

LEMMON & INWOOD

NWC LEMMON AVE. & INWOOD RD. | DALLAS, TX

CURRENTLY 100% LEASED



AREA OVERVIEW

Lemmon & Inwood Retail is a busy and attractive neighborhood strip center located at the northwest corner of Lemmon Ave. and Inwood Rd., a heavily traveled, traffic-lighted intersection. The property strongly benefits from its strategic position on Lemmon Avenue, a large Dallas artery which connects numerous neighborhoods and highways and is in close proximity to the Medical District, home to the city's most important hospitals and research institutions, including UT Southwestern. With easy access to Love Field Airport, this area is also minutes from several entertainment districts including the Design District, Uptown, Victory Park, and Trinity Groves. The center is shadow anchored by Lowe's Home Improvement and boasts a complimentary mix of traffic-generating tenants such as Starbucks, Potbelly's, and Pei Wei Asian Kitchen.

PROPERTY HIGHLIGHTS

- Located in a busy trade area with excellent visibility at a signalized intersection
- Ample and convenient surface parking with convenient ingress and egress
- Surrounded by national retailers & dense residential neighborhoods
- Minutes from the Medical District, Dallas Market Center, and Infomart
- Convenient access to Dallas North Tollway, Loop 12, and Hwy 75
- Please call for current lease rates and possible availabilities



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OVERVIEW



📍 SITE SUMMARY

LOCATION:	Northwest corner of Lemmon Ave. and Inwood Rd. 5715 Lemmon Ave. Dallas, Texas 75209
COUNTY:	Dallas County
AVAILABLE:	Currently 100% leased
ZONING:	CS - Commercial Service District, which allows for a variety of uses including retail, restaurant, medical, office, or financial institution
SUBMARKET:	Love Field/West Dallas, Oak Lawn, Park Cities
SIGNAGE:	Building and pylon signage available
LEASE RATE:	Please call for current lease rates & possible availabilities

DEMOGRAPHICS

 2025 POPULATION	1 MILE:	21,427	 2025 HOUSEHOLDS	1 MILE:	11,472	 2025 HH INCOME	1 MILE:	\$123,094
	3 MILE:	143,859		3 MILE:	75,335		3 MILE:	\$158,707
	5 MILE:	364,791		5 MILE:	178,210		5 MILE:	\$144,332

TRAFFIC COUNTS

 2025 VPD	LEMMON AVE. (northwest of Inwood)	26,550 vpd
	DALLAS PKWY. (southwest of Lemmon)	25,041 vpd

AREA MAP



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SITE PHOTOS



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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:
 - 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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