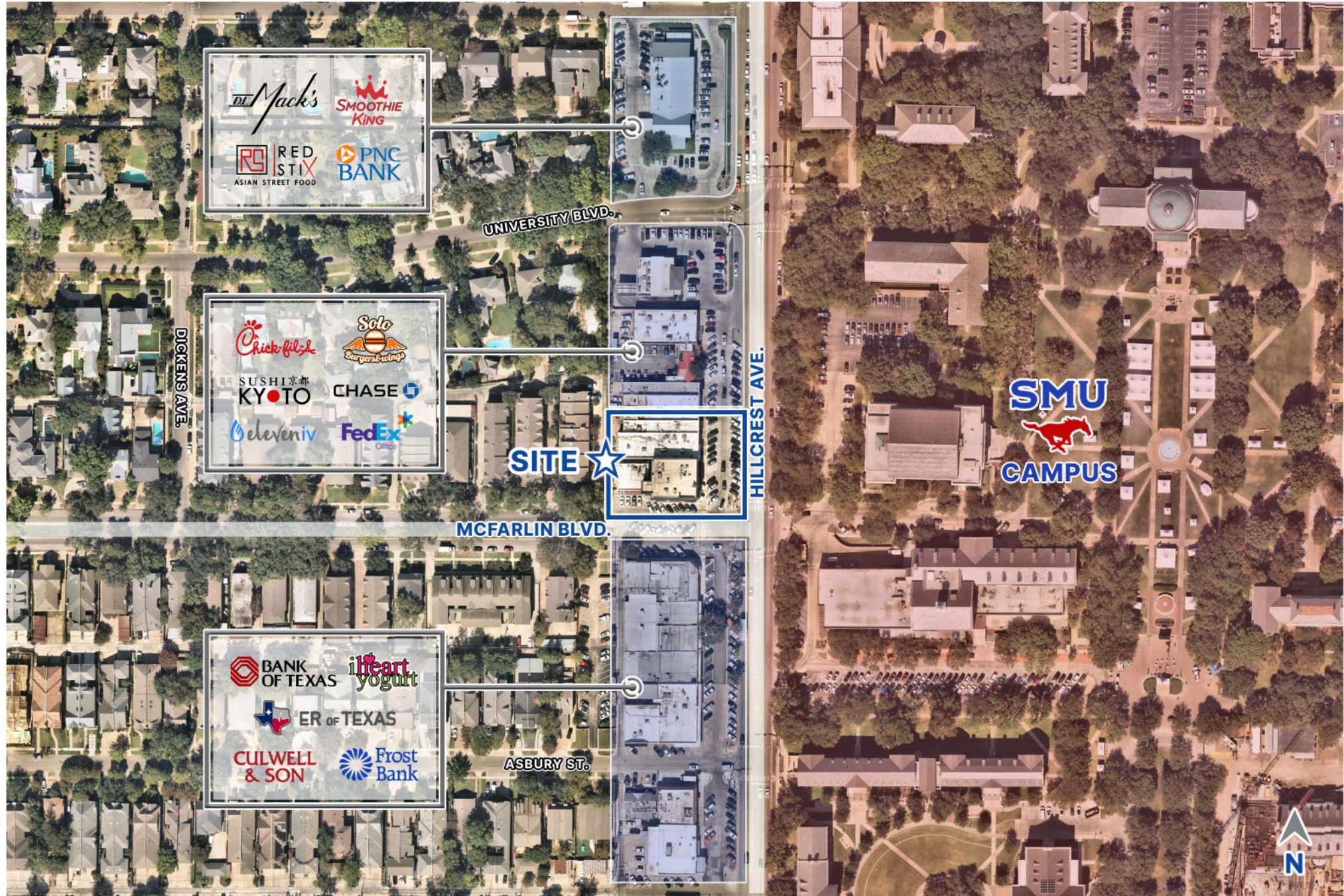
SITE PLAN



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AERIAL

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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

584311

info@crestviewcompanies.com

(214) 343-4477

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

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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