



# TIMES CENTER

12809 AUDELIA RD, DALLAS, TX 75243

**ALFRED GOH**

972.489.3880

agoh@pctx.com

FOR LEASE

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Retail Property For Lease



## OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$24.00 SF/yr (MG)
Lot Size:	0.65 Acres
Year Built:	2000
Building Size:	8,000
Zoning:	Retail

## PROPERTY OVERVIEW

The center has 3,000 SF space is currently occupied by Dallas Chinese Daily. It will be available in about 30 days after a new lease is signed. This space has a private kitchen.

## LOCATION OVERVIEW

The property is located at southwest corner of Audelia Rd and Walnut St of City of Dallas. The center is situated next to Hong Kong Marketplace and surrounded by many restaurants, bank, grocery store, retail stores and apartments. The building has great street visibility from the busy intersection and has easy access to HWY LBJ 635 and Expressway 75. Richland Community College is just few minutes away.

## PROPERTY HIGHLIGHTS

- Neighboring with Hong Kong Marketplace and Walnut Street Mall.
- Minutes away from Richland Community College.
- Easy access to HWY LBJ 635 and Expressway 75.
- Located at dense demographic area.

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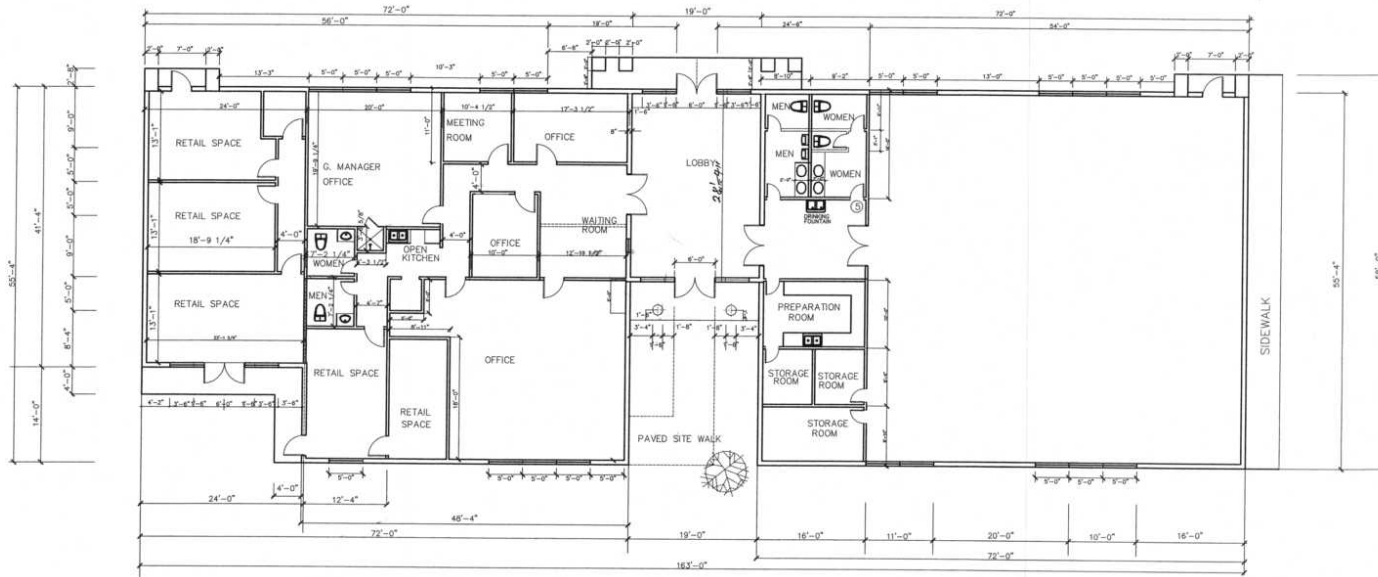
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FLOOR PLAN

MA International  
 Consulting / Engineering / Architecture / Planning  
 TEL: (972) 644-2439  
 FAX: (972) 241-9828

PROPOSED NEW CONSTRUCTION:  
**TIMES CENTER**  
 12820 AUDELIA ROAD  
 DALLAS, TEXAS 75243

DATE 04/13/00  
 JOB NO. 00-0011  
 DESIGN BY  
 DRAWN BY

REVISIONS		
NO.	DATE	DESCRIPTION

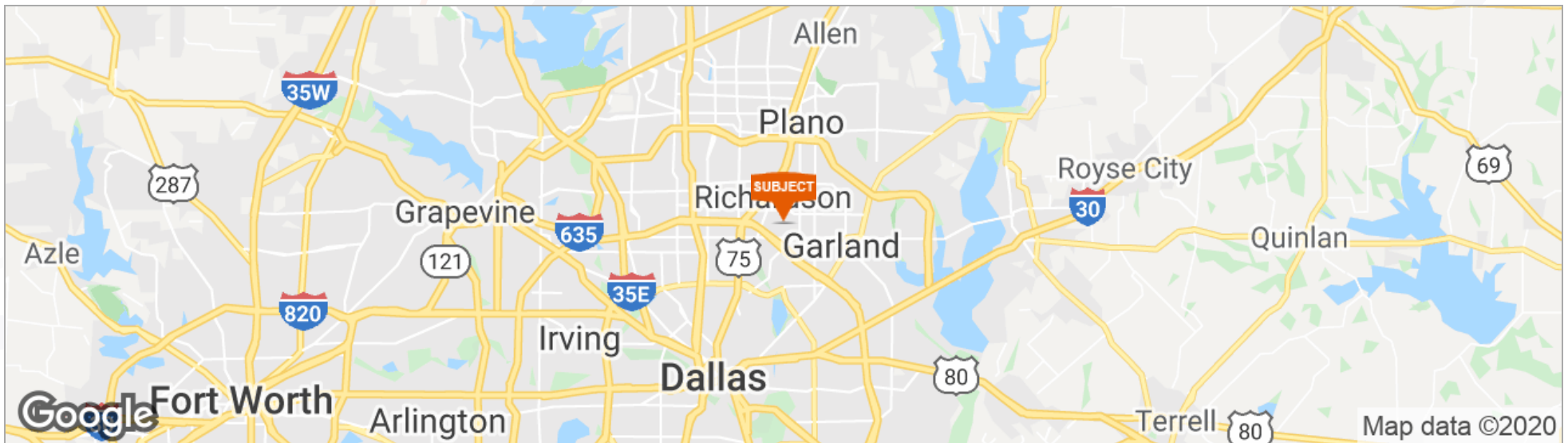
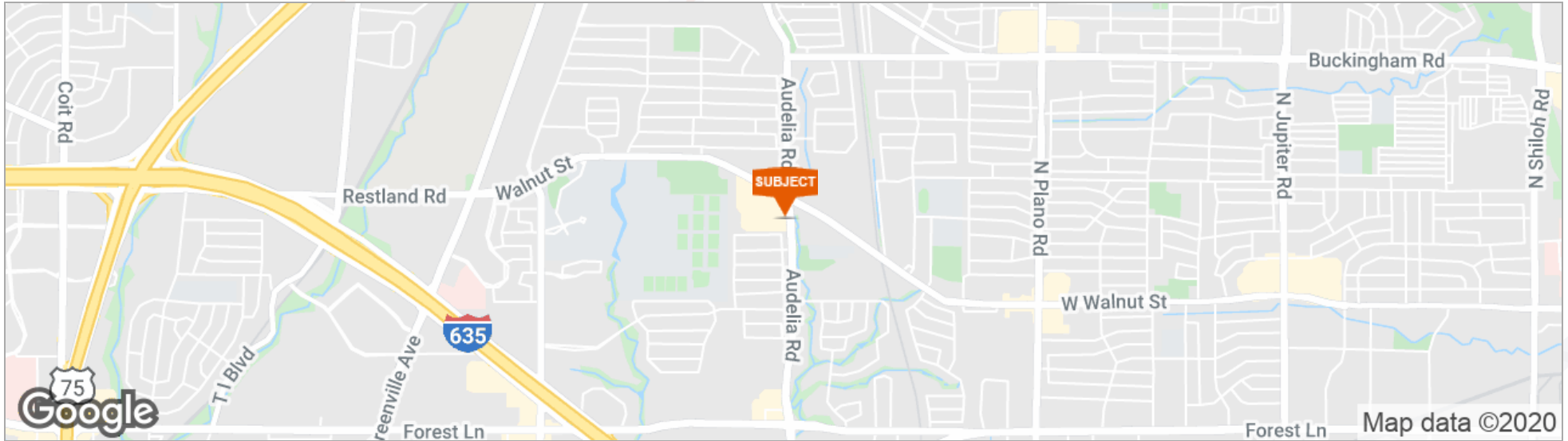
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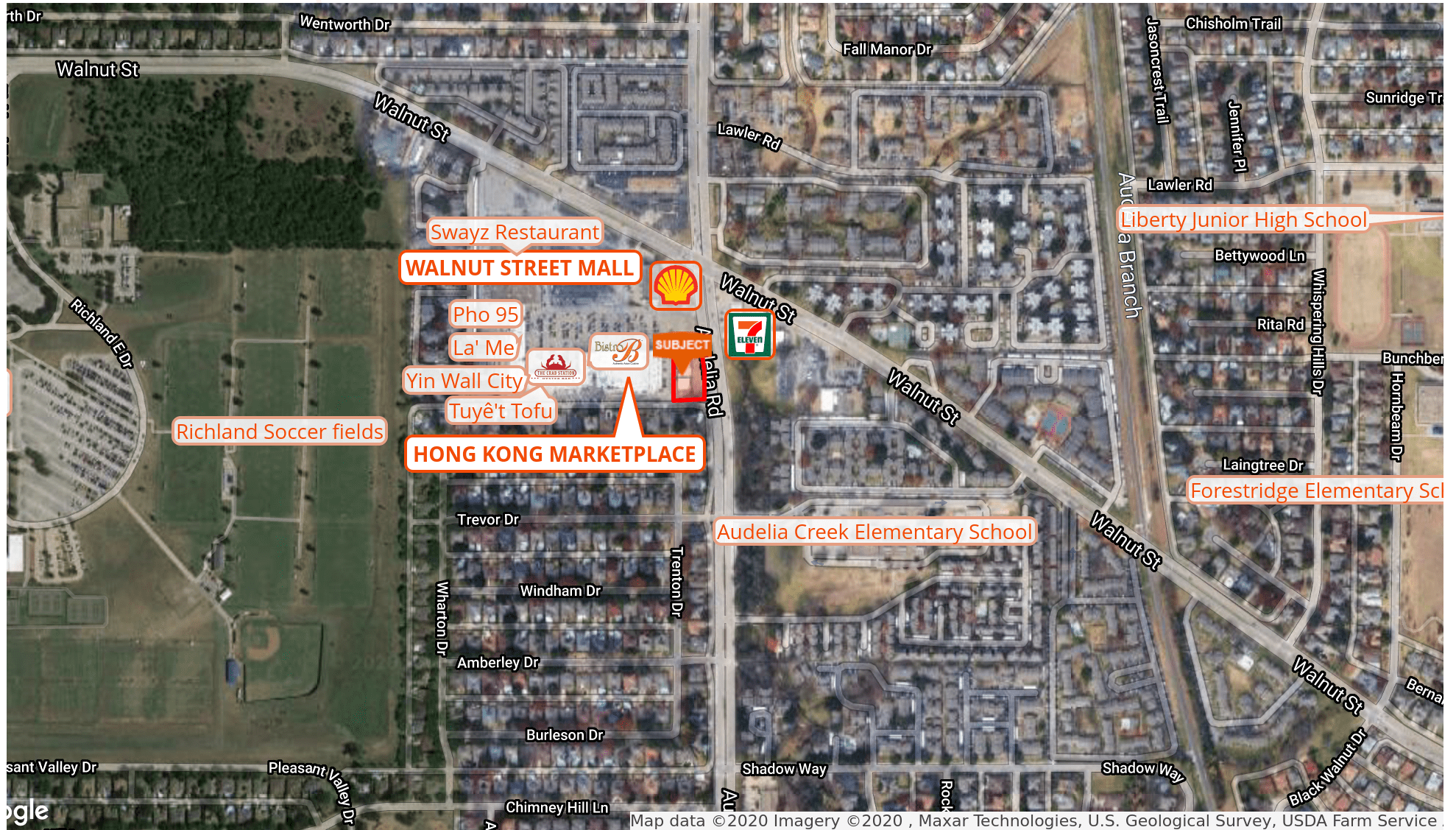
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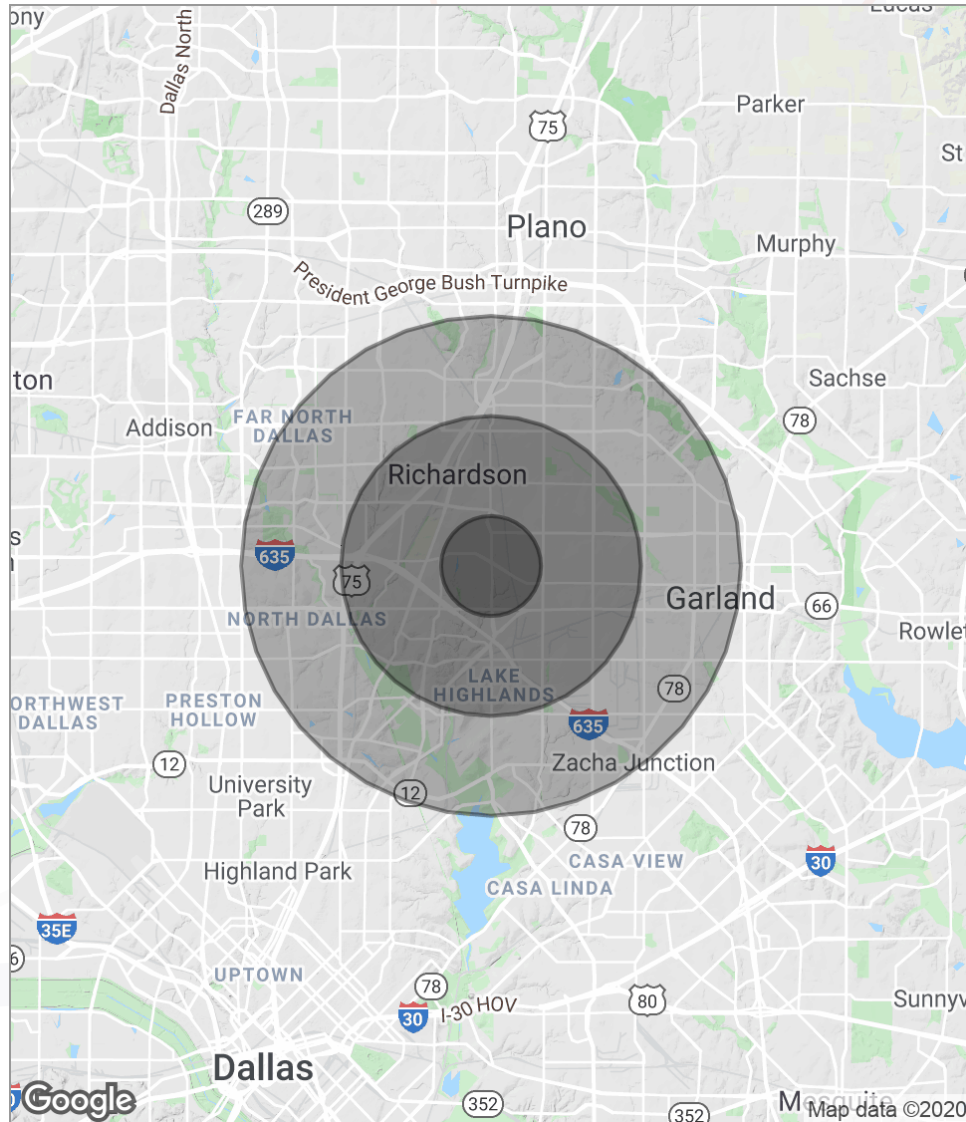
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	24,600	149,558	368,780
Median age	31.1	32.9	34.3
Median age (Male)	29.9	32.1	33.2
Median age (Female)	31.0	33.1	35.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	9,655	58,153	142,175
# of persons per HH	2.5	2.6	2.6
Average HH income	\$55,675	\$65,171	\$69,770
Average house value	\$141,004	\$193,978	\$208,766

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	21.6%	25.3%	29.9%

## RACE (%)

	1 MILE	3 MILES	5 MILES
White	42.7%	49.4%	59.6%
Black	36.2%	26.8%	17.8%
Asian	12.8%	10.3%	8.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.3%
Other	6.4%	10.9%	11.9%

\* Demographic data derived from 2010 US Census

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

Pacific Century Realty  
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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License No.

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