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WORK/SHOP FOR LEASE

NEQ BELT LINE RD & PRESTONWOOD BLVD  
DALLAS, TX



## LOCATION

**NEQ BELT LINE RD & PRESTONWOOD BLVD  
DALLAS, TX**

## AVAILABLE SPACES

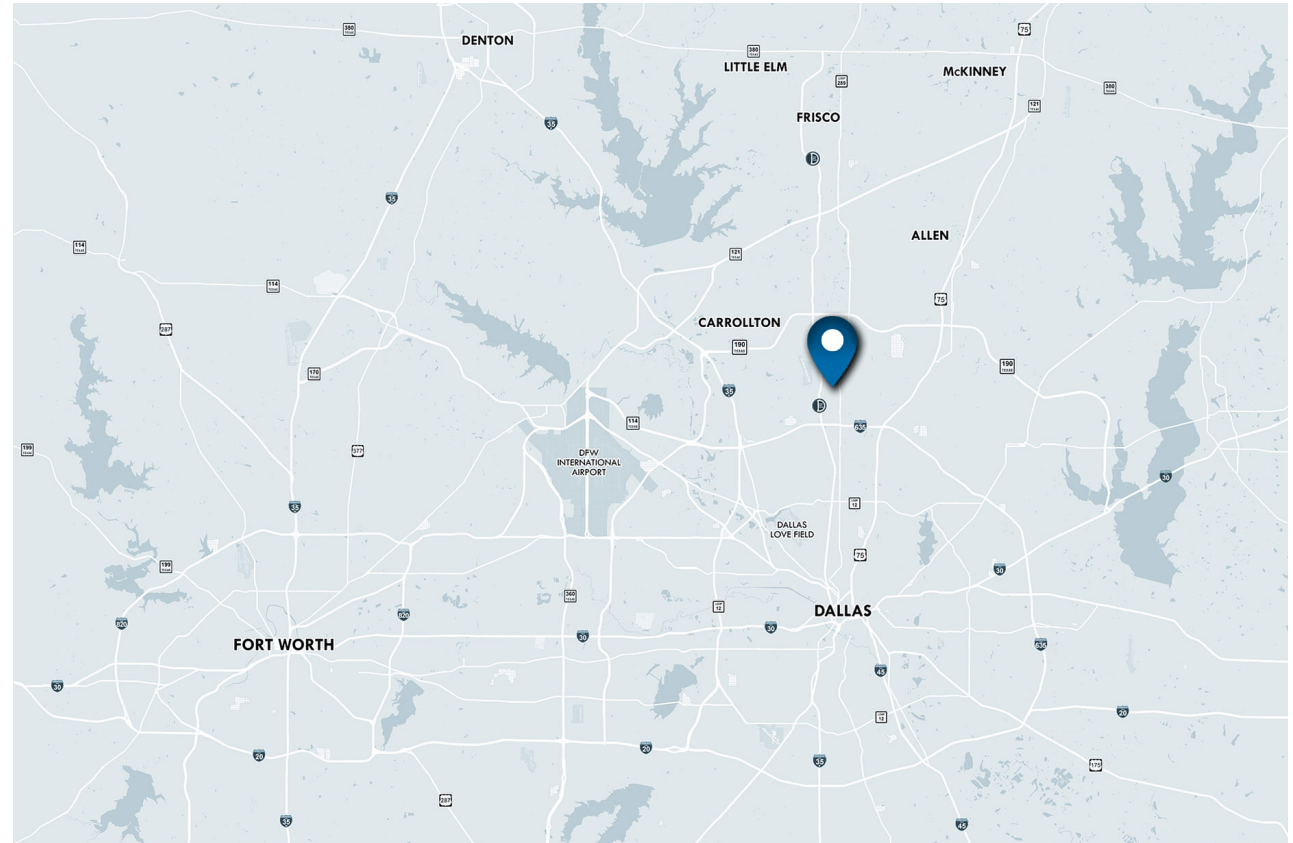
**FORMER RESTAURANT (CRISP & GREEN)**  
**ENDCAP + PATIO**  
3,071 SF

## TRAFFIC COUNTS

<b>BELTLINE RD</b>	<b>DNT</b>
30,728 VPD	143,975 VPD

## PROPERTY HIGHLIGHTS

- ★ DAYTIME POPULATION IN EXCESS OF 56,000 IN A 1 MILE RADIUS
- ★ HIGHLY VISIBLE TO BELT LINE RD
- ★ HIGHLY ACCESSIBLE LOCATION WITHIN CLOSE PROXIMITY TO DALLAS NORTH TOLLWAY AND PRESTON RD
- ★ PRIVATE PATIO AND ACCESS TO COMMUNAL GREEN SPACE
- ★ LOCATED IN A HIGHLY WALKABLE MIXED-USE PROPERTY THAT INCLUDES 135K SF OF ON-SITE OFFICE SPACE
- ★ SITUATED WITHIN THE HEART OF ADDISON'S 'RESTAURANT ROW'



## 2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	30,153	138,824	390,737
EST. DAYTIME POPULATION	59,094	209,659	346,965
EST. AVG. HH INCOME	\$102,717	\$144,729	\$141,512

## AREA ATTRACTIONS

























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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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:

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- 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.
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  - 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
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**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.

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Venture Commercial Real Estate, LLC.  
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Primary Assumed Business Name

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<u> </u>	<u> </u>	<u> </u>	<u> </u>
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
<u>Amy Pietrovic</u>	<u>550374</u>	<u><a href="mailto:apietrovic@venturedfw.com">apietrovic@venturedfw.com</a></u>	<u>214-378-1212</u>
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

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