5200 LEMMON

NWQ LEMMON AVE. & WHEELER ST. | DALLAS, TX

CURRENTLY 100% LEASED

AREA OVERVIEW

5200 Lemmon Shopping Center is a thriving neighborhood retail strip center located at the northwest corner of Lemmon Ave. and Wheeler St., just west of the affluent suburb of Highland Park in Central Dallas. The property sits on a prime spot along the heavily traveled Lemmon Avenue, situated between Inwood Road and the Dallas North Tollway, two major Dallas retail thoroughfares. This strategic location garners routine exposure for the site from daily commuter traffic and major foot traffic generated from the surrounding array of high density residential neighborhoods and numerous retail neighbors such as Extra Space Storage, O'Reilly's Auto Parts, El Tizoncito Restaurant, Whataburger, and many other restaurants, banks, and dealerships.

PROPERTY HIGHLIGHTS

- Outstanding location in a busy trade area with excellent visibility and pylon signage along Lemmon Ave.
- Easily accessible for both northwest and southeast bound traffic with convenient ingress and egress
- Excellent demographics and heavy foot traffic generated from the surrounding array of national retailers & dense residential neighborhoods
- Close proximity to Dallas Love Field, Downtown Dallas, the Medical District, Design District, Victory Park, and other entertainment hubs
- Convenient access to the Dallas North Tollway, Loop 12, and Hwy 75
- Please call for current lease rates and possible availabilities

Crestview REAL ESTATE

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

5200 LEMMON

NWC LEMMON AVE. & WHEELER ST. | DALLAS, TX 75209

SITE SUMMARY

LOCATION:	Northwest quadrant of Lemmon Ave. and Wheeler St. 5200 Lemmon Ave. Dallas, Texas 75209
COUNTY:	Dallas County
AVAILABLE:	Currently 100% leased
ZONING:	PD 193 (Oak Lawn SPD) LC, which allows for a variety of uses including retail, restaurant, medical, office, or financial institution
MARKET:	Love Field/West Dallas, Oak Lawn, Park Cities
SIGNAGE:	Building and pylon signage available
LEASE RATE:	Please call for current lease & triple net rates

DEMOGRAPHICS

2025		
POPULATION	1 MILE:	25,111
	3 MILE:	165,170
	5 MILE:	376,998
HOUSEHOLDS	1 MILE:	13,851
	3 MILE:	88,551
	5 MILE:	183,274
HH INCOME	1 MILE:	$136,316
	3 MILE:	$156,118
	5 MILE:	$142,561

TRAFFIC COUNTS

2025 VPD	
LEMMON AVE. (@ Wheeler)	33,249 vpd
INWOOD RD. (southeast of Lemmon)	32,377 vpd
DALLAS NORTH TOLLWAY	96,414 vpd

AREA MAP

Crestview REAL ESTATE

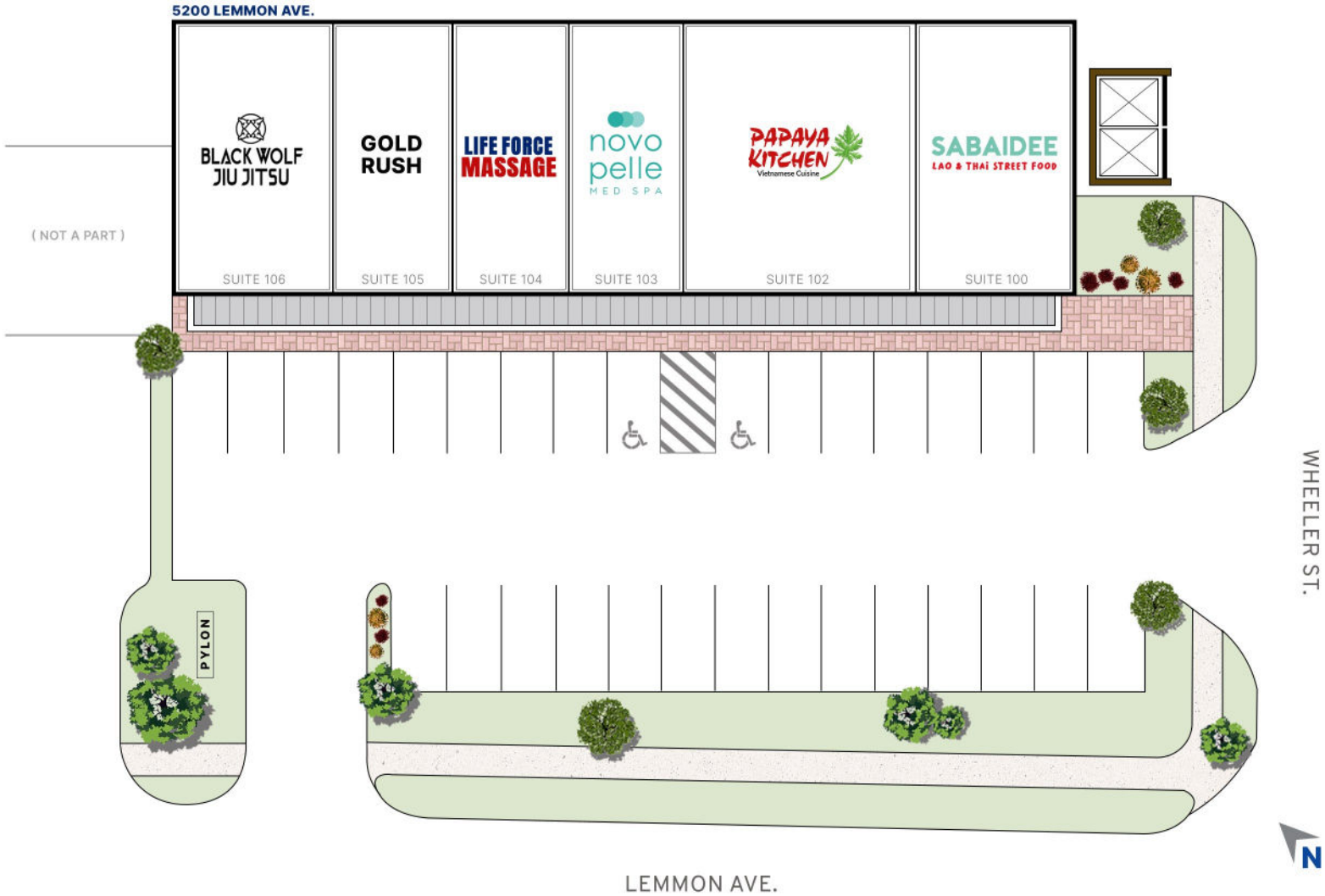
DALTON STOGNER • 214.365.4650
dstogner@crestviewcompanies.com

TIM THOMPSON • 214.365.4632
tthompson@crestviewcompanies.com

5200 LEMMON

NWC LEMMON AVE. & WHEELER ST. | DALLAS, TX 75209

SITE PLAN



Crestview REAL ESTATE

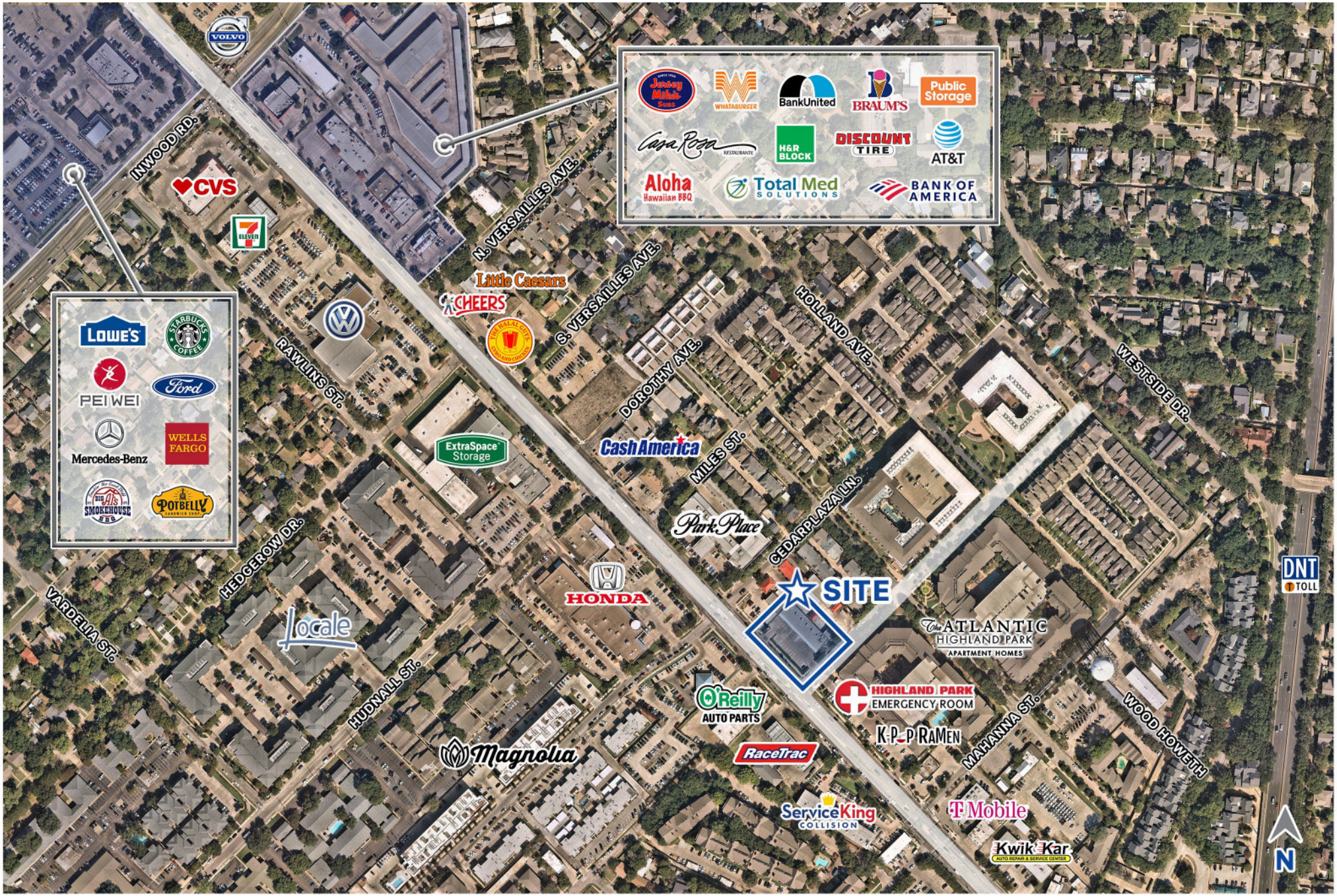
DALTON STOGNER • 214.365.4650
dstogner@crestviewcompanies.com

TIM THOMPSON • 214.365.4632
tthompson@crestviewcompanies.com

5200 LEMMON

AERIAL

NWC LEMMON AVE. & WHEELER ST. | DALLAS, TX 75209



Crestview REAL ESTATE

DALTON STOGNER • 214.365.4650
dstogner@crestviewcompanies.com

TIM THOMPSON • 214.365.4632
tthompson@crestviewcompanies.com

11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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	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**

IABS 1-0