



# ALPHA PLAZA • RETAIL FOR LEASE

4885 - 4887 Alpha Road • Dallas, Texas 75244

## Property Highlights:

- 76,299 sf of prime Retail, Restaurant and Office Flex space located near one of Dallas's most active commercial districts; with close proximity to the Dallas North Tollway and LBJ 635 Freeway.
- Newly renovated with modern exterior facades, extensive landscaping and pylon signage.
- Located ½ mile from the Dallas Galleria Mall and Office Complex; home to over 1.4 million square feet of office space and more than 200 stores.
- Multiple opportunities are available with vacancies ranging from 1,600 sf to 13,000 sf, including up to 5,723 sf available for Restaurant space.
- Immediate proximity to over 3,300 multi-family units that are existing, under development or proposed.
- Proactive ownership and management are local to Dallas.

### • Demographics:

	1 mile	3 miles	5 miles
<b>Population</b>	16,314	115,112	373,516
<b>HH Income</b>	\$74,027	\$102,484	\$96,937



### • Traffic count:

Alpha/Inwood:	17,749 VPD
Alpha/DNT:	22,390 VPD

Owned by:



**KENNINGTON**  
COMMERCIAL



# FOR LEASE

## Alpha Plaza

4885 - 4887 Alpha Road, Dallas, Texas 75244

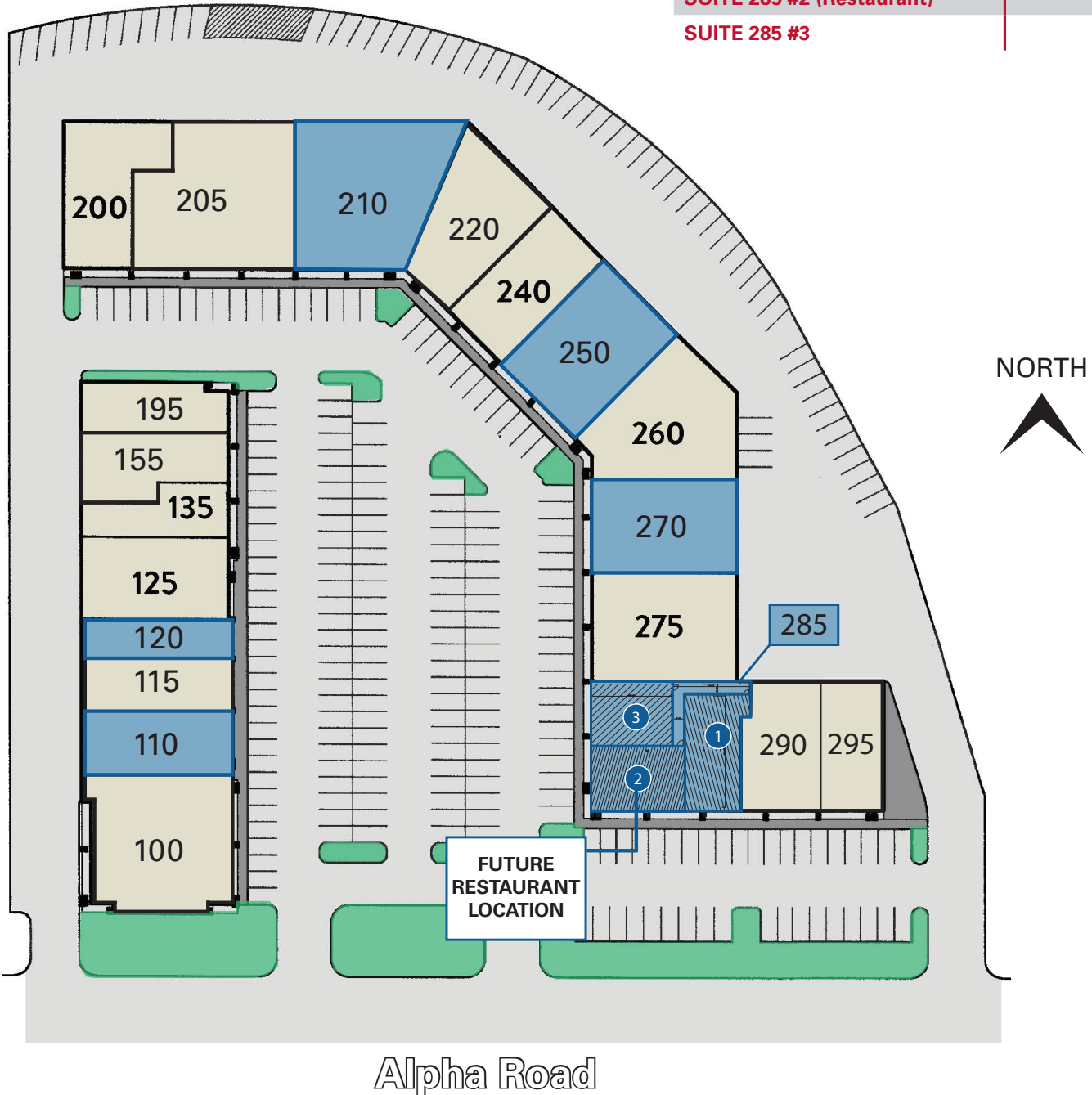
Retail

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### AVAILABLE SUITES

### SQUARE FEET

SUITE 110	2,422 SF
SUITE 120	2,376 SF
SUITE 210	6,300 SF
SUITE 250	5,040 SF
SUITE 270	4,000 SF
SUITE 285 #1	2,151 SF
SUITE 285 #2 (Restaurant)	1,921 SF
SUITE 285 #3	1,651 SF



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### PROPOSED APARTMENTS

NAME	UNITS
PARK HERITAGE MIX-USE	650-700 UNITS
4730 SIMONTON ROAD	412 UNITS
4207 SIMONTON ROAD	264 UNITS

### UNDER CONSTRUCTION APARTMENTS

NAME	UNITS
JEFFERSON ALPHA WEST	409 UNITS
MILL CREEK APARTMENTS	321 UNITS
ABALON AT GALLERIA MUSE	289 UNITS

### EXISTING APARTMENTS

NAME	UNITS
5THOUSAND 5 GALLERIA	342 UNITS
ELAN CITY CENTER PLACE	330 UNITS
MODERA APARTMENTS	321 UNITS







# Disclosure



11-2-2015



## 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.

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	