

FLEX - SPACE OPPORTUNITY

2821 LADYBIRD LN
DALLAS, TX 75229



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Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
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The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, prior to sale or lease, or withdrawal without notice.

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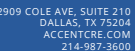
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Map



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Property Information



2821 Ladybird Ln, Dallas, TX 75229



PROPERTY OVERVIEW

Light Industrial commercial space for sale with 12,000 +/- useable area. Positioned along Walnut Hill Ln and Harry Hines Blvd. Excellent location off of Denton Dr, great visibility. Loading dock available on both side entrances.



2021 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	15,199	81,575	237,006
Median HH Income	\$41,430	\$58,538	\$71,358
Total Households	4,659	28,871	90,238

AREA RETAILERS

Dollar Tree	CVS	O'Reilly Auto Parts
Chase Bank	UPS	Walmart Supercenter
AutoZone	Marshalls & HomeGoods	Sam's Club

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**Address:**

2821 Ladybird Ln,
Dallas, TX 75229

**Property Type**

Commercial - Retail

**Building Size**

12,568 SF

**Lot Size**

23,247 SF

**Year Built**

1986

**County**

DALLAS

**Zoning**

Light Industrial

**Exterior Wall**

Brick Veneer

**Building**

1 Story

**Roof**

Galvanized

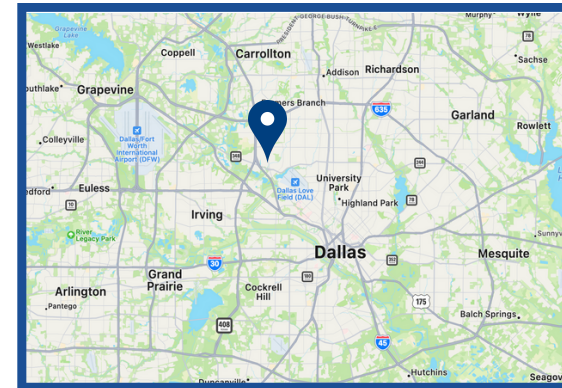
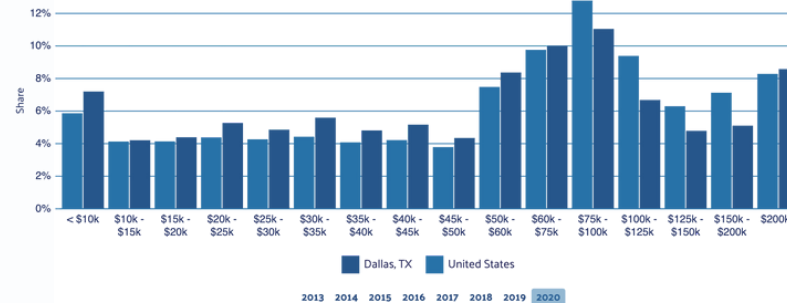
Quickfacts - Dallas, Texas

Dallas, TX is home to a population of 1.34M people, from which 80.3% are citizens. As of 2019, 24.6% of Dallas, TX residents were born outside of the country (330k people). In 2019, there were 1.14 times more White (Hispanic) residents (445k people) in Dallas, TX than any other race or ethnicity. There were 391k White (Non-Hispanic) and 326k Black or African American (Non-Hispanic) residents, the second and third most common ethnic groups.

Economy - Dallas, Texas

Median household income in Dallas, TX is \$55,332. In 2019, the place with the highest median household income in Dallas, TX was Census Tract 76.04 with a value of \$250,001, followed by Census Tract 133 and Census Tract 135, with respective values of \$250,001 and \$250,001.

Dallas is currently growing at a rate of 0.13% annually and its population has increased by 12.37%



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FOR SALE

Zoning

LI - Light Industrial

City Zoning Links



City of Dallas Zoning Map

ZONING DISTRICT

LIGHT INDUSTRIAL DISTRICT

SETBACKS FRONT

15'

SETBACKS BACK

30' ADJACENT TO RESIDENTIAL OTHER: NO MIN.

DENSITY

1.0 FAR OVERALL 0.75 OFFICE/ RETAIL 0.5 RETAIL

HEIGHT

70' 5 STORIES

LOT COVERAGE

80%

SPECIAL STANDARDS

PROXIMITY SLOPE VISUAL INTRUSION

PRIMARY USES

INDUSTRIAL, WHOLESALE DISTRIBUTION & STORAGE, SUPPORTING OFFICE & RETAIL



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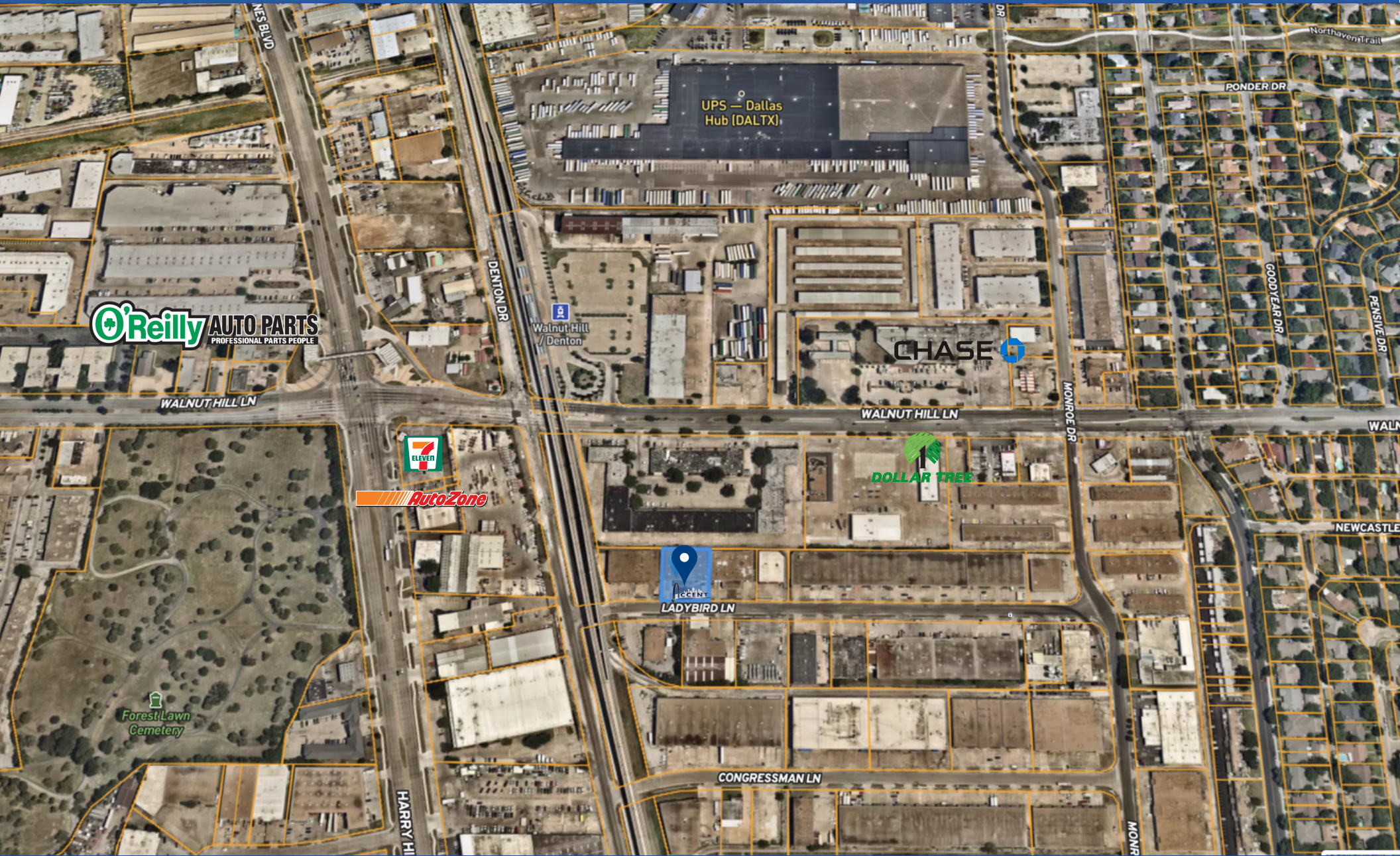


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Aerial View



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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Luis Pina	474607	lpina@accentcre.com	214-597-7651
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Sebastian Rodriquez	715436	sebastian@accentcre.com	817-226-5765
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date