

# ABRAMS FOREST SHOPPING CENTER

SWC ABRAMS RD & FOREST LN, DALLAS, TX 75243

SHOP COS.



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## PROJECT SCOPE

Abrams Forest Shopping Center is an infill retail center at the southwest corner of Abrams Rd & Forest Ln in Dallas. The center is positioned directly across from a highly productive Walmart Super Center that enjoys over 1.7 mm visits per year and acts as a shadow center for tenants who benefit from Walmart's cross shopping. The area is ethnically diverse and appeals to users that offer value in a community/regional setting.

New ownership is planning aesthetic upgrades to tenant mix, landscaping, signage, and general feel.

## DETAILS

- Redevelopment
- Several Suites Available - Call for Info
- Potential 1.54 AC Pad Opportunity

## TRAFFIC COUNTS

o Forest Ln	36,714 VPD-23
o Abrams Rd	23,907 VPD-23

## AREA RETAILERS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	28,684	179,136	402,019
Avg. HH Income	\$83,579	\$93,748	\$115,002
Total Housing Units	12,703	74,432	167,852
Daytime Population	29,930	228,509	510,580
Medium Home Value	\$372,624	\$352,228	\$375,321

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FOREST LN



## AVAILABLE SPACES

SUITE	TENANT	SF
100	AVAILABLE	11,806
106	Dollar Tree	11,673
110	Auto Zone	7,439
202	AVAILABLE	1,494
204	AVAILABLE	1,509
206	Custom Security Doors	1,480
208	AVAILABLE	1,442
212	T-Mobile	2,955
300	AVAILABLE	5,760
318	Kitty Carter's Dance Factory	4,076
324	AVAILABLE	1,684
334	Brother's Pizza	3,840
338	AVAILABLE	1,483
340	AVAILABLE	1,897
342	AVAILABLE	1,196
348	AVAILABLE	780
350	AVAILABLE	1,560
352	AVAILABLE	1,038
354	AVAILABLE	756
362	Bakery & Cafe	2,601
364	AVAILABLE	1,575

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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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