

PICK-UP  
WINDOW



AVAILABLE  
3,071 SF



214.378.1212

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WORK/SHOP FOR LEASE

NEQ BELT LINE RD & PRESTONWOOD BLVD  
DALLAS, TX

LOCATION

**NEQ BELT LINE RD & PRESTONWOOD BLVD  
DALLAS, TX**

AVAILABLE SPACES

**FORMER RESTAURANT (CRISP & GREEN)  
ENDCAP + PATIO**

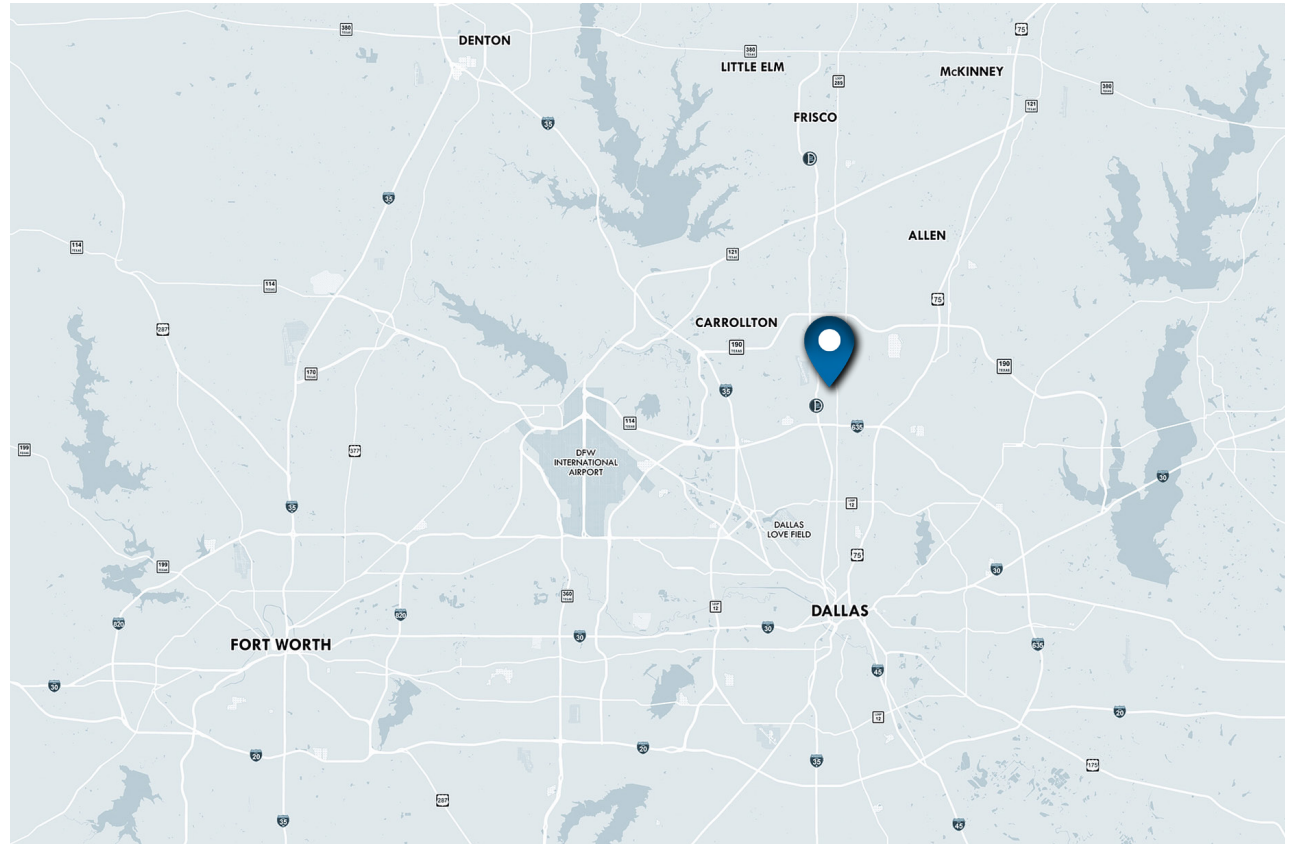
3,071 SF

TRAFFIC COUNTS

<b>BELTLINE RD</b>	<b>DNT</b>
30,728 VPD	143,975 VPD

PROPERTY HIGHLIGHTS

- ★ DAYTIME POPULATION IN EXCESS OF 56,000 IN A 1 MILE RADIUS
- ★ HIGHLY VISIBLE TO BELT LINE RD
- ★ HIGHLY ACCESSIBLE LOCATION WITHIN CLOSE PROXIMITY TO DALLAS NORTH TOLLWAY AND PRESTON RD
- ★ PATIO AND GREEN SPACE AVAILABLE



2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>29,389</b>	<b>134,705</b>	<b>387,896</b>
EST. DAYTIME POPULATION	<b>56,474</b>	<b>208,270</b>	<b>343,913</b>
EST. AVG. HH INCOME	<b>\$94,765</b>	<b>\$137,520</b>	<b>\$134,063</b>

AREA ATTRACTIONS





WORK|SHOP

12 acres  
SITE PLAN

1,000 ft  
BELTLINE ROAD FRONTAGE

1,000 ft  
GOLF COURSE VIEWS TO THE EAST







8235 DOUGLAS AVE  
SUITE 720  
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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 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.
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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
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