

KINGSLEY SQUARE

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

RETAIL SPACE AVAILABLE



AREA OVERVIEW

Retail space available for lease at Kingsley Square, a thriving neighborhood shopping complex located on the northwest corner of Skillman St. and Walnut Hill Ln. in the popular Lake Highlands area. With its superb spot on a signalized hard corner with convenient ingress and egress and ample parking, the property garners superb visibility and major foot traffic from the surrounding affluent suburbs such as Park Cities, Preston Hollow, and Lakewood. Additionally, the center enjoys a complimentary mix of national and chain tenants such as L.A. Fitness, CVS Pharmacy, Jakes Game Day, and Mi Cocina.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE: ±1,020 rsf inline retail space**
- Premier location in a highly affluent and high income area
- LA Fitness and CVS anchors generate steady foot traffic for the center
- Situated on a signalized hard corner with convenient ingress and egress and ample surface parking
- Surrounded by multiple dense residential neighborhoods such as the L-Streets, Highland Meadows, Town Creek, and Forest Meadow
- Pylon signage opportunity along Skillman
- Less than 2 miles from Hwy 75, I-635, and TX-Loop 12



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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
AVAILABLE:	Ste 310 - ±1,020 sf
ZONING:	CR - Community Retail District, which allows for a variety of uses such as retail, professional office, and restaurant
MARKET:	Lake Highlands, Northeast Dallas
SIGNAGE:	Building and pylon signage available
LEASE RATE:	Please call for current lease & triple net rates

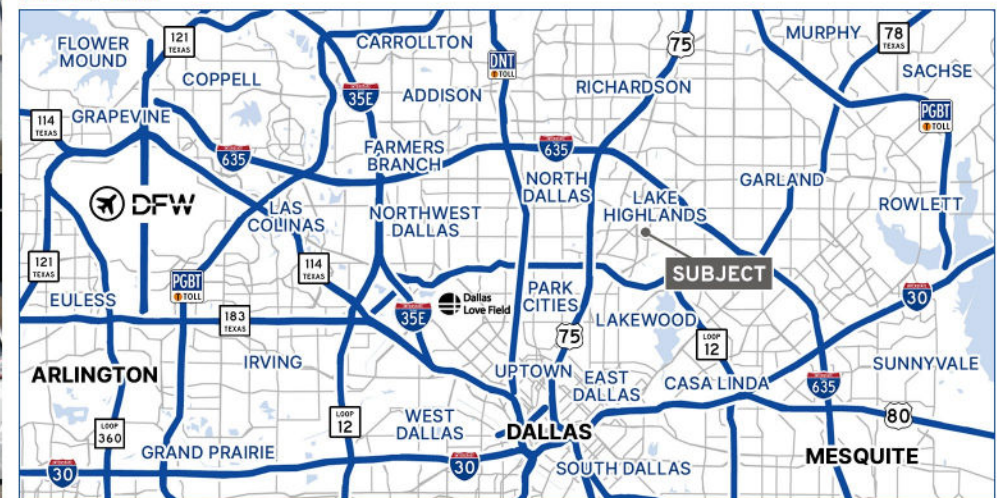
DEMOGRAPHICS

2025 POPULATION	1 MILE:	3 MILE:	5 MILE:	2025 HOUSEHOLDS	1 MILE:	3 MILE:	5 MILE:	2025 HH INCOME	1 MILE:	3 MILE:	5 MILE:
	16,026	169,594	400,366		6,493	77,308	166,016		\$134,346	\$103,758	\$125,210

TRAFFIC COUNTS

	SKILLMAN ST. (@ Walnut Hill Ln.)	20,548 vpd
	WALNUT HILL LN. (@ Skillman St.)	20,541 vpd
	SKILLMAN ST. (@ Pleasant View Dr.)	16,611vpd

AREA MAP



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SITE PHOTOS



KINGSLEY SQUARE

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

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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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