



CREST
COMMERCIAL REAL ESTATE

Walnut Hill Center 2945-2947 Walnut Hill Ln. Dallas, TX 75229

100% LEASED



TOTAL BUILDING SPACE 38,444 SF

AVAILABLE SPACE 0 SF

LEASE PRICE \$12.00 - \$15.00/NNN

TRIPLE NETS \$3.33/SF

TERMS 3 – 5 Years

TRAFFIC COUNT 30,522 cpd

2020 ESTIMATED POPULATION 237,178 (5 mile)

2020 AVERAGE HHI \$107,250 (5 mile)

**9330 LBJ FREEWAY #1080
DALLAS, TX 75243**

ERIK FULKERSON
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erik@crestcommercial.com



PROPERTY INFORMATION

- Great visibility, located off of Walnut Hill Lane and Monroe Drive, one mile east of I-35
- Extra parking with multiple building entrances
- The property has a drive-in bay

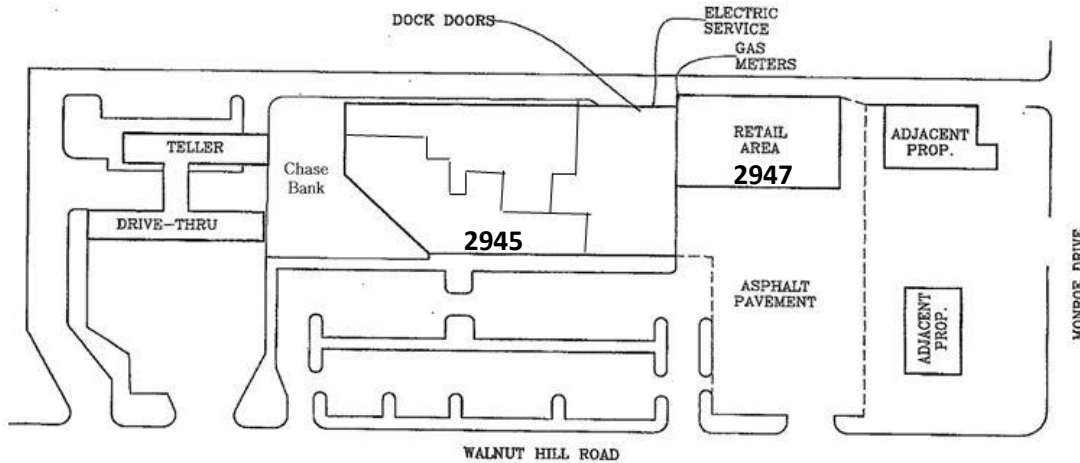
TRAFFIC COUNTS (Source: CoStar 2020)

Collection Street	Cross Street	Volume	Count Year
Walnut Hill Lane	Monroe Dr.	20,273	2018
Walnut Hill Lane	Denton Dr.	30,522	2018
Walnut Hill Lane	Pensive Dr.	16,832	2018





SITE PLAN



AVAILABLE SPACE

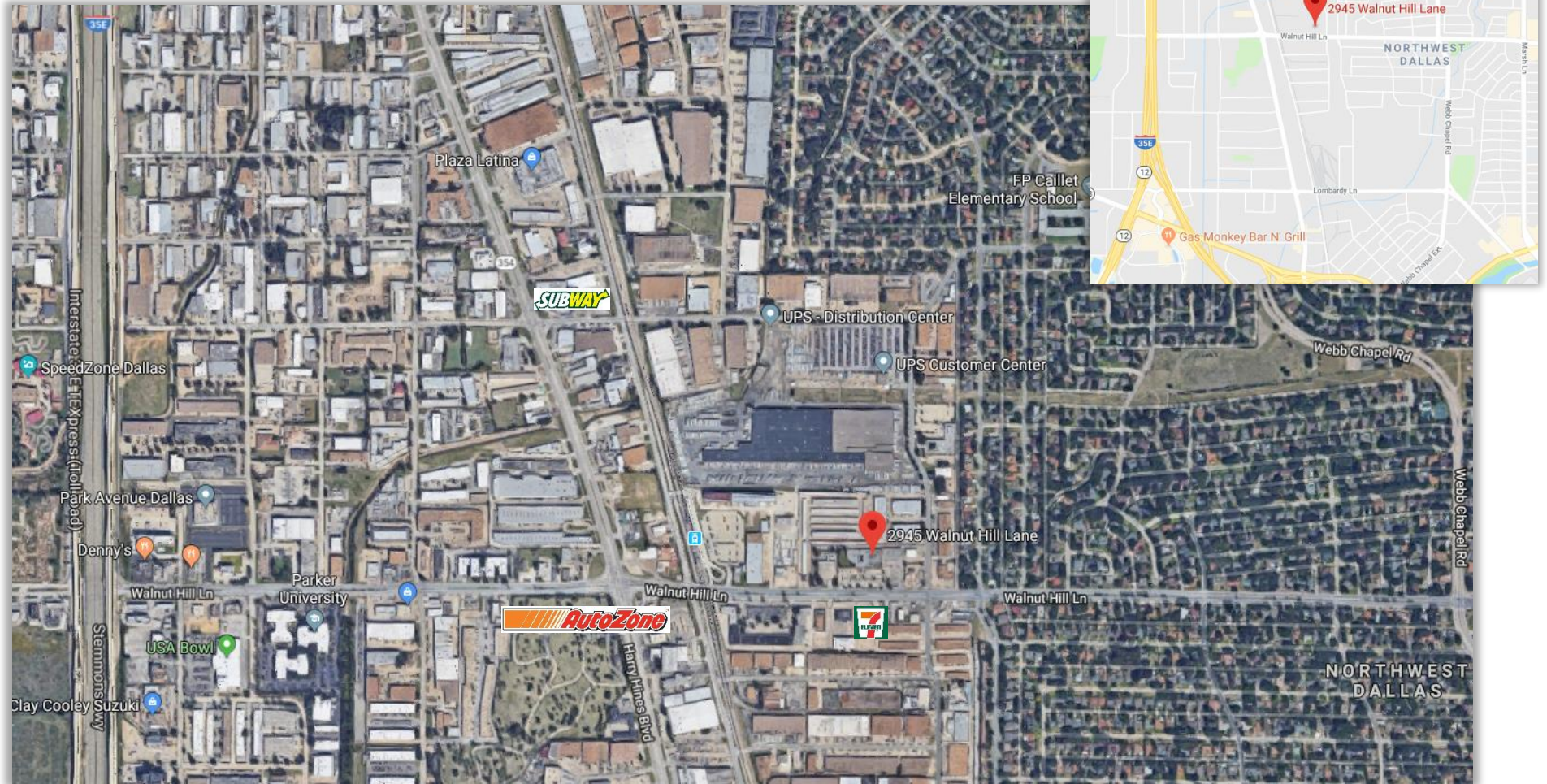
SUITE #	SQUARE FEET

TENANT	SUITE #	SQUARE FEET
Chase Bank	2945 100-102	8,235
Motor Bank	2945 101	1,625
Title Co.	2945 103	1,000
Executive Suites	2945 104	3,045
Made Appliances	2945 106	8,000
Furniture	2945 108	8,781
Amigo Wash	2947 101	5,779
Zumba	2947 102	1,387
Cleaners	2947 103	2,100



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(Source: CoStar 2020)

1 MILE 3 MILES 5 MILES

Population:			
2020 Total Population	12,601	83,479	237,178
2025 Estimated Population	12,871	85,892	247,134
2010 Census	12,717	80,670	211,310
Population by Race:			
White	11,319	74,571	191,303
Black	720	3,921	17,878
Am. Indian & Alaskan	223	1,088	2,265
Asian	165	2,656	21,224
Hawaiian & Pacific Island	16	68	251
Other	160	1,174	4,257
U.S Armed Forces	0	0	31
Households:			
Owner Occupied	1,712	13,280	41,613
Renter Occupied	1,971	14,815	48,839
2020 Average Household Income	\$75,452	\$88,503	\$107,250

DEMOGRAPHICS



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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.

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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	214-696-6677
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Erik Fulkerson	0325490	erik@crestcommercial.com	214-696-6677
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 _____