

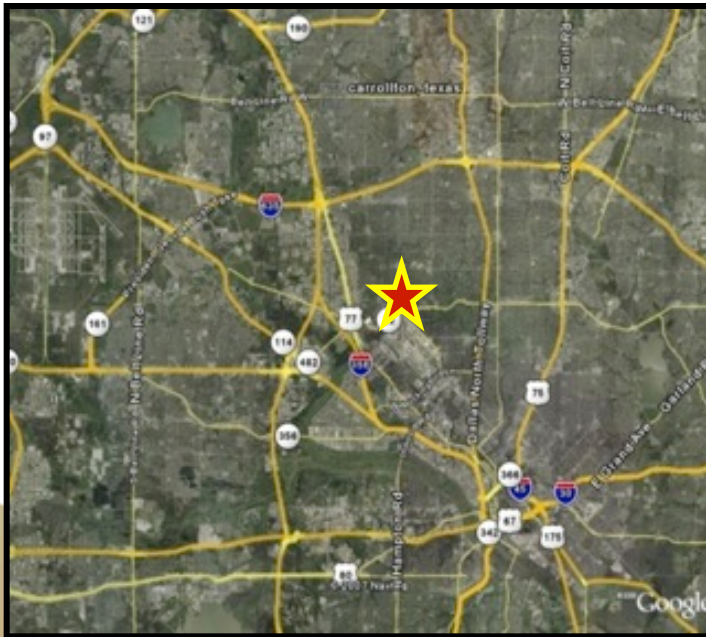
European Crossroads

(Re-Development)

2829 W. Northwest Hwy., Dallas, Tx.

PROPERTY DETAILS

- **41,000sf** Retail / **10,000sf** Ofc
- **Rental \$18/sf - \$26/sf nnn**
- **52,588** cars per day (NCTCOG)
- **Hard Corner / Lighted** intersection
- **\$62,000** Avg. HHold Income (3m)
- **3 Blocks** from **DART Rail Station**



LOCATION

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Consumers	22,656	73,059	224,771
Avg HH Inc.	\$35,000	\$62,000	\$94,000
% Hispanic	94%	67%	46%

Source: NCTCOG

FOR DETAILED INFORMATION, CONTACT:

Dave Valdez / Robert McWilliams

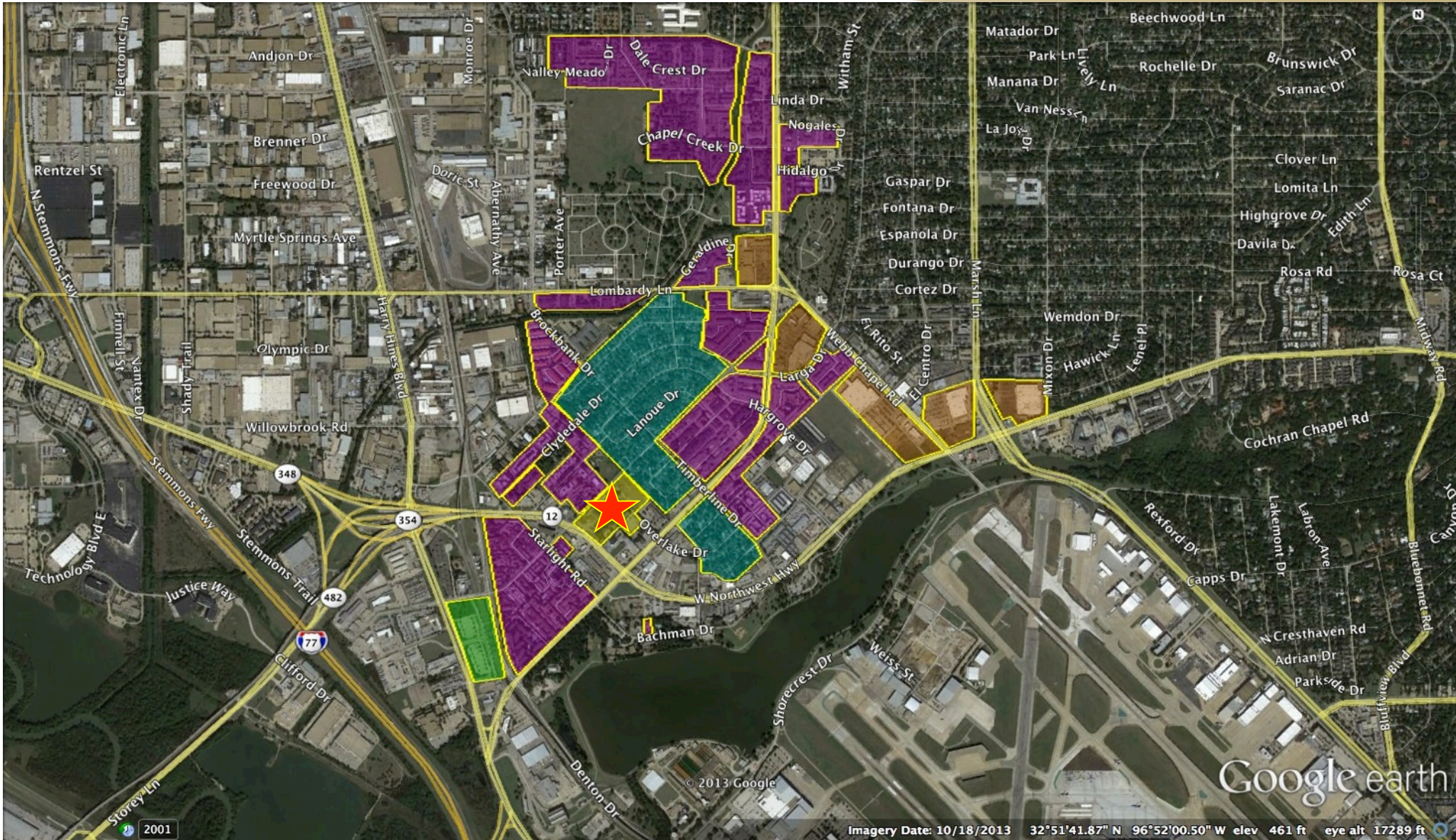
214/ 766-7241 / 972-342-6718

214/ 828-6305 Fax

www.icbcommercialproperties.com



Commercial Properties



■ Multifamily

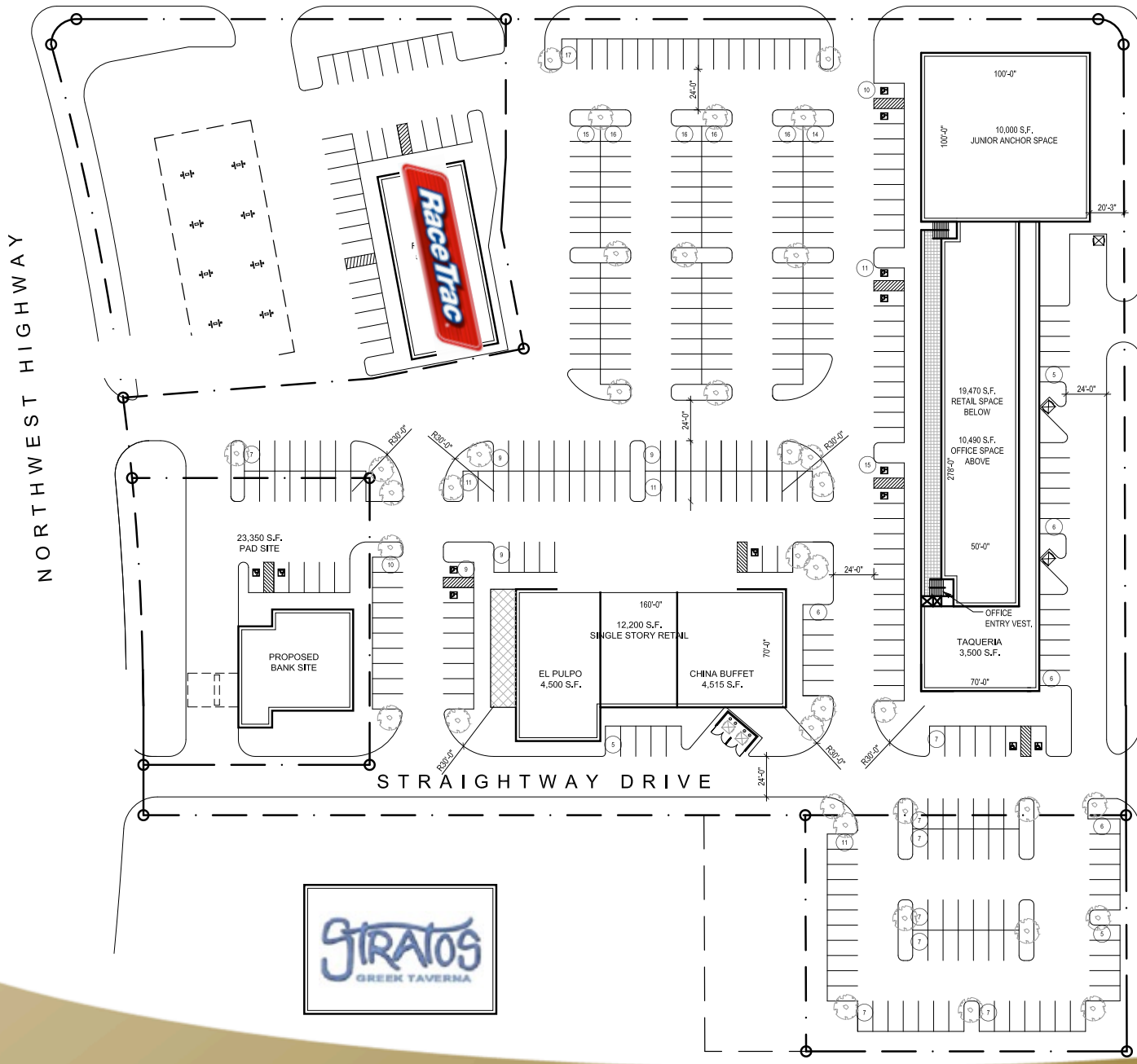
■ Residential

■ Large Retail

■ Dart Station

Site Layout (Phase I)

COMMUNITY DRIVE

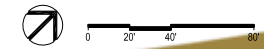


OVERLAKE DRIVE

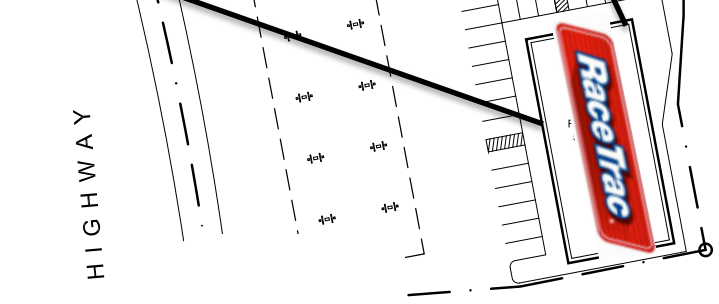
STRAIGHTWAY DRIVE

BUILDING AREA		PARKING CALCULATIONS	
OFFICE:	10,490 S.F.	1:300	35 CARS
RESTAURANT:	17,400 S.F.	1:100	174 CARS
RETAIL:	24,000 S.F.	1:200	120 CARS
TOTAL:	51,890 S.F.		329 CARS

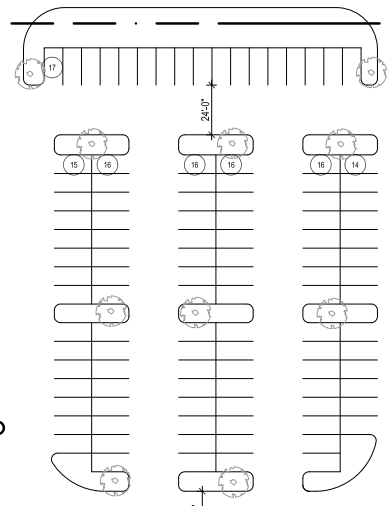
CARS REQUIRED: 329
CARS PROVIDED: 329



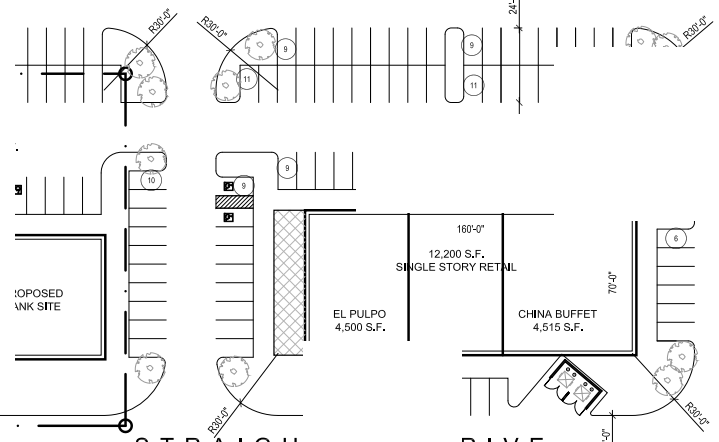
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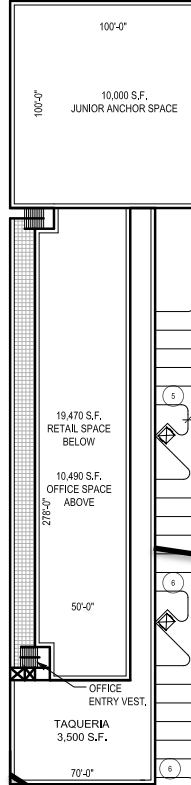
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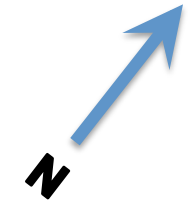
NORTHWEST HIGHWAY



STRAIGHTWAY DRIVE

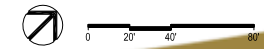


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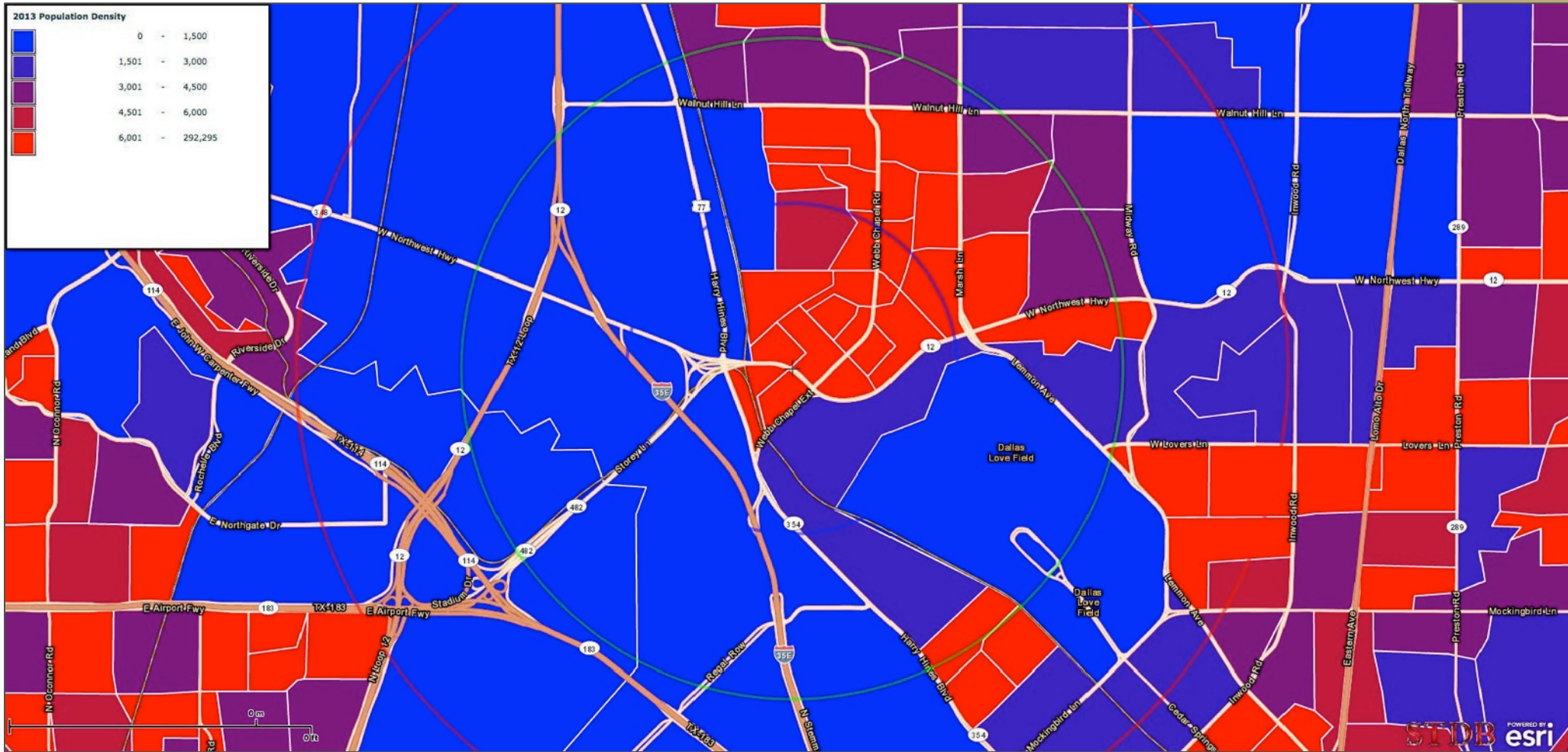


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2013 Population Density





Traffic Count Map - Close Up

2908 W NWHwy
2809 W Northwest Hwy, Dallas, Texas, 75220
Ring: 0.5, 1, 2 Miles

Prepared by David Valdez
Latitude: 32.857874
Longitude: -96.873605





Market Profile

European Crossroads ReDev
 2908 W Northwest Hwy, Dallas, Texas, 75220,
 Rings: 1, 2, 3 mile radii

Prepared by David Valdez
 Latitude: 32.856913104
 Longitude: -96.87253710

	1 mile	2 miles	3 miles
Population Summary			
2000 Total Population	28,515	53,006	78,960
2010 Total Population	20,296	44,484	71,966
2013 Total Population	20,425	45,962	73,776
2013 Group Quarters	2	9	472
2018 Total Population	21,508	49,651	78,927
2013-2018 Annual Rate	1.04%	1.56%	1.36%
Household Summary			
2000 Households	7,653	15,410	25,013
2000 Average Household Size	3.73	3.44	3.12
2010 Households	6,171	13,923	24,336
2010 Average Household Size	3.29	3.19	2.94
2013 Households	6,188	14,375	24,885
2013 Average Household Size	3.30	3.20	2.95
2018 Households	6,490	15,499	26,538
2018 Average Household Size	3.31	3.20	2.96
2013-2018 Annual Rate	0.96%	1.52%	1.29%
2010 Families	4,360	9,697	16,158
2010 Average Family Size	3.74	3.75	3.57
2013 Families	4,376	9,986	16,492
2013 Average Family Size	3.75	3.76	3.58
2018 Families	4,586	10,730	17,536
2018 Average Family Size	3.77	3.78	3.60
2013-2018 Annual Rate	0.94%	1.45%	1.24%
Housing Unit Summary			
2000 Housing Units	7,928	16,163	26,183
Owner Occupied Housing Units	6.7%	29.0%	44.8%
Renter Occupied Housing Units	89.8%	66.3%	50.7%
Vacant Housing Units	3.5%	4.7%	4.5%
2010 Housing Units	7,221	15,841	27,041
Owner Occupied Housing Units	6.4%	28.4%	41.5%
Renter Occupied Housing Units	79.1%	59.5%	48.5%
Vacant Housing Units	14.5%	12.1%	10.0%
2013 Housing Units	7,406	16,437	27,812
Owner Occupied Housing Units	6.7%	28.5%	41.3%
Renter Occupied Housing Units	76.8%	58.9%	48.2%
Vacant Housing Units	16.4%	12.5%	10.5%
2018 Housing Units	7,670	17,339	29,237
Owner Occupied Housing Units	7.7%	30.5%	42.9%
Renter Occupied Housing Units	76.9%	58.9%	47.8%
Vacant Housing Units	15.4%	10.6%	9.2%
Median Household Income			
2013	\$26,521	\$33,479	\$40,130
2018	\$28,320	\$39,268	\$50,923
Median Home Value			
2013	\$99,103	\$146,303	\$197,184
2018	\$135,366	\$188,754	\$242,234
Per Capita Income			
2013	\$10,222	\$16,137	\$23,904
2018	\$11,629	\$18,901	\$28,019
Median Age			
2010	26.3	28.4	30.7
2013	26.7	28.9	31.3
2018	27.4	29.7	32.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

March 01, 2014



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March 01, 2014

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept in price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

