

715 FORT WORTH AVE.
DALLAS, TEXAS



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

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OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer for sale 715 Fort Worth Ave., Dallas, Texas (the “Property”). The Property provides an investor or user the opportunity to own a small classic Mid-Century Modern building in a prime infill location in West Dallas.

Directly across the street from the Property is Sylvan Thirty, a grocery-anchored mixed-use development offering several dining options along with boutique shopping in a walkable environment. The Property is near Kessler Park, Oak Cliff’s premier residential neighborhood, as well as being in close proximity to Trinity Groves, Bishop Arts and Downtown Dallas.

INVESTMENT HIGHLIGHTS

- Walkable to Grocery-Anchored Mixed Use Development
- Newly Renovated Sidewalks, Bike Lanes and Streetscape
- Classic Mid-Century Modern Building
- Two Roll-Up Glass Doors providing Natural Light
- Pylon Sign for Branding
- Vanilla Shell / HVAC & Two Restrooms

PROPERTY DETAILS

LOCATION

715 Fort Worth Ave.
Dallas, Texas

LOT SIZE

Total Land SF: +/- 5,000 SF
50' Frontage on Fort Worth Ave, 100' Depth

BUILDINGS

Total Building SF: +/- 1,530 SF

ZONING

PD 714 (Subdistrict 1B)
Medium Density Mixed-Use

TRAFFIC COUNTS

Fort Worth Ave. 18,668 VPD
Sylvan Ave. 22,638 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,849	143,106	379,521
Daytime Population	11,589	194,435	328,145

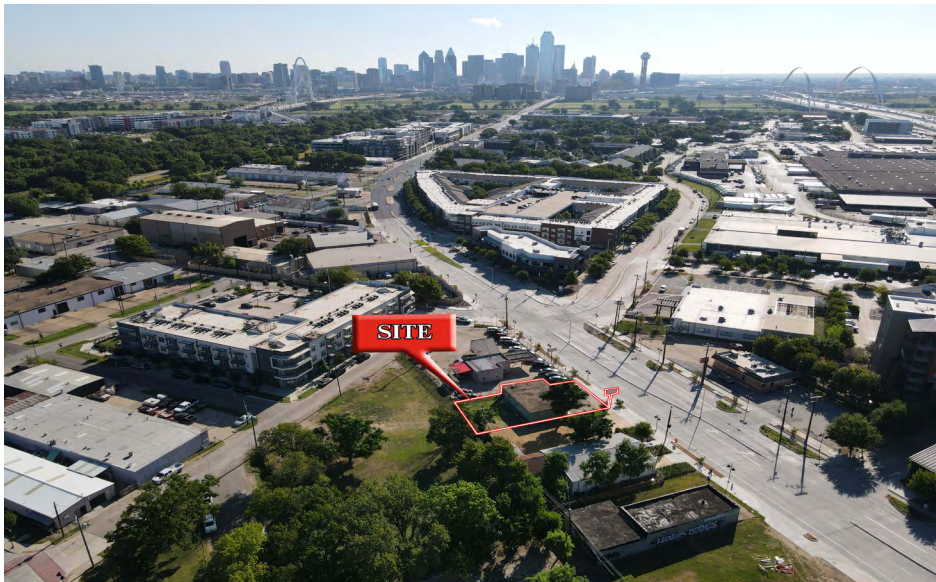
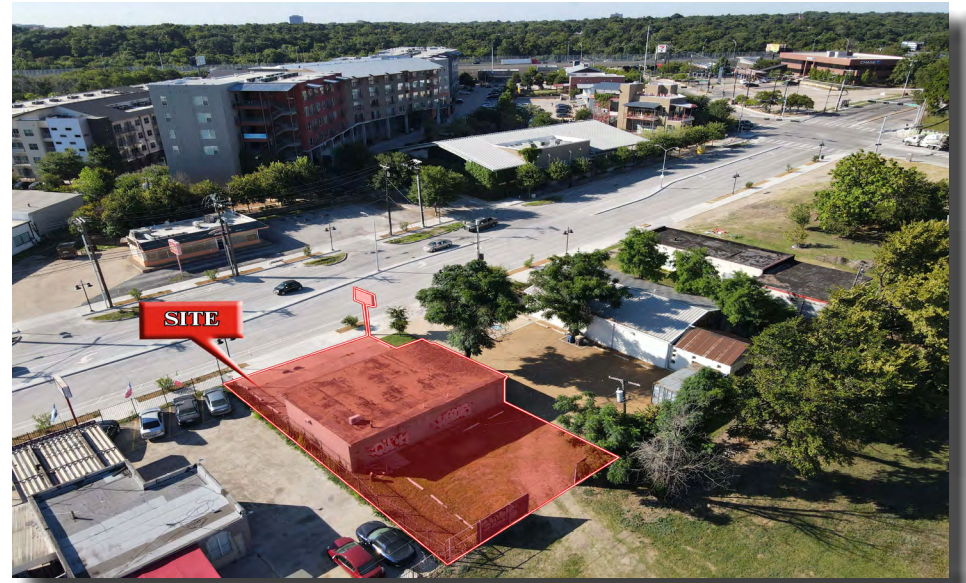
INCOME

Average Household Income \$93,398 \$95,377 \$87,095

AREA ATTRACTIONS & TRAFFIC DRIVERS



715 FORT WORTH AVE.
DALLAS, TEXAS



CONTACT INFORMATION

8117 PRESTON ROAD, SUITE 600
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EXCLUSIVE LISTING BROKERS

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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.

Trinity Southwest Services, LLC

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date