

FOR LEASE

1001 ROSS AVE

NEC ROSS AVE & LAMAR ST, DALLAS, TX 75202

PROPERTY INFO



Mixed-use development located close to the West End area of downtown Dallas. The 204 residential units located above the retail are nearly 100% occupied. The project has excellent visibility from both Ross Ave and Lamar St, and is located adjacent to the Dallas World Aquarium. In addition to the vehicular traffic, the site benefits from a great deal of daily pedestrian traffic.

Surrounded by future high-end developments to include hotels, residential, retail, and entertainment.

GROSS LEASABLE AREA

+ ± 30,203 SF

AVAILABLE SPACE

+ Ste. 104 - ± 1,607 SF

+ Ste. 112 - ± 11,463 SF

+ Ste. 114 - ± 3,000 SF

+ Ste. 128B - ± 1,297 SF



Traffic Counts

Woodall Rodgers Fwy	225,716 vpd
Griffin St	17,040 vpd
Ross Ave	6,222 vpd

Source: CoStar 2018

2019 Demographic Summary

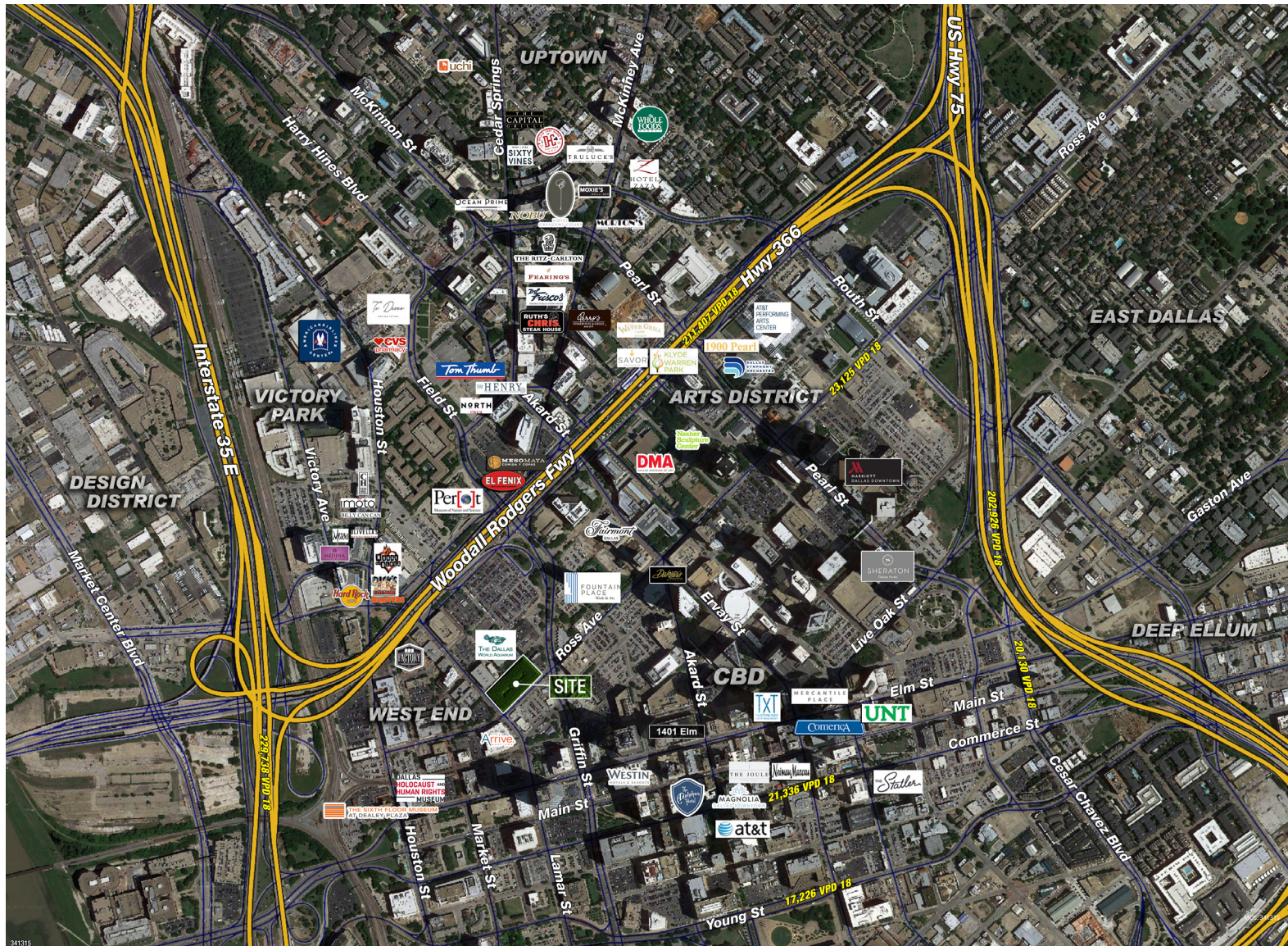
	.5 Mile	1 Mile	2 Miles
Total Population	7,961	31,349	90,488
Daytime Population	65,887	136,140	248,863
Average HH Income	\$112,501	\$120,426	\$108,314
Median Age	33.9	33.7	33.5

Retail Science from CBRE

www.cbre.us/southcentralretail

CBRE

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UNIT	TENANT	SF
100	Texas Taco Factory	1,554
102	Avery's Savory Popcorn	1,178
104	AVAILABLE	1,607
112	AVAILABLE	11,463
114	AVAILABLE	3,000
118	The Empanada Cookhouse	1,668
120	Tiff's Treats	1,589
122	i Fratelli Pizza	1,462
124	Bigger Better Hair Salon	1,478
128A	Cricket Wireless	1,065
128B	AVAILABLE	1,297
124	Bigger Better Hair Salon	1,478
132	Shivas Bar & Grill	2,842

CONTACT US

Jack Gosnell

Senior Vice President
214.252.1187
jack.gosnell@cbre.com

Cameron Gosnell

Associate
214.252.1045
cameron.gosnell@cbre.com

Reeves Atkins

Associate
214.252.1073
reeves.atkins@cbre.com

David Smith

Associate
214.252.1051
david.smith11@cbre.com

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	