



± 1.3 AC PAD SITE FOR SALE / LEASE

214.378.1212





NWC FRANKFORD RD & SH 190
DALLAS, TX

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HIGHLIGHTS

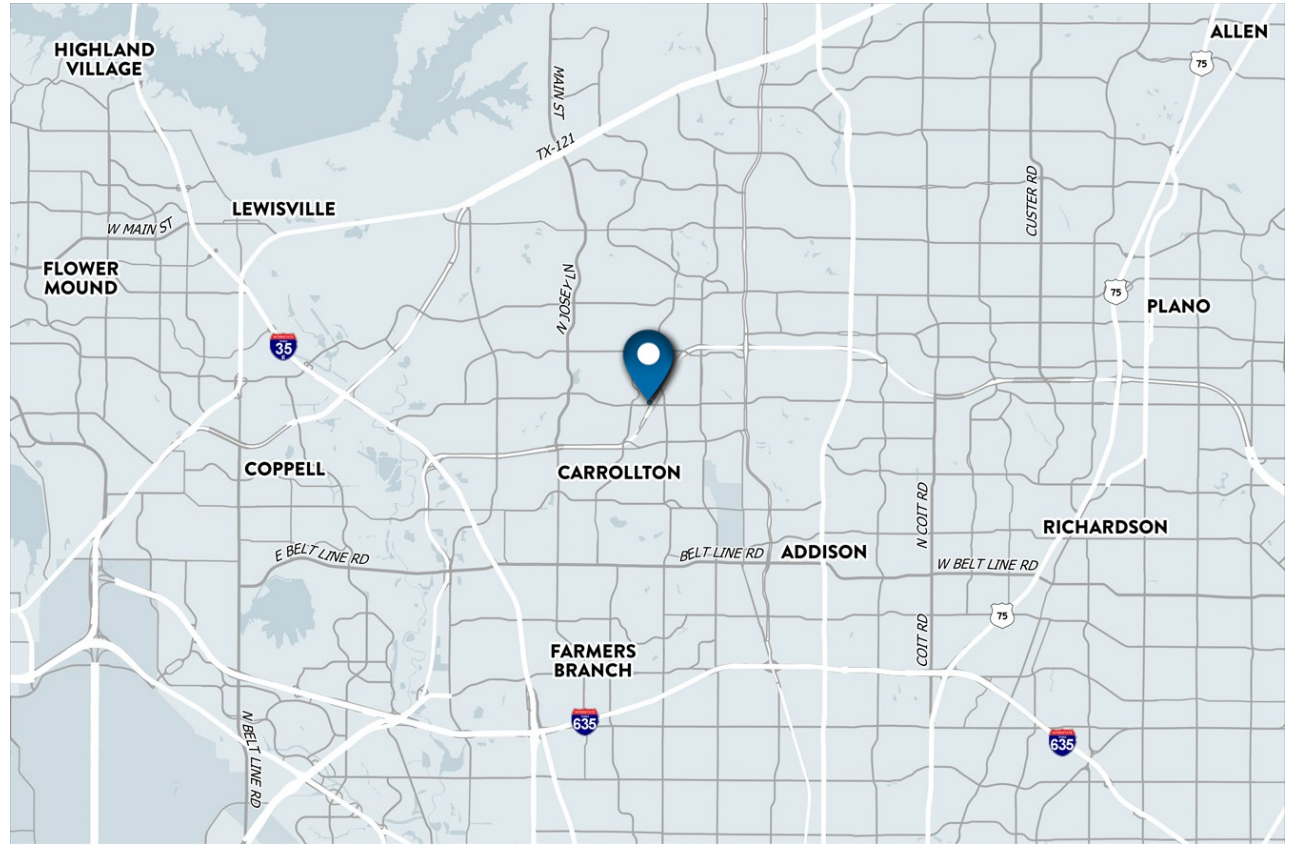
-  **HARD CORNER OF PGBT & FRANKFORD RD**
-  **HIGH TRAFFIC COUNTS: PGBT - 123,633 | FRANKFORD RD - 18,517**
-  **3-MI POPULATION: 63,845**
-  **CLOSE PROXIMITY TO ADDISON AIRPORT**

ZONING

CR - COMMUNITY RETAIL PERMITTED USES
 DAYCARE, BANK, MEDICAL OFFICE, NEIGHBORHOOD OFFICE, AUTO SERVICE, CARWASH, FUEL, RESTAURANT, QSR

UTILITIES

WATER & SEWER AVAILABLE AT SITE



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	32,152	148,806	362,093
EST. DAYTIME POPULATION	9,302	98,824	284,225
EST. AVG. HH INCOME	\$63,632	\$99,497	\$112,044

AREA ATTRACTIONS





United Design Architects
1000 WEST END AVENUE
SUITE 1000
DALLAS, TEXAS 75201

FRANKFORD AND PGBT
DALLAS, TEXAS
INTEGRATED REAL ESTATE GROUP

ISSUED FOR REVIEW ONLY
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

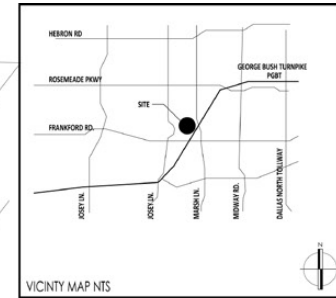
REVISIONS

PROJECT #
19017

DATE
07-15-2020

SHEET #
A1-01

DEVELOPMENT PLAN

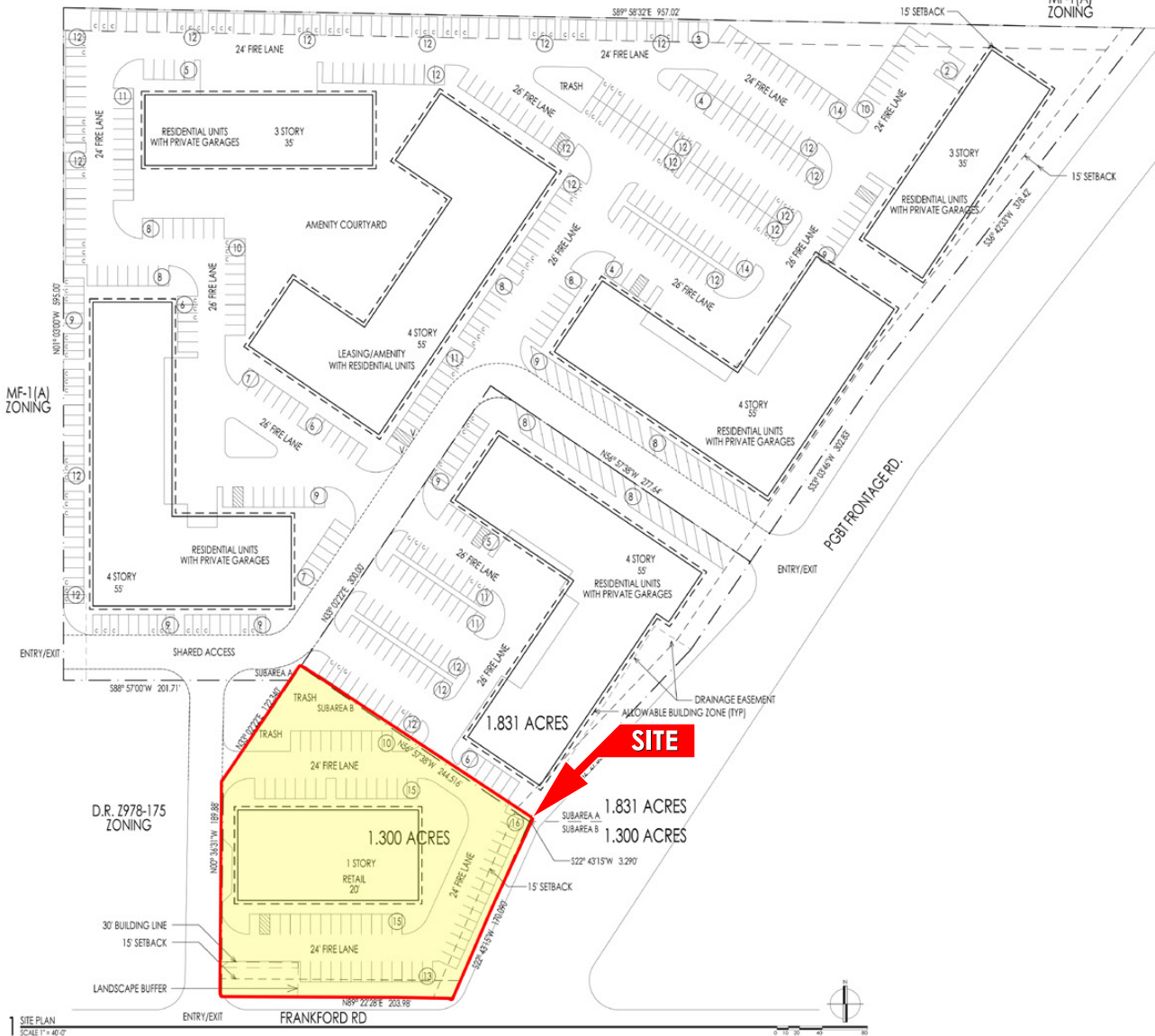


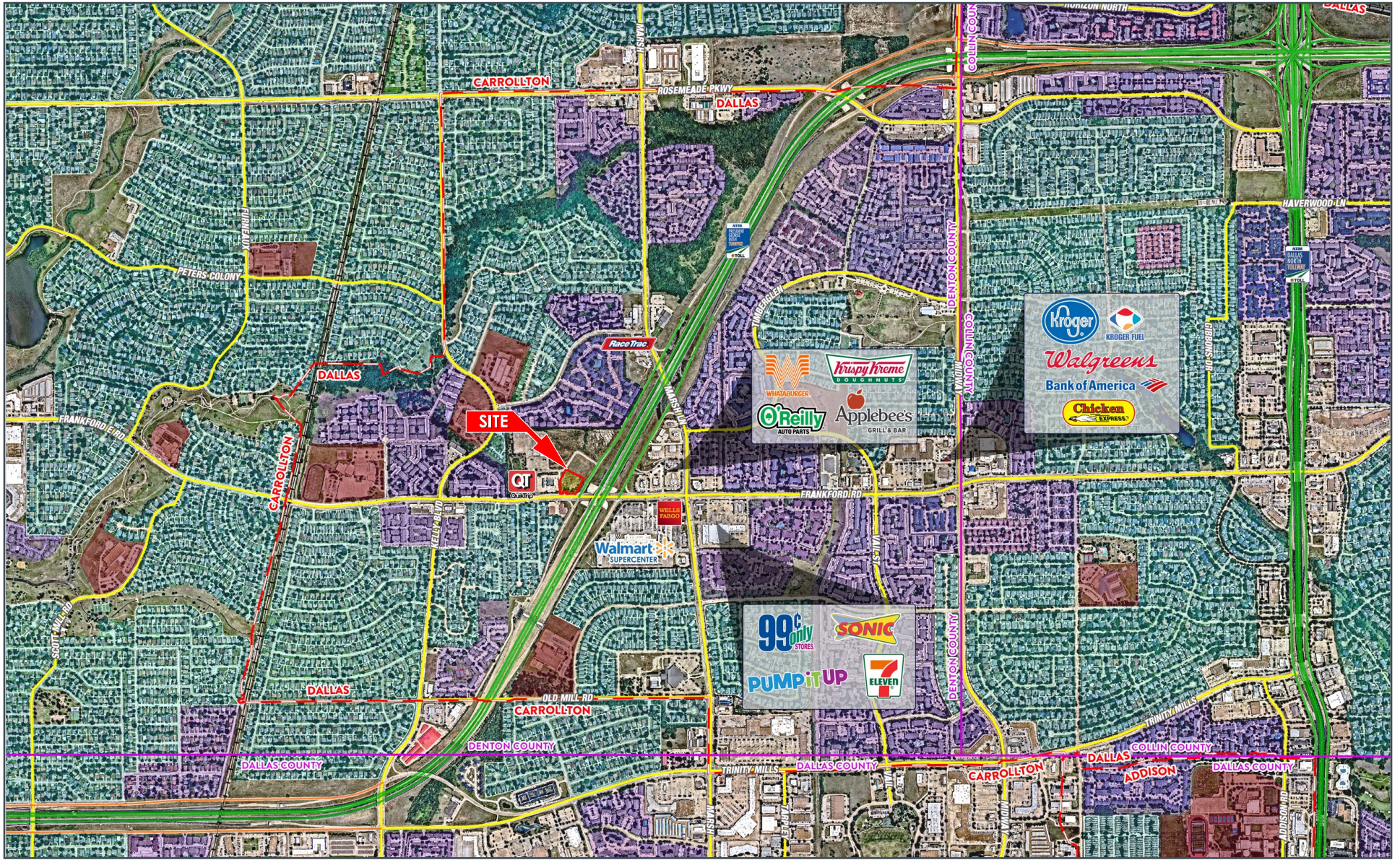
VICINITY MAP NTS

PROJECT DATA TABLE

SITE AREA	
A	454,050 SF, 10.424 AC
B	56,444 SF, 1.300 AC
TOTAL	510,494 SF, 11.724 AC
USE	
A	APARTMENTS
B	RETAIL/RESTAURANT
DENSITY	
A	380 DWELLING UNITS (36.37 du/acre)
B	12,500 GSF RETAIL / RESTAURANT
LOT COVERAGE	
A	40%
B	41%
STRUCTURE HEIGHT	
A	55'
B	24'
MAXIMUM BUILDING AREA	
A	117,814 SF
B	12,800 SF
MAXIMUM FLOOR-AREA RATIO	
A	N/A
B	22
PARKING REQUIRED	
A	454 SPACES (1.082 = 1.4 UNITS FOR GUESTS)
B	63 SPACES (1 SPACE/200 SF)
PARKING PROVIDED	
A	649 SPACES - 30 CLASS I BIKE SPACES (5 PARKING SPACE REDUCTION)
B	68 SPACES

	UNIT COUNTS	
	Floor	MF
Unit Type		
S1	34	
A1	113	
A2(a)	38	
A3(a)	0	
1 BEDROOM	283	57.11%
A4	63	
B1(a)	54	
B2(a)	54	
2 BEDROOM	147	38.69%
B3(a)	10	
C1	16	4.21%
TOTAL UNIT COUNT	380	







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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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 - 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Kenneth Reimer	428933	kreimer@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Felix Saenz	719860	fsaenz@venturedfw.com	214-378-1212
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Anne Bryan	713115	abryan@venturedfw.com	214-378-1212
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