

4801 BELT LINE RD - EXISTING PEI WEI

4801 BELT LINE RD, ADDISON, TX 75001

SHOP ^{COS.}



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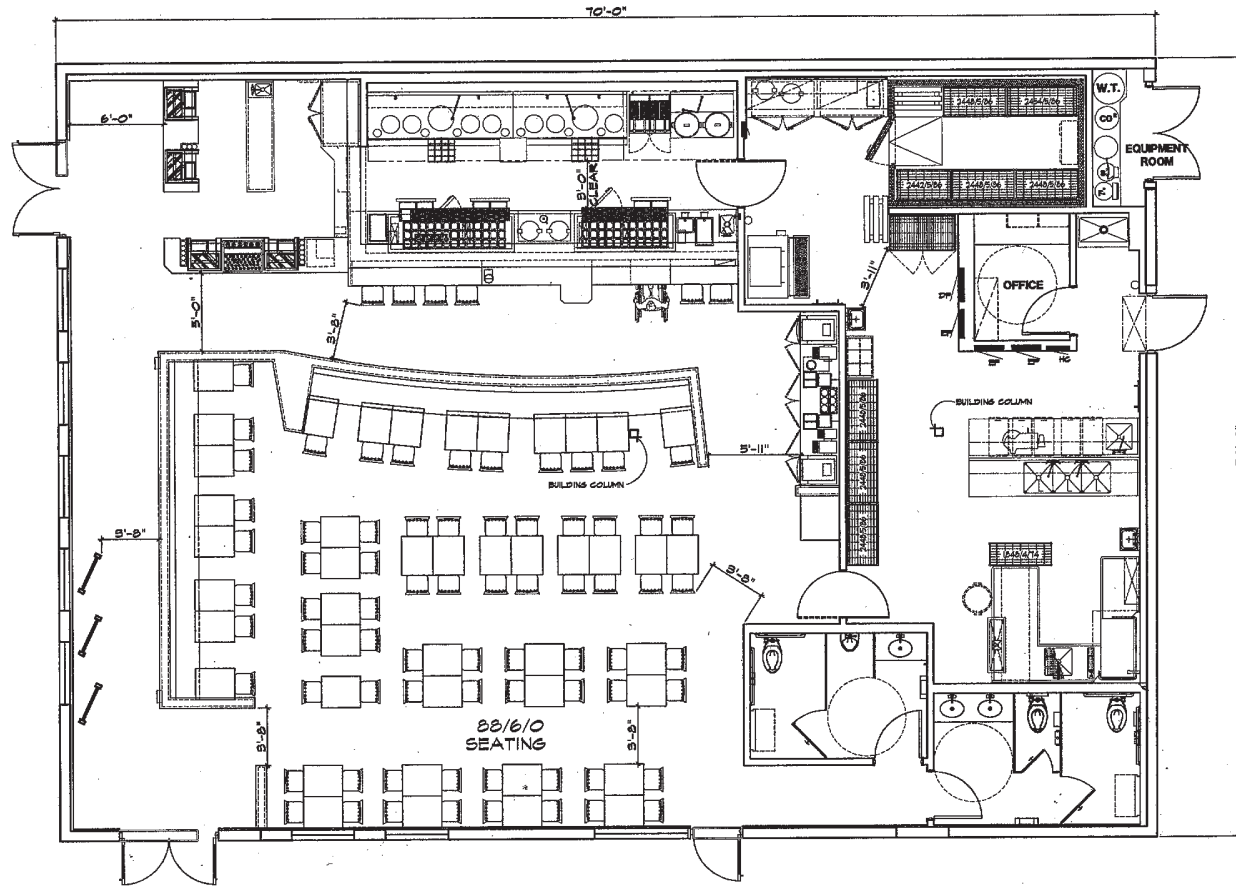
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PROJECT SCOPE

Rare standalone restaurant opportunity in Addison, TX fronting Belt Line Rd. This trade area is well renowned for its heavy daytime population and boasts approximately 163k households with over 523k people in just a 5-mile radius. The site benefits from its Belt Line Rd frontage as well as close proximity to Dallas North Tollway which generate strong traffic counts from daily commuters and local business patrons alike.

DETAILS

- 3,500 SF 2nd Gen Restaurant Available

TRAFFIC COUNTS

o Belt Line Rd:	43,815 VPD-23
o Dallas N. Tollway:	153,659 VPD-23

AREA RETAILERS



HUDSON HOUSE

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	15,684	133,265	376,998
Avg. HH Income	\$103,802	\$118,178	\$120,862
Total Housing Units	9,043	65,501	163,518
Daytime Population	59,530	245,634	523,953
Medium Home Value	\$346,789	\$414,107	\$391,820

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This aerial map of the Midway area in Dallas, Texas, highlights a proposed site for a new development. The site is located near the intersection of Belt Line Rd and Inwood Rd, marked with a red box and labeled "SITE". A red arrow points to the site from a label "SITE" in a red box. The map shows a dense commercial and residential area with numerous businesses and parks. Key features include:

- Streets:** Belt Line Rd, Midway Rd, Inwood Rd, and Quorum Business Park.
- Businesses:** Staples, Zoli's, Jakes, Outback Steakhouse, IHOP, and many others.
- Parks:** Metropolitan Business Park and Quorum Business Park.
- Site Location:** A red box labeled "SITE" is located near the intersection of Belt Line Rd and Inwood Rd, with a traffic volume of 43,815 VPD-23.
- Other Labels:** "41,035 VPD-23" on Midway Rd, "14,772 VPD-23" on Inwood Rd, and "43,815 VPD-23" on Belt Line Rd.
- North Arrow:** A red arrow pointing north is located in the bottom right corner.

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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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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