



100% LEASED



TOTAL BUILDING SPACE	32,781 SF
AVAILABLE SPACE	0 SF
LEASE PRICE	\$14.00 - \$16.00/NNN
TRIPLE NETS	\$4.75/SF
TERMS	3 - 5 years
TRAFFIC COUNT	17,727 cpd
2020 POPULATION	300,419 (5 mile)
2020 AVERAGE HHI	\$72,100 (5 mile)

9330 LBJ FREEWAY #1080
DALLAS, TX 75243

ERIK FULKERSON
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PROPERTY INFORMATION

- Great street visibility
- High potential customer traffic, with counts exceeding 17,727 cars per day
- Located two blocks from I-635 and one block from I-30

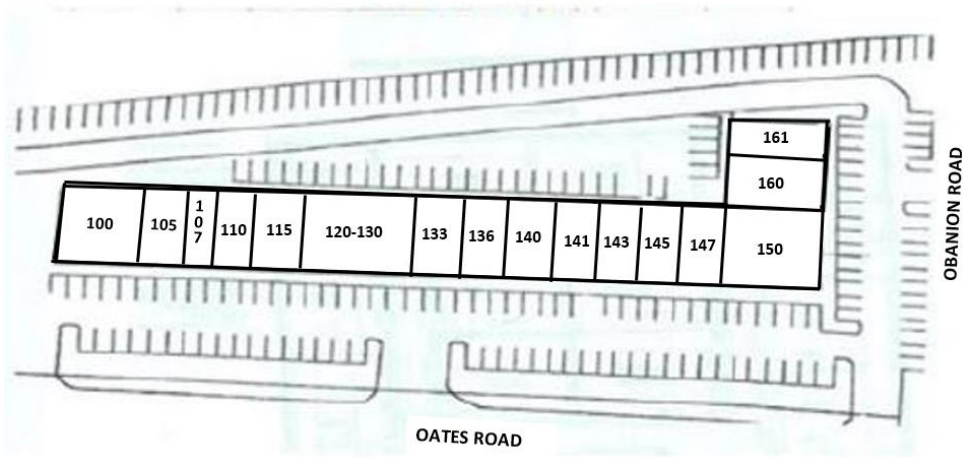


TRAFFIC COUNTS (Source: CoStar 2020)

Collection Street	Cross Street	Volume	Count Year
W Oates Road	Drexel Drive	17,727	2018
W Oates Road	Cornerstone Drive	17,603	2018
W Oates Road	Duck Creek Drive	14,352	2018



SITE PLAN



AVAILABLE SPACE

SUITE #	SQUARE FEET

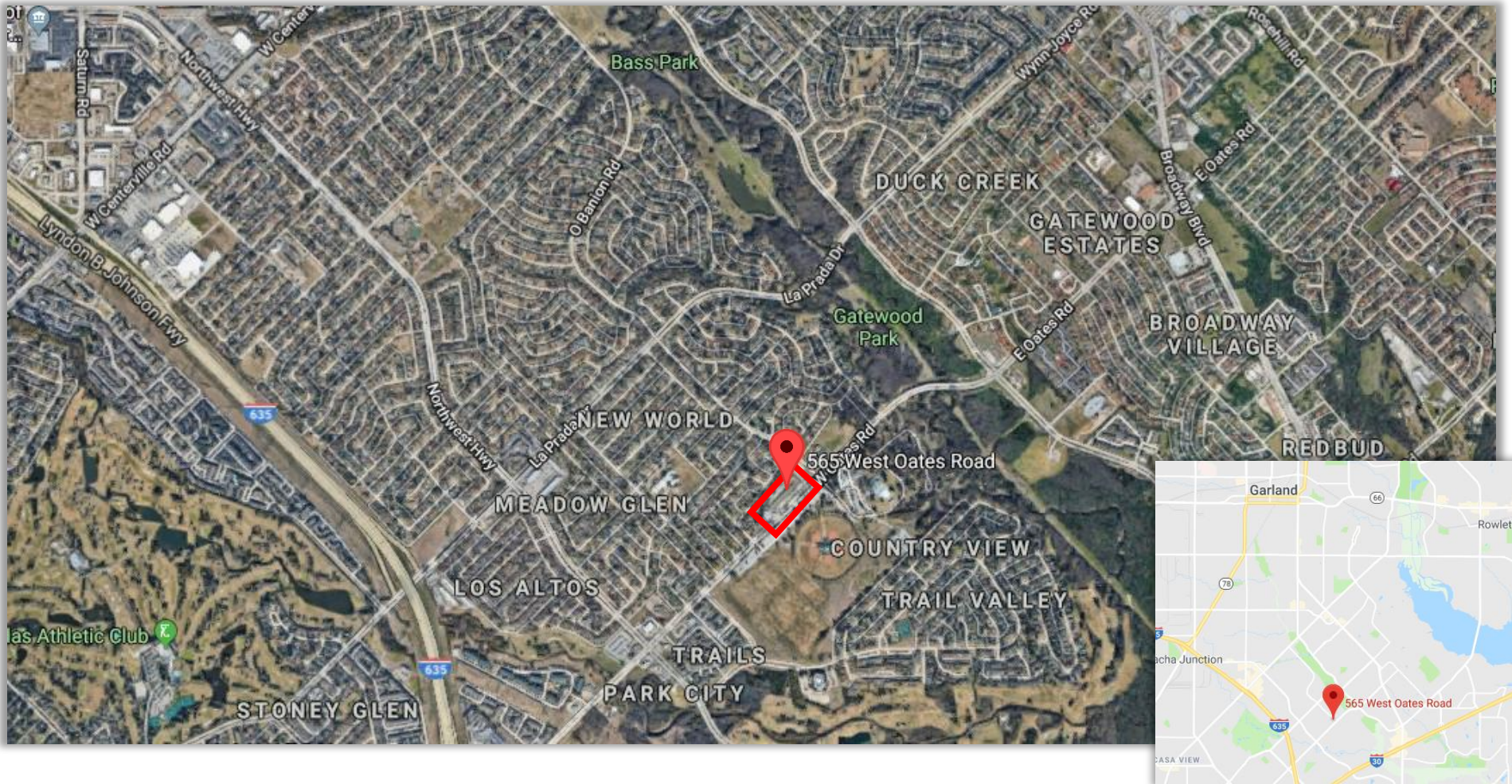
TENANT	SUITE #	SQUARE FEET
Kids Green Acre School	100	3,839
London School of Dance	105	2,400
AYO Healthcare Clinic	107	1,100
Taste of Philippines	110	2,200
AD Beer & Wine	115	1,800
DaBoyz Bar & Grill	120-130	6,002
Mexican Bakery	133	1,200
Healing Foot Spa	136	1,200
Vamos Pizza	140	1,470
Pro Skye Nails	141	1,200
Southern Maid Donuts	143	1,200
Skillman Wok	145	1,200
J3S Hair Studio	147	1,237
Falafalking Dental	150	2,428
Brickhouse Games	160	2,870
Tip Jar Games	166	1,500



CREST
COMMERCIAL REAL ESTATE

Audubon Village

565 W Oates Dr. Garland, TX 75043



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DEMOGRAPHICS

(Source: CoStar 2020)

	1 MILE	3 MILES	5 MILES
Population:			
2020 Total Population	15,026	129,854	300,419
2025 Estimated Population	15,438	133,888	310,197
2010 Census	14,642	123,815	283,909
Population by Race:			
White	10,112	91,787	216,682
Black	3,782	15,434	57,168
Am. Indian & Alaskan	183	1,666	3,818
Asian	700	8,016	16,003
Hawaiian & Pacific Island	15	137	362
Other	288	2,814	6,386
U.S Armed Forces	0	25	42
Households:			
Owner Occupied	3,009	25,773	59,095
Renter Occupied	2,741	20,041	46,298
2020 Average Household Income	\$72,986	\$72,206	\$72,100



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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 _____