

**SITE**

**0.8 AC**



**0.8 AC PAD SITE FOR LEASE**

214.378.1212

3808 ROSS AVE  
DALLAS, TX

COLIN BEAMS  
CBEAMS@VENTUREDFW.COM

AMY PJETROVIC  
APJETROVIC@VENTUREDFW.COM

MIA UREÑA  
MURENA@VENTUREDFW.COM

LOCATION

**3808 ROSS AVE**

AVAILABLE SPACES

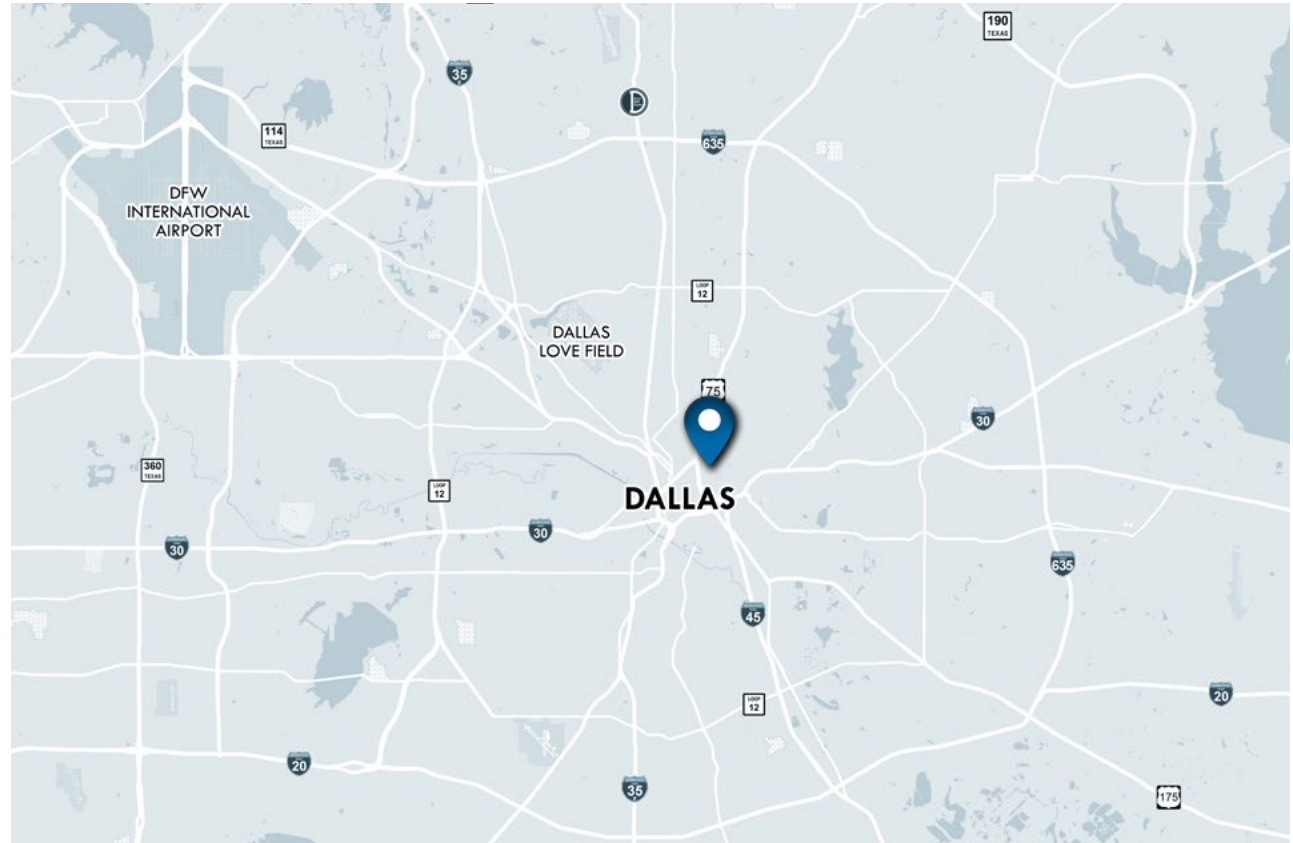
**0.8 AC                      37,897 SF**

TRAFFIC COUNTS

**ROSS AVE                      WASHINGTON AVE**  
 23,087 VPD 2019              5,763 VPD 2019

PROPERTY HIGHLIGHTS

- ★ PAD SITE ON THE HARD CORNER
- ★ 255 FT WIDE AND 140 FT DEEP
- ★ EXCELLENT INGRESS & EGRESS WITH TWO WAY STREETS, NO MEDIANS, AND 6 CURB CUTS INTO THE PROPERTY
- ★ STRONG 1 MILE DAYTIME POPULATION
- ★ SEVERAL NEW APARTMENT PROJECTS HAVE BEEN RECENTLY DEVELOPED IN THE IMMEDIATE AREA
- ★ CENTRALLY LOCATED

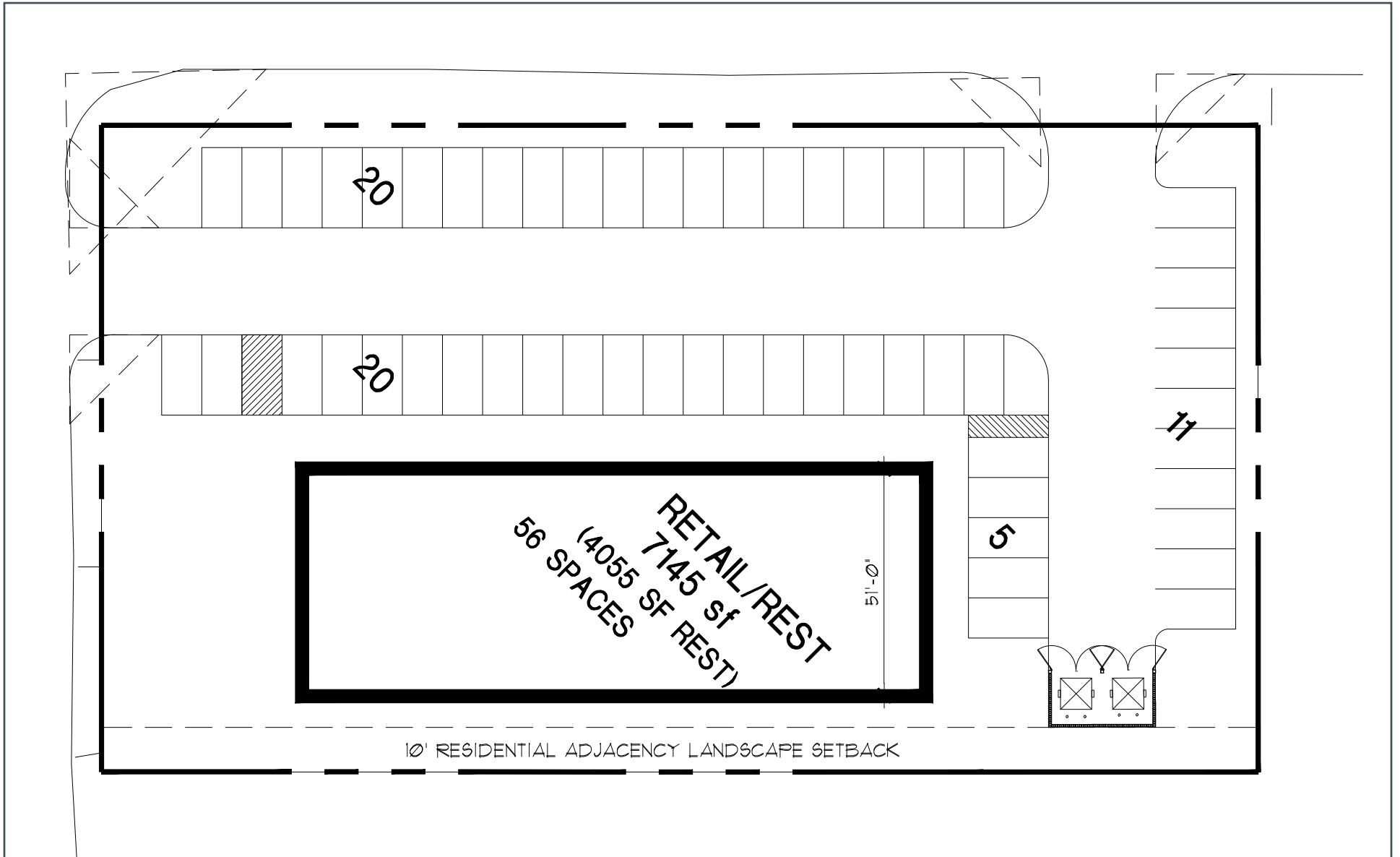


2023 DEMOGRAPHIC SUMMARY

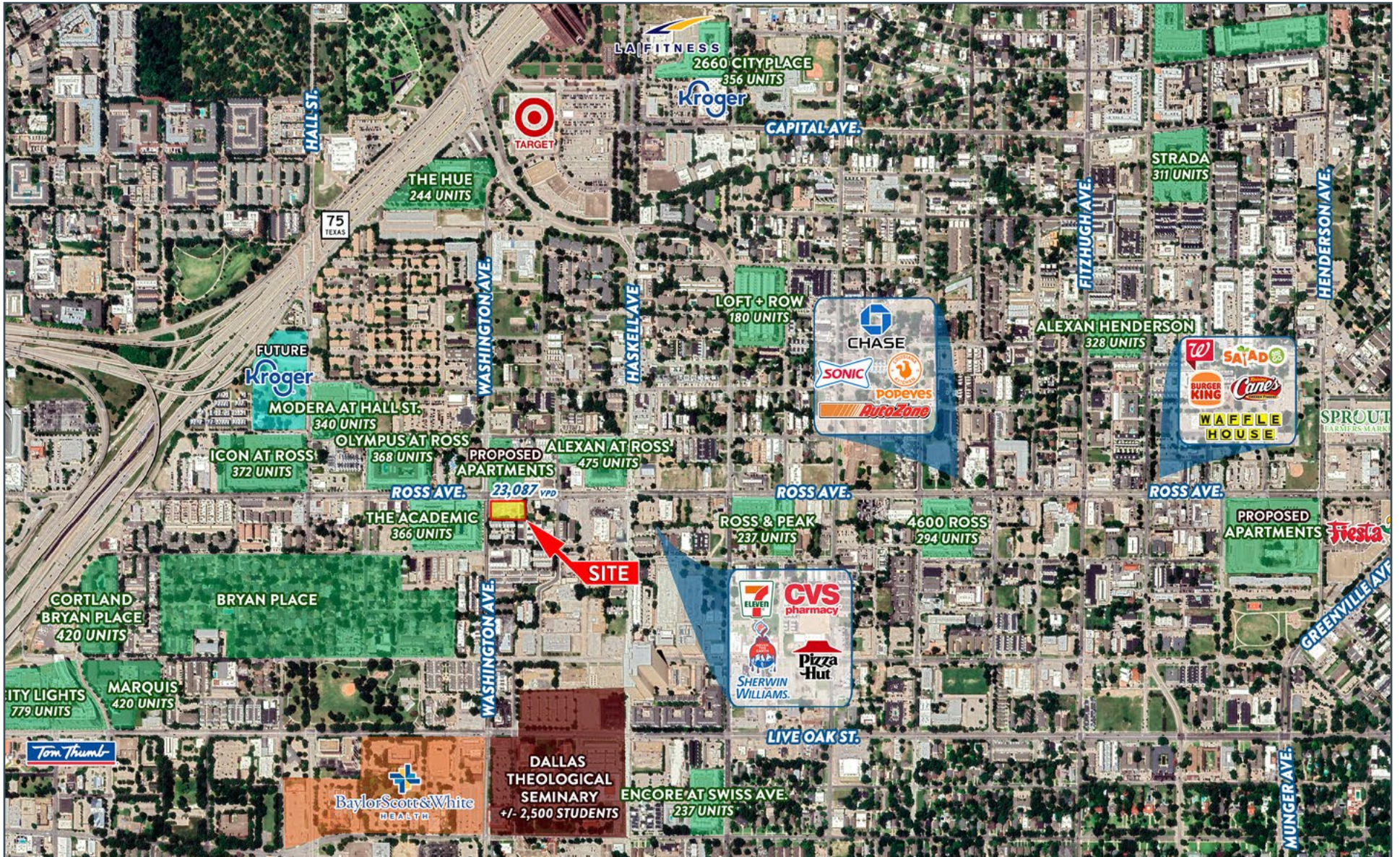
	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>38,701</b>	<b>191,318</b>	<b>381,223</b>
EST. DAYTIME POPULATION	<b>38,471</b>	<b>235,125</b>	<b>368,427</b>
EST. AVG. HH INCOME	<b>\$112,647</b>	<b>\$148,424</b>	<b>\$151,333</b>

AREA ATTRACTIONS





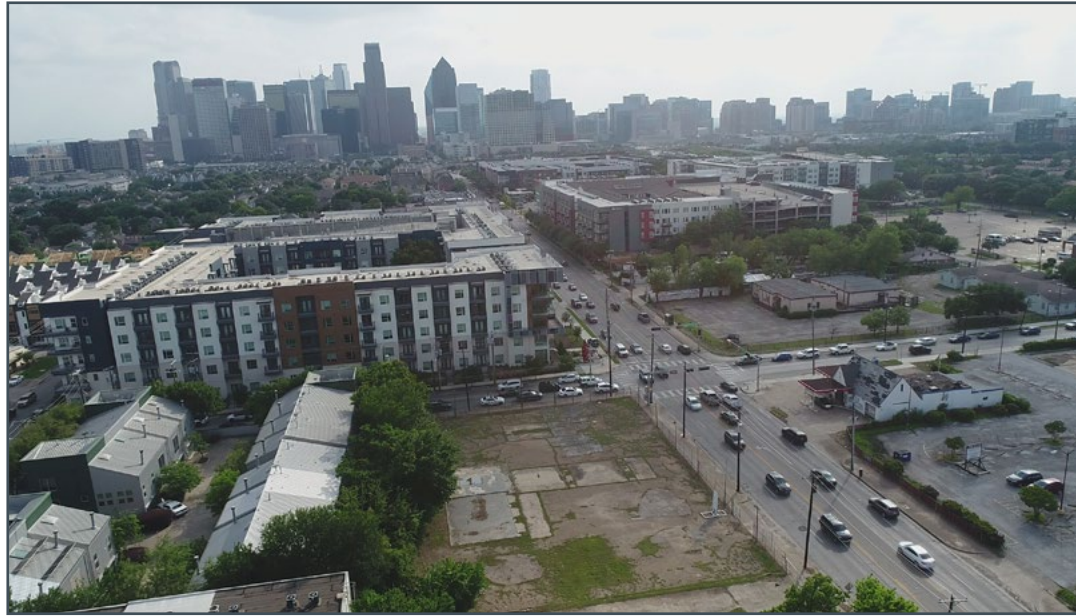














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**MIA UREÑA**

Transaction Manager  
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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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  - 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.

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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 <b>Michael E. Geisler</b>	License No. <b>350982</b>	Email <b>mgeisler@venturedfw.com</b>	Phone <b>214-378-1212</b>
Designated Broker’s Name <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	License No. <b>XXXXXXXXXXXX</b>	Email <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	Phone <b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name <b>Colin Beams</b>	License No. <b>624650</b>	Email <b>cbeams@venturedfw.com</b>	Phone <b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

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Date





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