



**3 SUITES AVAILABLE**




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**TOTAL BUILDING SPACE** 17,030 SF

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**AVAILABLE SPACE** 1,723 SF Suite 105  
1,250 SF Suite 107  
1,675 SF Suite 110

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**LEASE PRICE** \$18.00/NNN

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**TRIPLE NETS** \$6.10/SF

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**TERMS** 3 - 5 years

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**TRAFFIC COUNT** 18,136 cpd

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**2020 ESTIMATED POPULATION** 309,982 (5 mile)

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**2020 AVERAGE HHI** \$96,606 (5 mile)

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

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



### PROPERTY INFORMATION

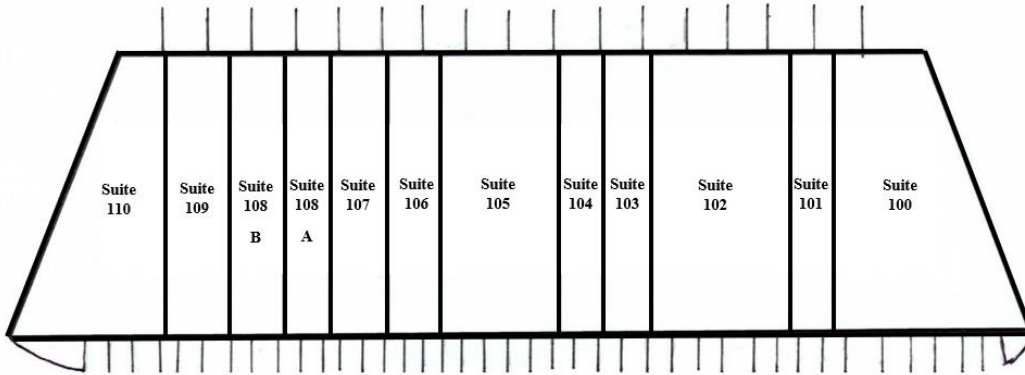
- Conveniently located near of I-35E and President George Bush Turnpike
- Long store front with high visibility to passing traffic on Josey Lane

### TRAFFIC COUNTS (Source: CoStar 2020)

Collection Street	Cross Street	Volume	Count Year
Josey Lane	Valwood Parkway	18,136	2018



**SITE PLAN**



**AVAILABLE SPACE**

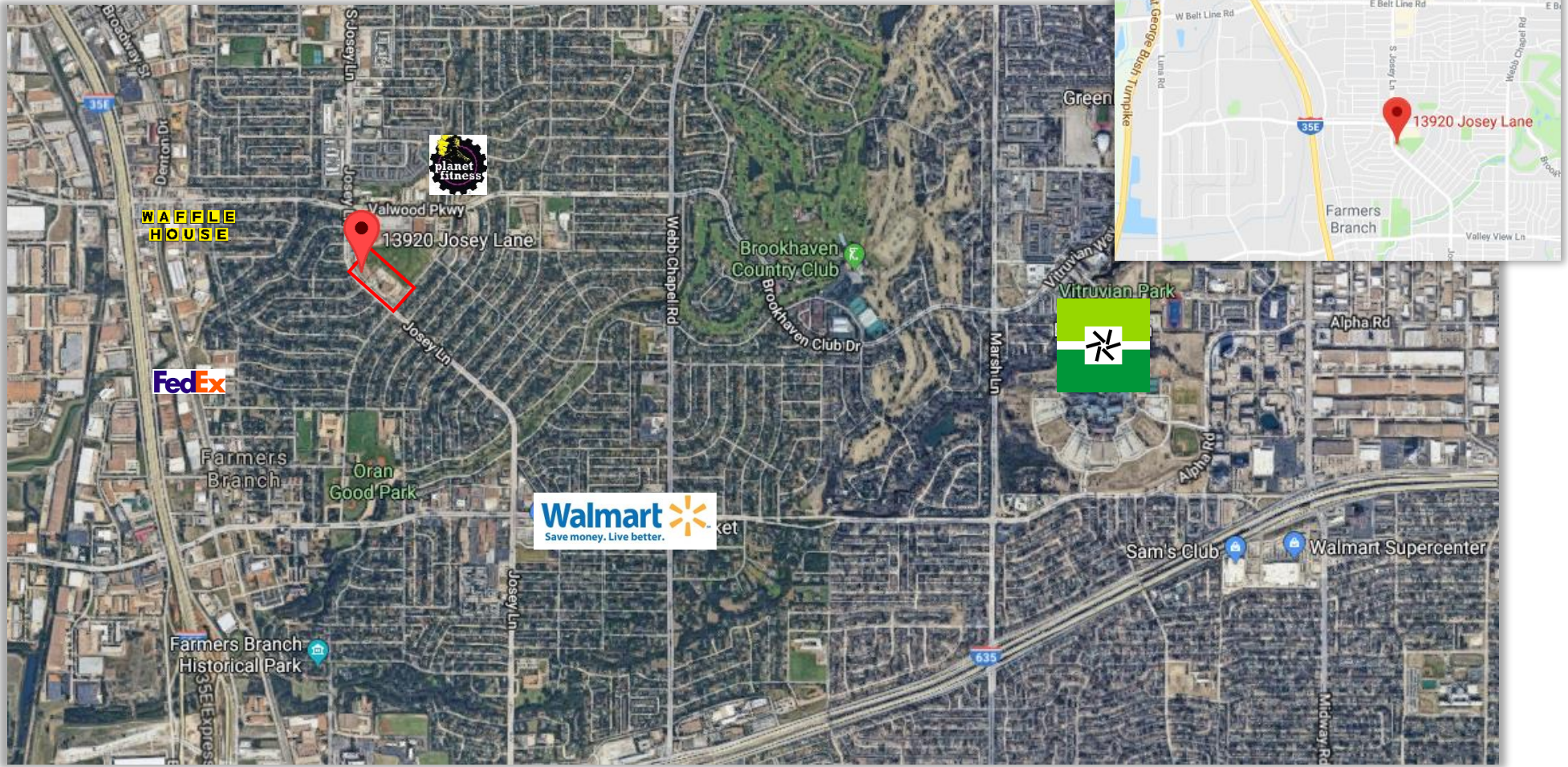
SUITE #	SQUARE FEET
105	1,723 SF
107	1,250 SF
110	1,675 SF

TENANT	SUITE #	SQUARE FEET
Spicy Zest Caterers	100	2,800
La Mexicana Bakery	101	975
Pupuseria Palacios	102-103	3,000
Corona Barbers	104	975
<b>AVAILABLE</b>	<b>105</b>	<b>1,723</b>
Josey C-Store	106	1,152
<b>AVAILABLE SOON</b>	<b>107</b>	<b>1,250</b>
Swadeshi Plaza A	108A	1,100
Tu Clinicia Hispania	108B	1,100
Yessis Beauty Salon	109	1,200
<b>VACANT</b>	<b>110</b>	<b>1,675</b>



**CREST**  
COMMERCIAL REAL ESTATE

**Josey Place Shopping Center** 13920 Josey Ln. Farmers Branch, TX 75234



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

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(Source: CoStar 2020)

1 MILE      3 MILES      5 MILES

<b>Population:</b>			
2020 Total Population	20,623	87,141	309,982
2025 Estimated Population	21,553	89,078	327,612
2010 Census	18,000	87,529	275,193
<b>Population by Race:</b>			
White	18,740	72,541	218,448
Black	713	6,069	37,744
Am. Indian & Alaskan	252	928	2,772
Asian	535	5,852	43,666
Hawaiian & Pacific Island	38	97	312
Other	345	1,653	7,040
U.S Armed Forces	0	14	109
<b>Households:</b>			
Owner Occupied	3,796	16,233	50,015
Renter Occupied	2,109	14,867	75,977
2020 Average Household Income	\$73,319	\$87,173	\$96,606

**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.	<b>0412595</b>	<b>erik@crestcommercial.com</b>	<b>214-696-6677</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Erik Fulkerson</b>	<b>0325490</b>	<b>erik@crestcommercial.com</b>	<b>214-696-6677</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Erik Fulkerson</b>	<b>0325490</b>	<b>erik@crestcommercial.com</b>	<b>214-696-6677</b>
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 \_\_\_\_\_