

2525 BUTLER

NWQ BUTLER ST & MAPLE AVE. | DALLAS, TX

INDUSTRIAL/RETAIL/FLEX SPACE FOR LEASE



AREA OVERVIEW

6,600 rsf industrial office/showroom/warehouse space soon available for lease at the northwest quadrant of Butler St. and Maple Ave., just north of Downtown Dallas. Located only minutes from Love Field Airport with convenient access from Inwood Rd., Maple Ave., or Harry Hines Blvd., the property has the distinct advantage of being in close proximity to the Medical District, home to UT Southwestern Medical Center and several other major hospitals and research institutions, as well as popular entertainment districts such as the Design District, Victory Park, and Trinity Groves. The site is ideal for a wide variety of uses such as light industrial, wholesale distribution, and/or retail/office/medical services.

PROPERTY HIGHLIGHTS

- **AVAILABLE FOR LEASE:** **±6,600 rsf industrial/retail/flex space ***
** Business still operating - please do not disturb **
- Superb site located just east of the high-density Medical District in a busy trade area with excellent daytime demographics
- Current tenant operating as a boxing gym
- Easily accessible from Maple Ave., Inwood Rd., or Harry Hines Blvd.
- Adjacent to DART rail, just south of the Inwood/Love Field Station
- Zoned IR – Industrial Research District
- Quick access to and from the Dallas North Tollway and I-35



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TIM THOMPSON 214.365.4632

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OVERVIEW



±6,600 RSF SPACE AVAILABLE SOON

• BUSINESS CURRENTLY OPERATING - PLEASE DO NOT DISTURB EMPLOYEES •



±6,600 RSF SPACE AVAILABLE SOON

• CURRENTLY MAPLE AVE BOXING GYM •

📍 SITE SUMMARY

LOCATION:	Northwest quadrant of Butler St. & Maple Ave. 2525 Butler St. Dallas, Texas 75235-7401
COUNTY:	Dallas County
AVAILABLE:	±6,600 rsf (<i>business still operating - do not disturb</i>)
ZONING:	IR - Industrial Research District, which allows for a wide variety of uses such as light industrial, wholesale distribution & storage, institutional & community facilities, and/or retail, office, or medical
SUBMARKET:	North Trinity Industrial, Love Field, Oak Lawn
LEASE RATE:	Please call for current lease & triple net rates

DEMOGRAPHICS

 2025 POPULATION	1 MILE:	21,360	 2025 HOUSEHOLDS	1 MILE:	11,779	 2025 HH INCOME	1 MILE:	\$87,836
	3 MILE:	141,501		3 MILE:	77,296		3 MILE:	\$147,501
	5 MILE:	354,234		5 MILE:	171,691		5 MILE:	\$140,477

TRAFFIC COUNTS

 2025 VPD	MAPLE AVE. (@ Butler St.)	7,882 vpd	INWOOD RD. (@ Maple Ave.)	35,507 vpd
	BUTLER ST. (@ Maple Ave.)	452 vpd	DENTON DR. CUT OFF (@ Butler)	5,367 vpd

AREA MAP



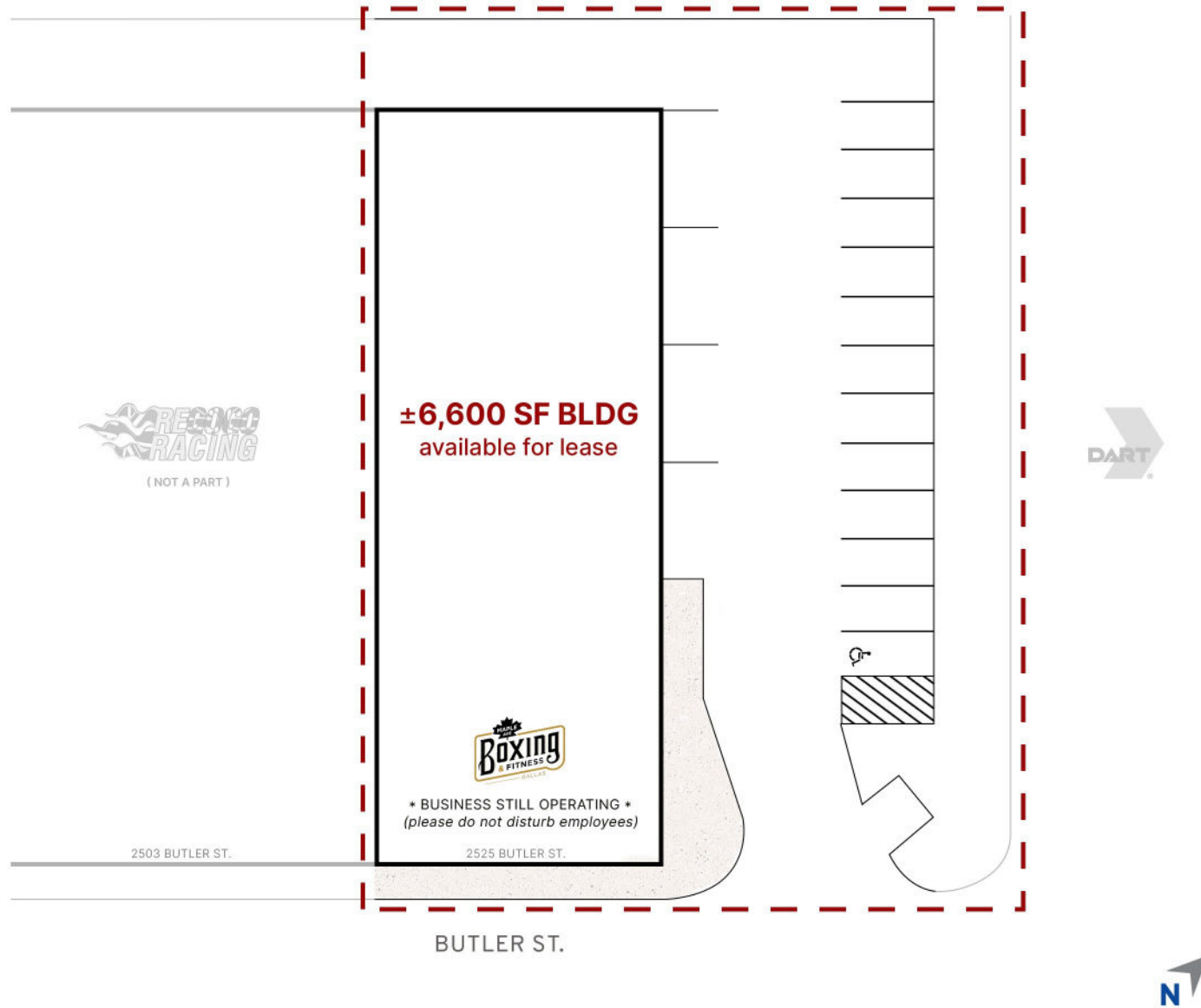
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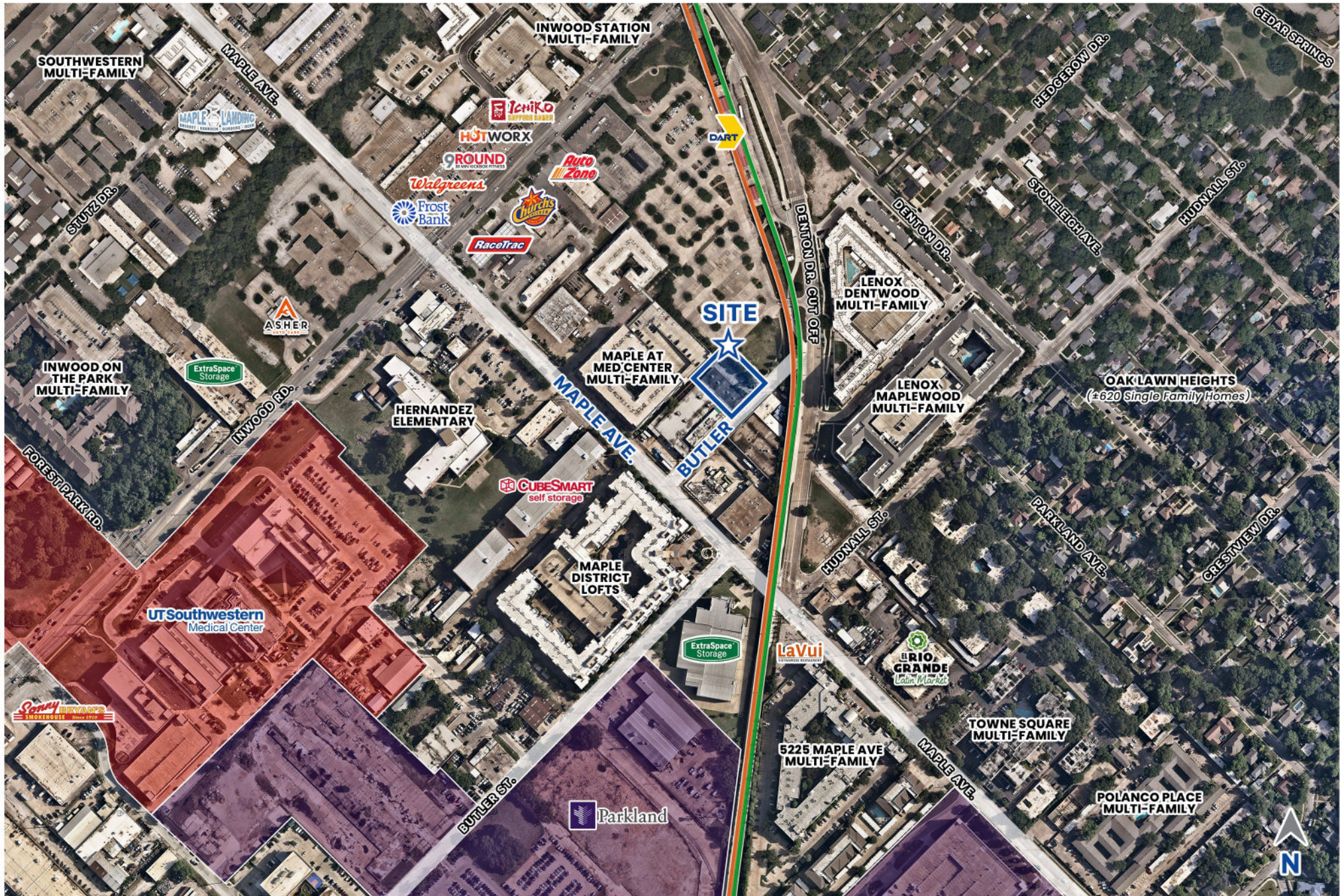
SITE PLAN



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AERIAL





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

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(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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