

FOR LEASE

Creekside Shopping Center

6750 Abrams Road | Dallas, TX



AVAILABLE SPACES

3,167 SF Suite #100 Outparcel	1,800 SF Suite #107B
1,140 SF Suite #109B 2nd Gen Restaurant	1,440 SF Suite 115B 2nd Gen Restaurant
2,949 SF Suite #100	2,400 SF Suite #111A
1,200 SF Suite #115A Former Salon	3,236 Suite #119A Former Dry Cleaners

DESCRIPTION

- Named Dallas Business Journal's "Best Real Estate Deal of 2017", Creekside Shopping Center is a 110,000 SF, mixed-use shopping center. Anchored by Alamo Drafthouse and a premiere neighborhood destination that connects White Rock Trail to exclusive restaurants and retailers.

NEARBY RETAILERS



CONTACT

Tyler Isbell
214.560.3145 | tyler.isbell@srsre.com
TX License No. 537583

Macon McColm
210.573.5222 | macon.mccolm@srsre.com

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	27,089	166,840	438,827
Total Households	10,605	73,979	183,474
Median Household Income	\$41,535	\$67,493	\$65,850
Daytime Population	22,772	179,170	480,187

Year: 2020 | Source: Esri

Median Household Income - Single Family Residential

Dallas, TX



Imagery © 2020 Google, Esri

CASE STUDY

Entertainment Anchored Shopping Center Alamo Drafthouse at Creekside

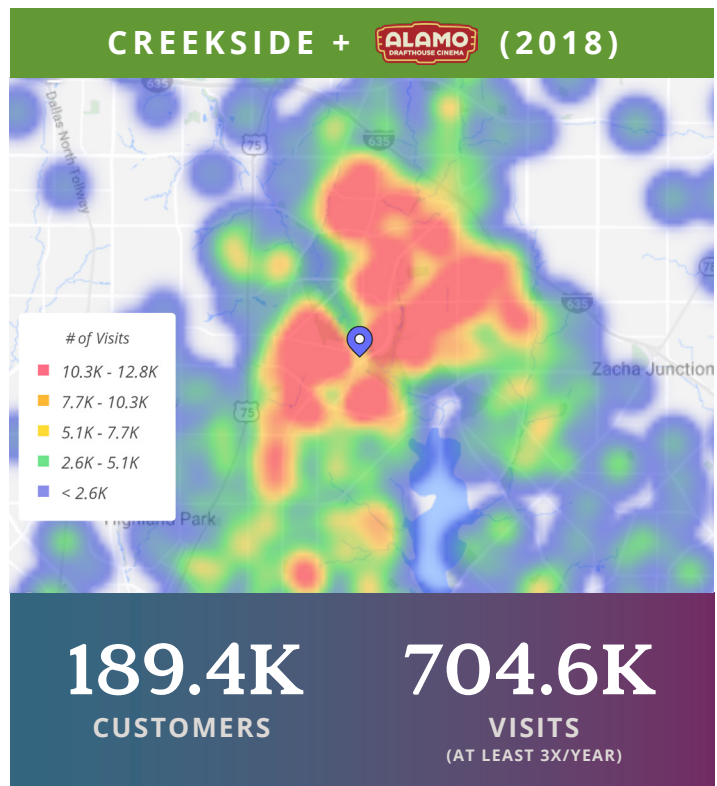
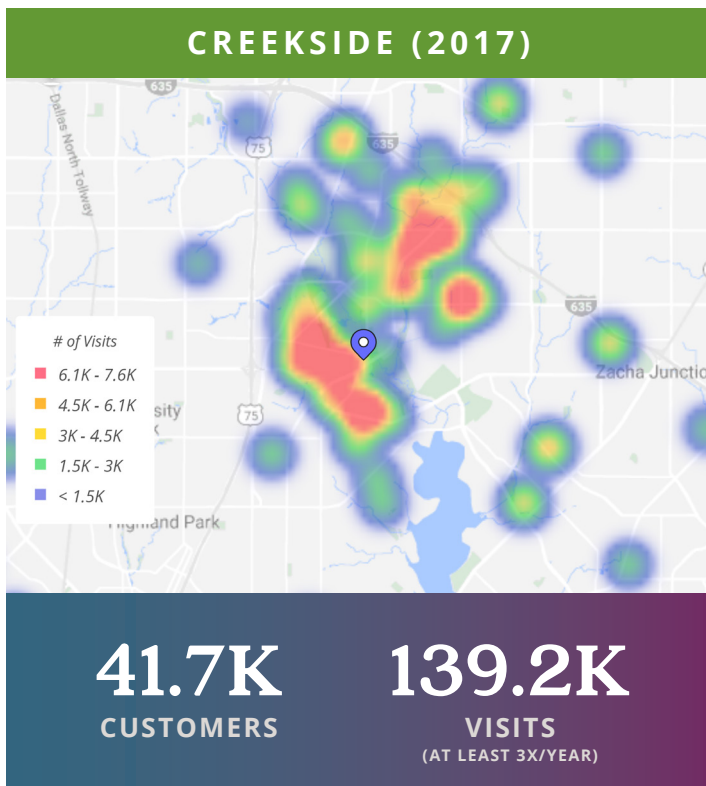
Movie Eatery Drives Traffic at Redeveloped Shopping Center

Creekside, previously Skillman Abrams Shopping Center, is a 110,000 square foot entertainment center acquired by Retail Plazas in 2016. The redeveloped center is anchored by movie-eatery **Alamo Drafthouse**, which opened in a former Tom Thumb space in March 2018.

After significant capital investment and a tremendous leasing effort, the center is now a popular entertainment destination for Lake Highlands residents and surrounding communities, earning **Dallas Business Journal's Best Real Estate Deal of 2017**.

SRS DALLAS / FORT WORTH
TYLER ISBELL | Vice President
 214.560.3145 | tyler.isbell@srsre.com

CURRENT TENANTS



Creekside Shopping Center

6750 Abrams Road | Dallas, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	28,470	165,754	409,214
2010 Population	23,742	141,445	377,482
2020 Population	27,089	166,840	438,827
2025 Population	28,314	177,592	466,520
2000-2010 Annual Rate	-1.80%	-1.57%	-0.80%
2010-2020 Annual Rate	1.29%	1.62%	1.48%
2020-2025 Annual Rate	0.89%	1.26%	1.23%
2020 Male Population	51.9%	49.5%	49.8%
2020 Female Population	48.1%	50.5%	50.2%
2020 Median Age	30.4	35.8	35.2
Households			
2000 Households	12,574	76,751	175,716
2010 Households	9,640	64,397	161,114
2020 Total Households	10,605	73,979	183,474
2025 Total Households	10,994	78,254	194,080
2000-2010 Annual Rate	-2.62%	-1.74%	-0.86%
2010-2020 Annual Rate	0.94%	1.36%	1.28%
2020-2025 Annual Rate	0.72%	1.13%	1.13%
2020 Average Household Size	2.54	2.23	2.37
Housing Units			
2020 Total Housing Units	12,841	83,241	206,840
2020 Owner Occupied Housing Units	2,103	28,986	74,293
2020 Renter Occupied Housing Units	8,502	44,993	109,181
2020 Vacant Housing Units	2,236	9,262	23,366
Race and Ethnicity			
2020 White Alone	45.0%	64.0%	60.7%
2020 Black Alone	19.5%	15.6%	15.0%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2020 Asian Alone	8.5%	5.8%	6.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Hispanic Origin (Any Race)	46.4%	26.0%	32.7%
Income			
2020 Median Household Income	\$41,535	\$67,493	\$65,850
2020 Average Household Income	\$71,730	\$117,936	\$116,093
2020 Per Capita Income	\$27,846	\$52,037	\$48,574
2019 Population 25+ by Educational Attainment			
Total	16,199	112,409	291,332
High School Graduate	18.7%	11.0%	12.4%
GED/Alternative Credential	3.5%	1.7%	2.0%
Some College, No Degree	17.0%	16.1%	16.6%
Associate Degree	5.2%	4.2%	4.9%
Bachelor's Degree	22.9%	33.9%	30.7%
Graduate/Professional Degree	12.1%	23.2%	20.4%
Daytime Population			
2020 Total Daytime Population	22,772	179,170	480,187
Workers	8,886	100,738	269,097
Residents	13,886	78,432	211,090

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Tyler Isbell	537583	tyler.isbell@srsre.com	214.560.3145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date