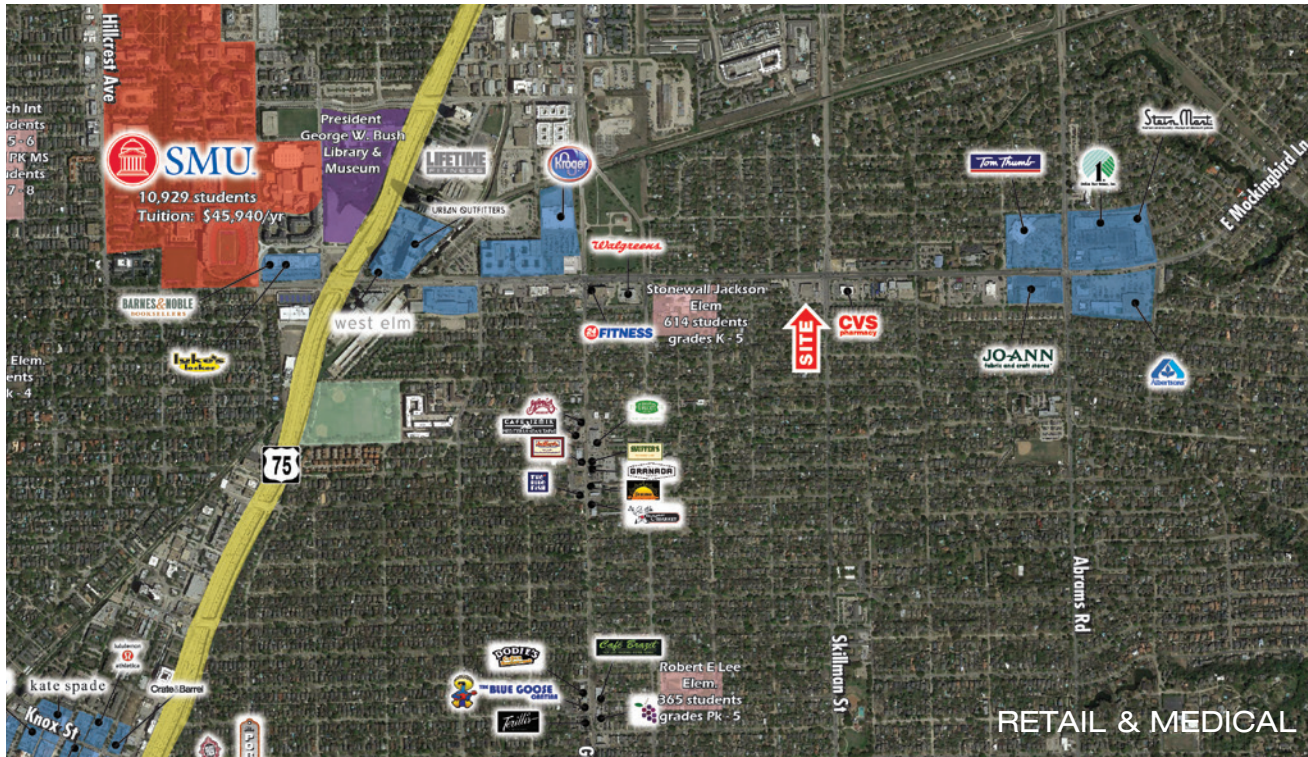


6060 E. MOCKINGBIRD LANE

DALLAS, TX | SWQ MOCKINGBIRD LANE & SKILLMAN ROAD



CENTER TYPE: NEIGHBORHOOD

CENTER SIZE: 19,584 SF

AVAILABILITY: 100% LEASED

NNN: \$4.65 PSF

LEASE RATES: NEGOTIABLE

AREA RETAILERS:

CHASE



Tom Thumb



JOANN Walgreens

Stein Mart CVS pharmacy



Dollar Tree Stores, Inc.



Located less than 1 mile away from Central Expressway [US Highway 75], 6060 E. Mockingbird Lane provides Lakewood residents, Park Cities residents, and the SMU population with an accessible retail or medical destination within a dense, affluent surrounding residential population. The site offers excellent access and street visibility to Mockingbird Lane | one of the most frequented East-West Dallas thoroughfares for daily traffic going home and going to work. The majority of the space has been unavailable for 15 years. Many Lakewood residents pass by this center twice per day. Call for details and to be a part of this unique redevelopment opportunity.

DEMOGRAPHICS:

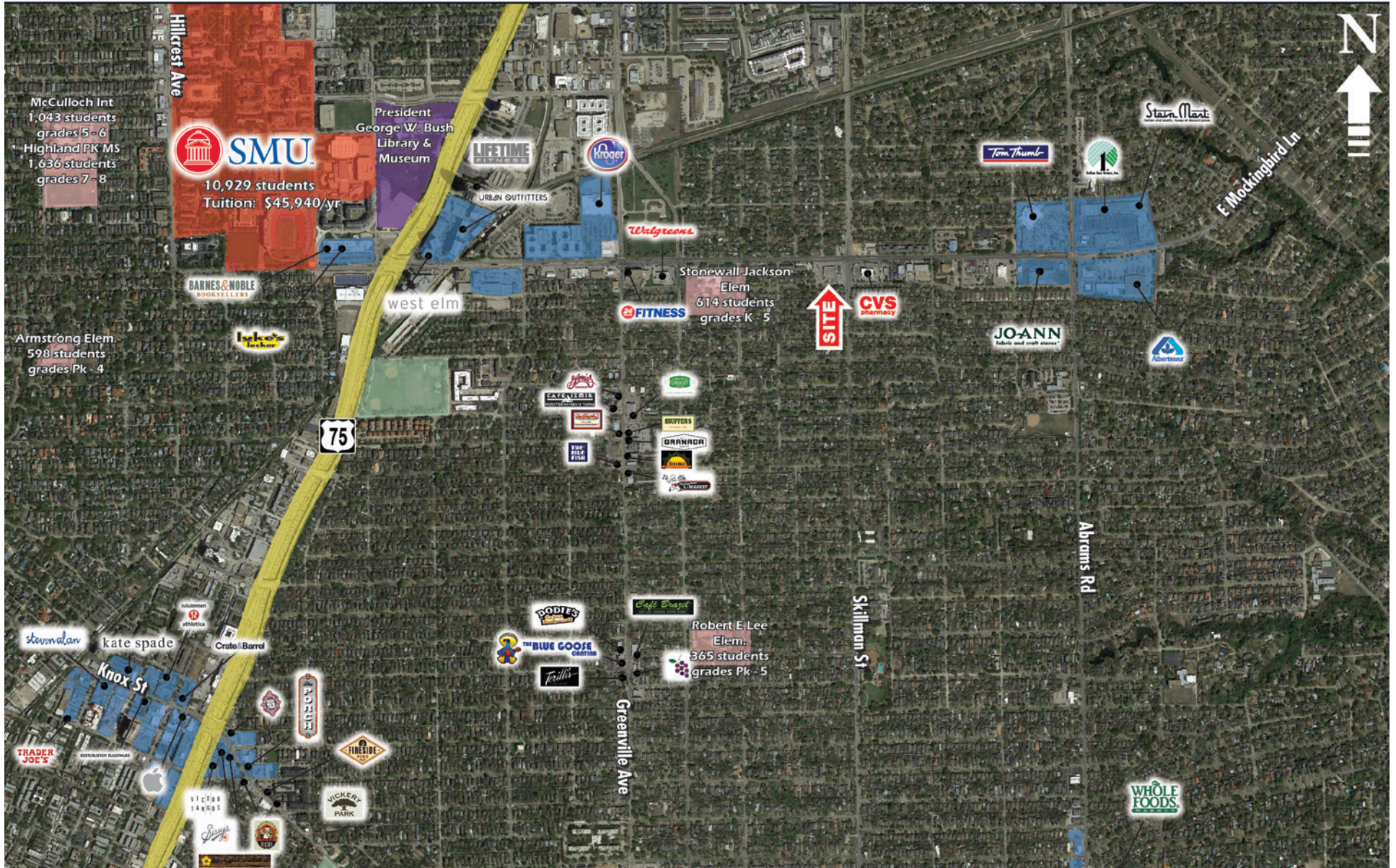
	1 MILE	3 MILE	5 MILE
2017 Population	18,158	180,370	430,701
2017 Daytime Population	29,985	197,200	646,049
2017 Total Households	9,579	83,658	196,554
2017 Average HH Income	\$117,822	\$123,638	\$116,262
2017 Median HH Income	\$83,620	\$69,569	\$68,816

TRAFFIC COUNTS:

Mockingbird: 43,560 VPD
Skillman: 20,046 VPD

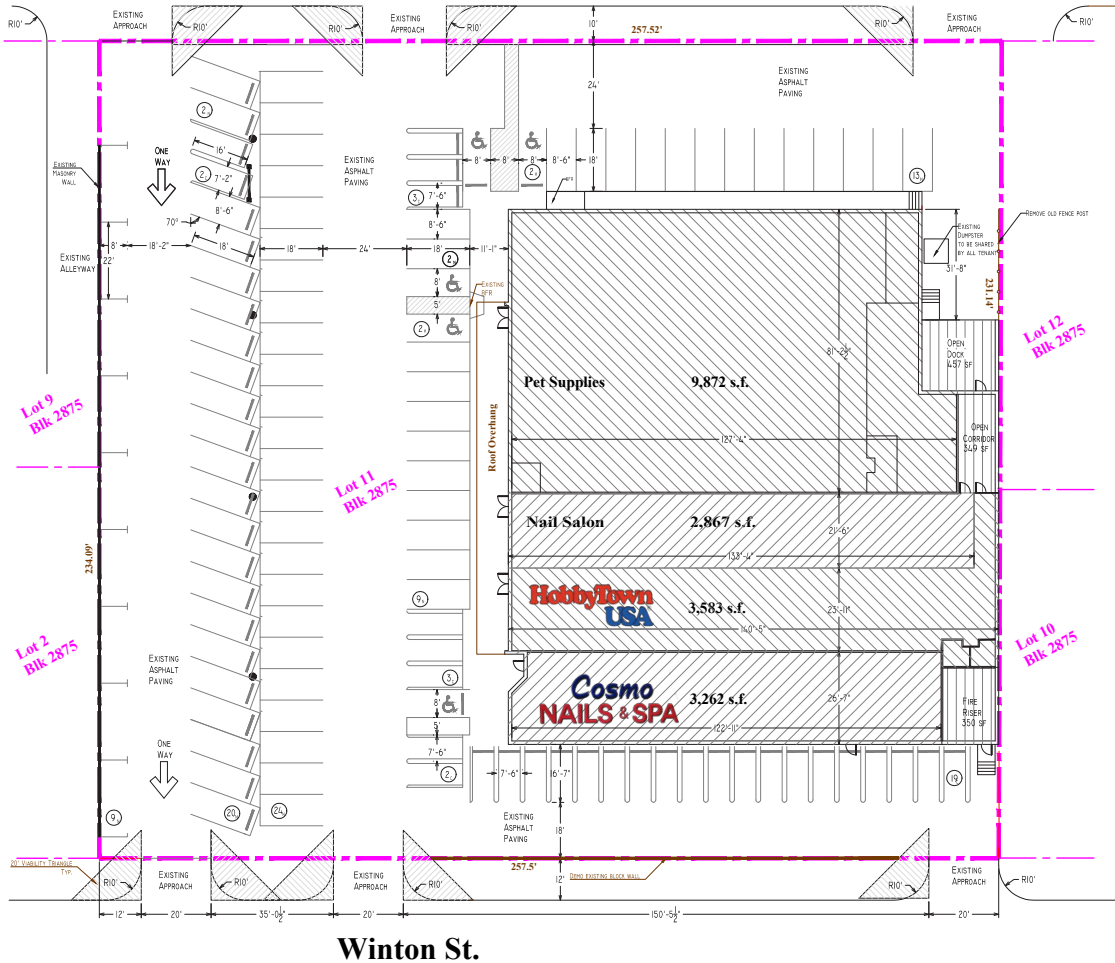
6060 E. MOCKINGBIRD LANE

DALLAS, TX | SWQ MOCKINGBIRD LANE & SKILLMAN ROAD



6060 E. MOCKINGBIRD LANE

DALLAS, TX | SWQ MOCKINGBIRD LANE & SKILLMAN ROAD



Skillman St.

ADDRESS: LOT II, BLOCK 2875
6060 MOCKINGBIRD LANE
DALLAS, TEXAS

OWNER: FOUNTAIN CAPITAL
8350 N. CENTRAL EXPY., SUITE 1725
DALLAS, TEXAS 75206
STEPHEN SWANN
214-244-5974
SWANN@FTNCAPITAL.COM

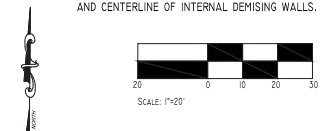
CONTRACTOR: DALLAS DESIGN BUILD
6916 ECHO CANYON
MCKINNEY, TEXAS 75070
SAM ELLIS
972-877-6630
SAM@DALLASDB.COM

ZONING: CR

BUILDING SQUARE FOOTAGE:	PARKING
PET SUPPLIES 9,872 S.F. (50.41%)	49.36
RETAIL SPACE "B" 2,867 S.F. (14.64%)	14.34
RETAIL SPACE "C" 3,583 S.F. (18.30%)	17.92
RETAIL SPACE "D" 3,262 S.F. (16.66%)	16.31
LEASABLE SPACE 19,584 S.F.	98 SPACES
UN-LEASABLE SPACE 1,156 S.F.	

① NORMAL 8'6" X 18' SPACES =	79
② HANDICAP 8' X 18' SPACES =	5
③ COMPACT 7'6" X 16' SPACES =	29 (25.66%)
TOTAL PARKING PROVIDED =	113 SPACES

NOTE:
1. SQUARE FOOTAGES ARE BASED ON THE OUTSIDE OF EXTERIOR WALLS, AND CENTERLINE OF INTERNAL DEMISING WALLS.

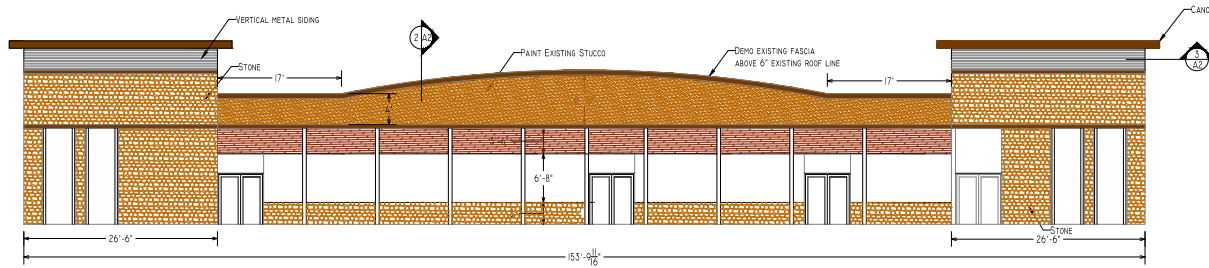


FOR MORE INFORMATION, PLEASE CONTACT:

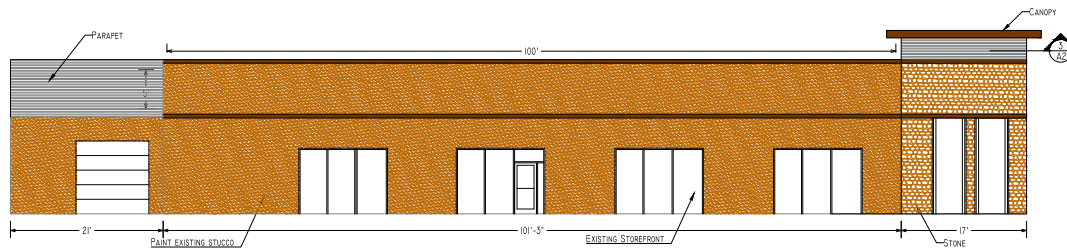
ALEX JOHNSON
214.572.8467
ajohnson@theretailconnection.net

6060 E. MOCKINGBIRD LANE

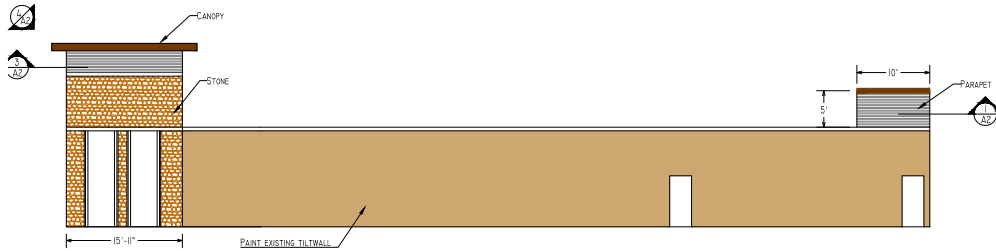
DALLAS, TX | SWQ MOCKINGBIRD LANE & SKILLMAN ROAD



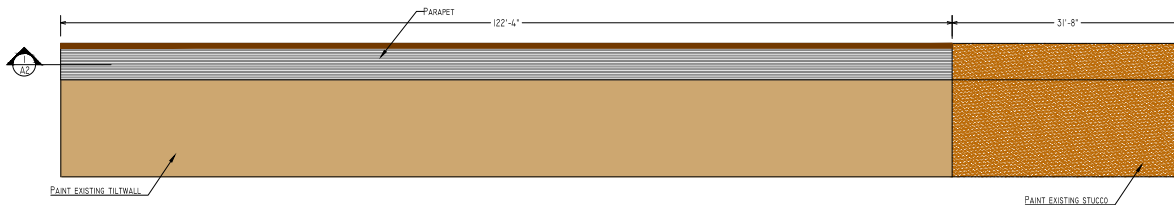
West Elevation



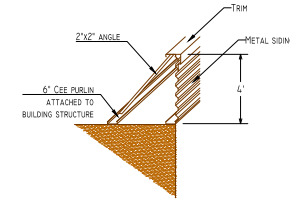
North Elevation



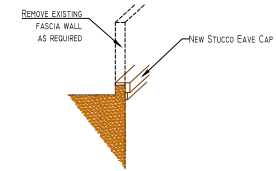
South Elevation



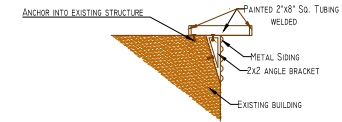
East Elevation



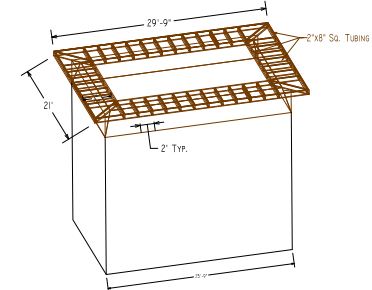
Parapet Cross Section



Fascia Cross Section



Canopy Cross Section



Canopy Isometric

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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