

WHITEROCK MARKETPLACE

NWQ GARLAND RD & JUPITER RD, DALLAS, TX 75218

SHOP COS.



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PROJECT SCOPE

Strategically positioned at the highly visible intersection of Garland Road (SH-78) and Jupiter Road, Whiterock Marketplace is one of East Dallas' premier neighborhood shopping destinations. This thriving open-air retail center offers more than 270,000 square feet of retail space and serves a dense, established trade area with exceptional daily traffic and outstanding accessibility.

The center benefits from well-established neighborhoods such as Lake Highlands, Lochwood, Casa Linda, and White Rock, the center benefits from a growing residential population and strong consumer demographics. Whiterock Marketplace offers retailers exceptional visibility and access to one of Dallas' most active consumer corridors.

DETAILS

- 1,500 - 6,096 SF Available

TRAFFIC COUNTS

- o Garland Rd 38,650 VPD-26
- o Jupiter Rd 18,685 VPD-26

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	16,177	125,026	396,603
Avg. HH Income	\$142,698	\$130,334	\$118,289
Total Housing Units	6,044	47,679	157,992
Daytime Population	11,908	112,365	380,716
Median Home Value	\$371,686	\$375,691	\$369,255

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SUITE	TENANT	SIZE
20B	US Renal Care	7,000 SF
22	KFC/Pizza Hut	9,000 SF
25	Salvadorian Cuisine	2,093 SF
27	Whiterock Star Barbershop	1,125 SF
36	Advance Auto Parts	8,250 SF
200	Dollar General	8,000 SF
400	The Home Depot Tool Rental	2,000 SF
405	Fruteria Cano	1,200 SF
410	Spectrum	4,900 SF
500	Marshalls	36,000 SF
600	Shoe Carnival	12,524 SF
800	America's Best Contacts & Eyeglasses	3,866 SF
900	Bath & Body Works	2,800 SF
910	Sally Beauty Supply	1,602 SF
930	Five Below	9,000 SF
950	Ross Dress for Less	30,166 SF
1000	DD's Discount	22,300 SF
1100	Total Wireless	1,300 SF
1105	Pretty Eyebrows Threading Salon	1,500 SF
1110	AVAILABLE	2,000 SF
1120	AVAILABLE	1,600 SF
1140	AVAILABLE	6,096 SF
1150	AVAILABLE	3,938 SF
1300-1305	Tide Cleaners	4,768 SF
1320	Nail Club	1,114 SF
1340	AVAILABLE	1,500 SF
1400	Taqueria Taxco	2,797 SF
1410	AVAILABLE	5,720 SF



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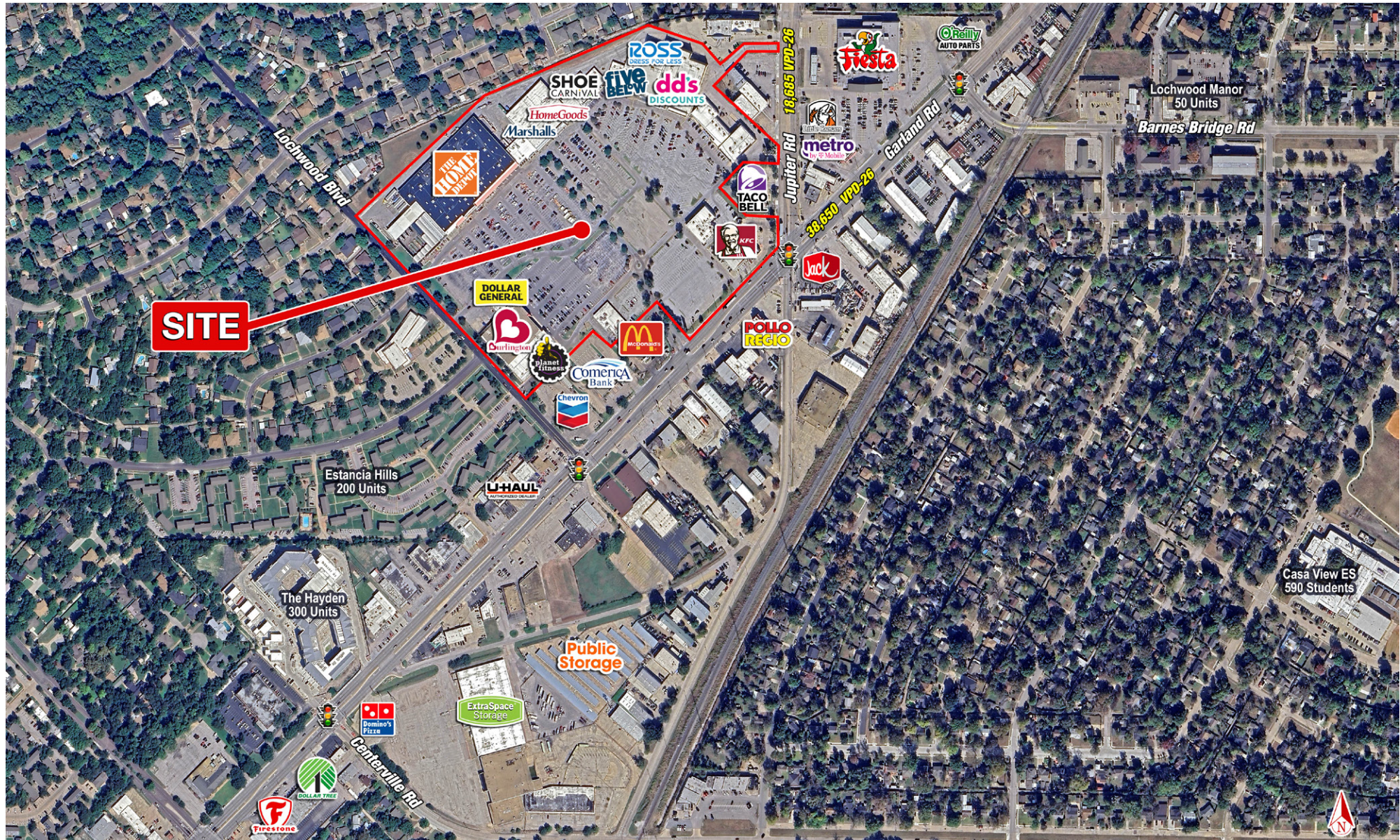
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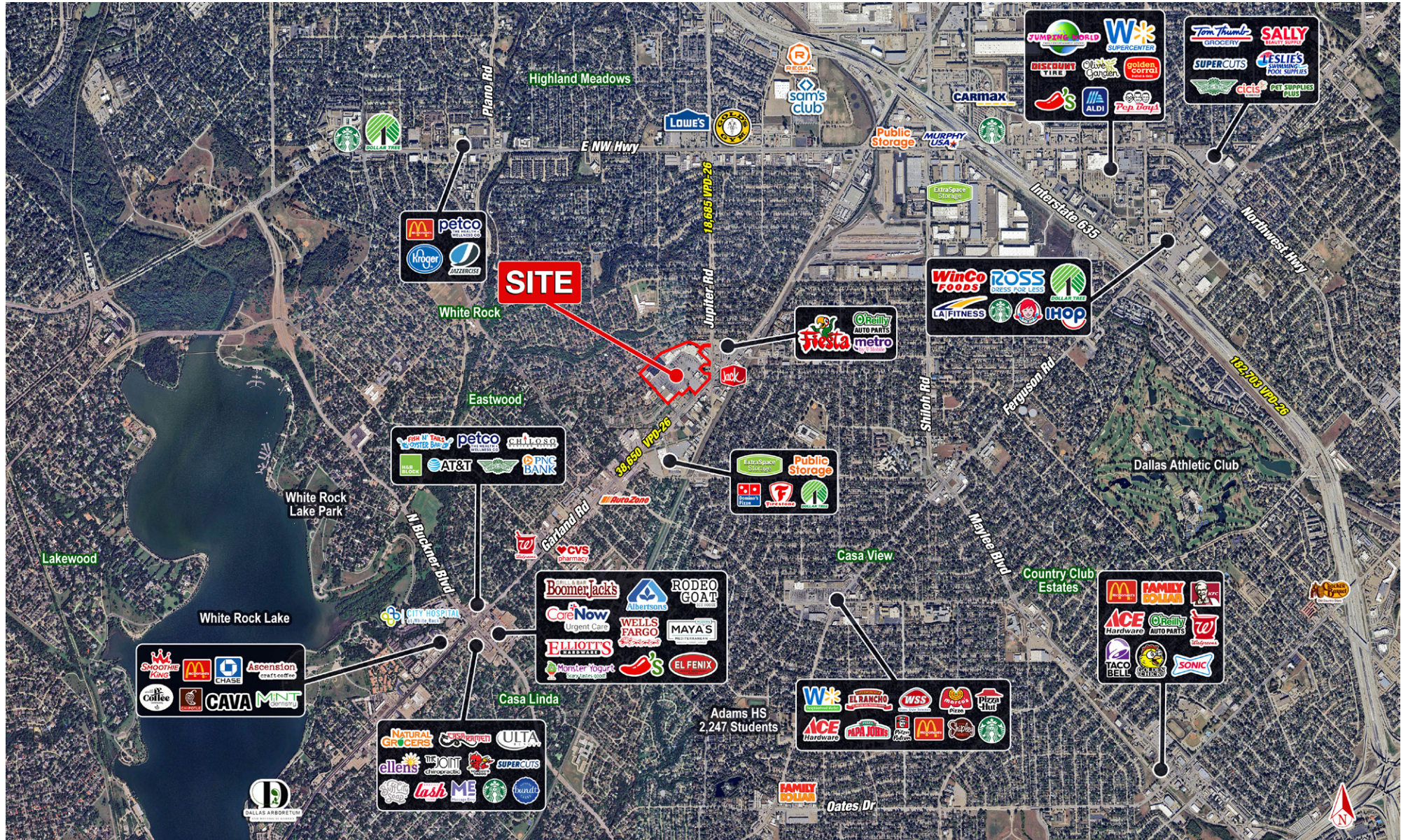
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INFORMATION ABOUT BROKERAGE SERVICES



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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