



CREST
COMMERCIAL REAL ESTATE

Richland Crossing

9410 Walnut St. Dallas, TX 75243

**1 SUITE
FOR LEASE**



TOTAL BUILDING SPACE 16,245 SF

AVAILABLE SPACE 1,080 SF

LEASE PRICE \$16.00/NNN

TRIPLE NETS \$7.50/SF

TERMS 3 - 5 years

TRAFFIC COUNT 29,578 cpd

2020 ESTIMATED POPULATION 429,417 (5 mile)

2020 AVERAGE HHI \$88,594 (5 mile)

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

ERIK FULKERSON
214-696-6677 ext. 303
erik@crestcommercial.com



PROPERTY INFORMATION

- High customer traffic due to being located blocks away from I-635
- L Shaped building, giving plenty of parking and visibility from Walnut St. and Abrams Rd.
- Competitive rental rates allowing for attractive business opportunities

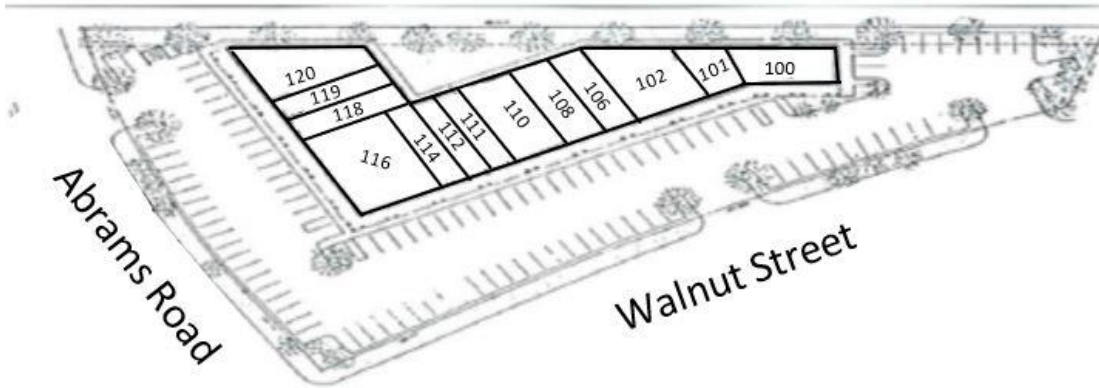


TRAFFIC COUNTS (Source: CoStar 2020)

Collection Street	Cross Street	Volume	Count Year
Walnut St.	Abrams Rd.	29,578	2018
S Greenville Ave.	I-635 Service Rd.	33,498	2018
Walnut St.	Richland College Dr.	36,798	2018



SITE PLAN



AVAILABLE SPACE

SUITE #	SQUARE FEET
112	1,080 SF

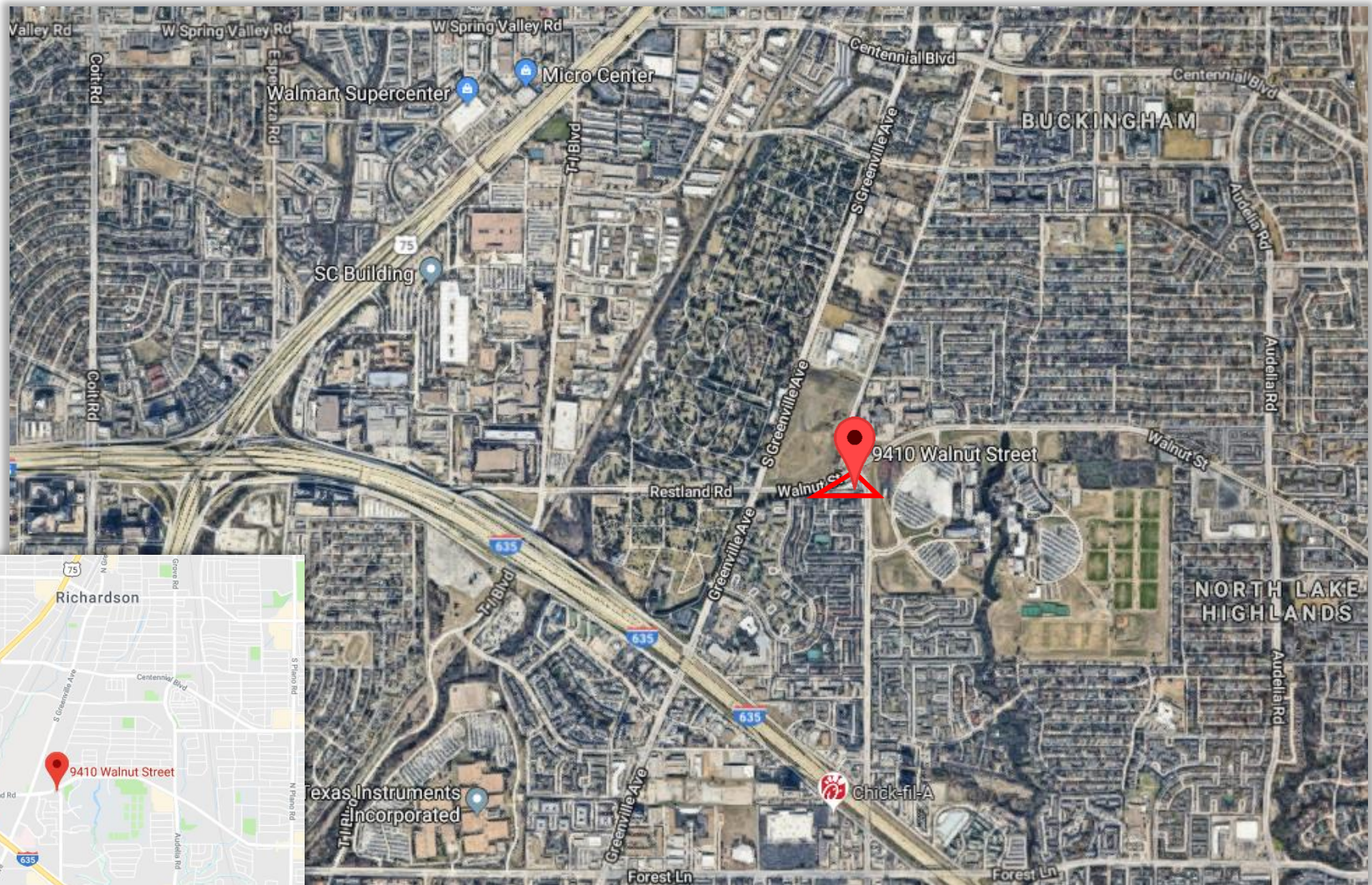
TENANT	SUITE #	SQUARE FEET
Burger Island	100	1,640
The Market Grocery	101-102	2,560
LT Boba	106	940
Donut Shop	108	1,000
Healthy Hair Salon	110	1,500
Print Shop	111	720
AVAILABLE 11/1/2020	112	1,080
Shuri African Restaurant	114	2,085
Subway	116	1,655
Cell Phone Repair	118	1,540
PC Repair	119	870
Fast Stop Food Shop	120	1,525



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(Source: CoStar 2020)

1 MILE 3 MILES 5 MILES

Population:			
2020 Total Population	17,997	177,309	429,417
2025 Estimated Population	19,101	185,000	448,269
2010 Census	14,030	154,816	381,808
Population by Race:			
White	8,516	110,480	294,336
Black	5,853	42,772	74,629
Am. Indian & Alaskan	99	1,875	4,260
Asian	3,117	18,054	46,387
Hawaiian & Pacific Island	29	210	403
Other	382	3,919	9,402
U.S Armed Forces	0	42	142
Households:			
Owner Occupied	1,883	26,659	73,558
Renter Occupied	6,023	42,592	98,560
2020 Average Household Income	\$82,511	\$77,911	\$88,594

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
Erik Fulkerson	0325490	erik@crestcommercial.com	214-696-6677
Designated Broker of Firm	License No.	Email	Phone
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 _____