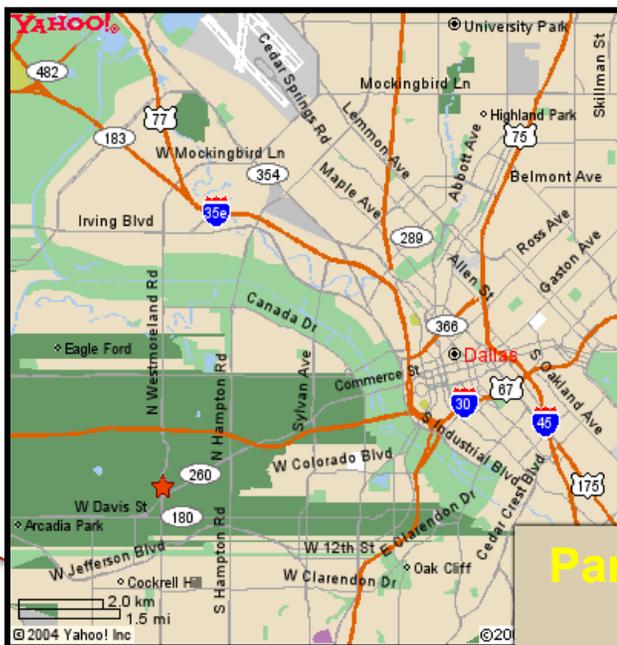


PROPERTY DETAILS

Highlights

- **Re-Developing Market**
- **Additional Land Included (extra pads available)**
- **Strong Consumer Demographics**
- **500 Employees on site daily due to 60,000sf government tenancy**



LOCATION

FOR DETAILED INFORMATION, CONTACT:

Dave Valdez

214/ 766-7241

dave@icbpropertiesco.com

Estela Reynoso

214/926-9330

estela@icbcommercialproperties.com

Part of Davis Garden TIF and City of Dallas Enterprise Zone

100,000sf

Retail - Ofc

● Center RBA	101,105sf
● Occupancy	99.1%
● Available	1,200sf
● Rental	\$24sf NNN
● Triple Nets	\$4.60/sf

Center Overview

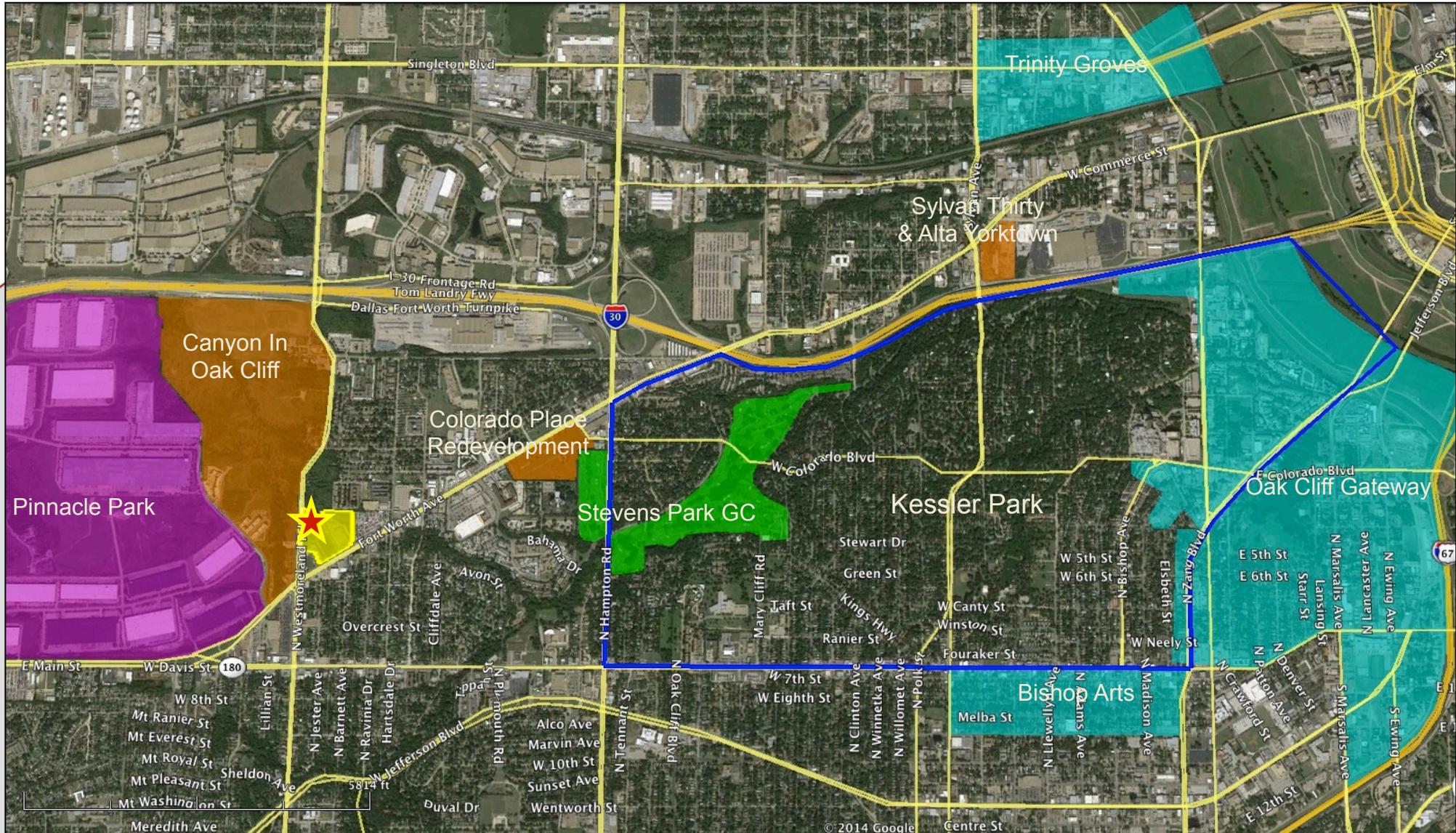
Kessler Hills Shopping Center is on approximately 434,729sf of land, with roughly 100,260sf of retail improvements. **There is approx. 5 acres additional, undeveloped lots surrounding the center with prime frontage along Westmoreland Road, or Ft. Worth Avenue (see site plan).** The center has been significantly renovated. The Texas Department of Family & Protective Services signed a ten year agreement for approximately 40,500sf and brought 300 - 400 employees to the center. This is in addition to the 50 - 75 employed with the Social Security Administration, (out parcel) those employed with Texas Rehab, and the many consumers visiting the center for their services and retail operators.

Area Overview

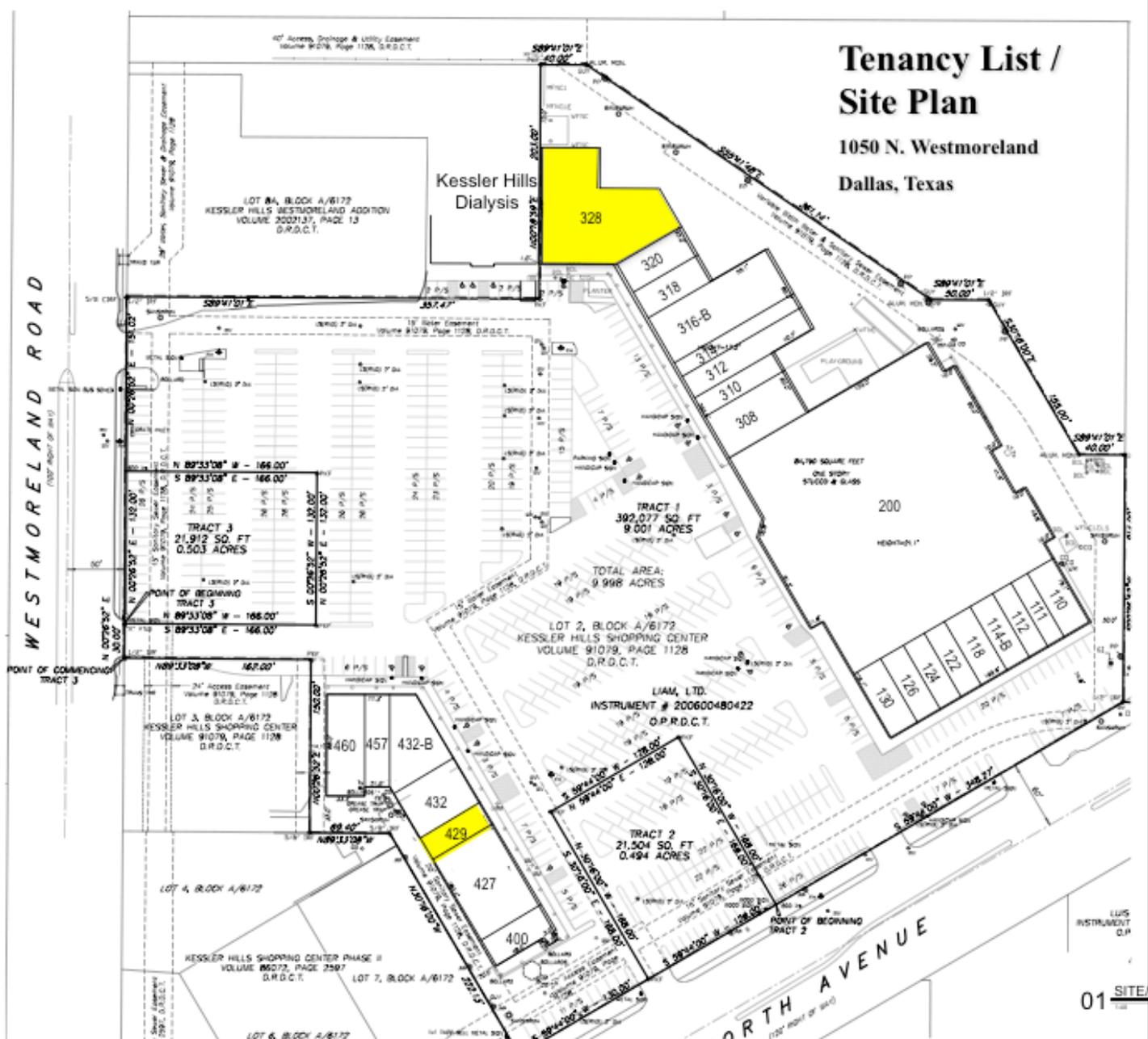
Kessler Hills Shopping Center is located at the NEC of Westmoreland & Ft. Worth Ave, on the going-home route amongst a **population of 18,900, 62,700 and 127,600 consumers** within a 1, 2, 3 mile radius respectively. This center is at the heart of redevelopment for this north Oak Cliff market, with such redevelopment efforts initiated by the state, private developers and the city of Dallas.

The state (TxDot) has completed the widening the I-30 thoroughfare just to the north of the property. A significant part of this redevelopment has provided **direct ingress/egress to the Westmoreland & I-30 intersection**, which previously did not exist. This access has made Westmoreland a primary route in and out of north Oak Cliff (see aerial) and the 128,000 consumers it houses (see demographics).

Private development, which has recently acknowledged these consumers and the increased access to them, include Home Depot, Walgreen's, McDonald's, Aldi, one-half mile east on Fort Worth Ave. Wal-Mart Supercenter and Lowe's one and one-half miles northwest at I-30 & Cockrell Hill (2004 completion), **A 100+ acre mixed-use development is planned across Westmoreland west of Kessler Hills SC, where 5 acres of multi-family are under construction now.**

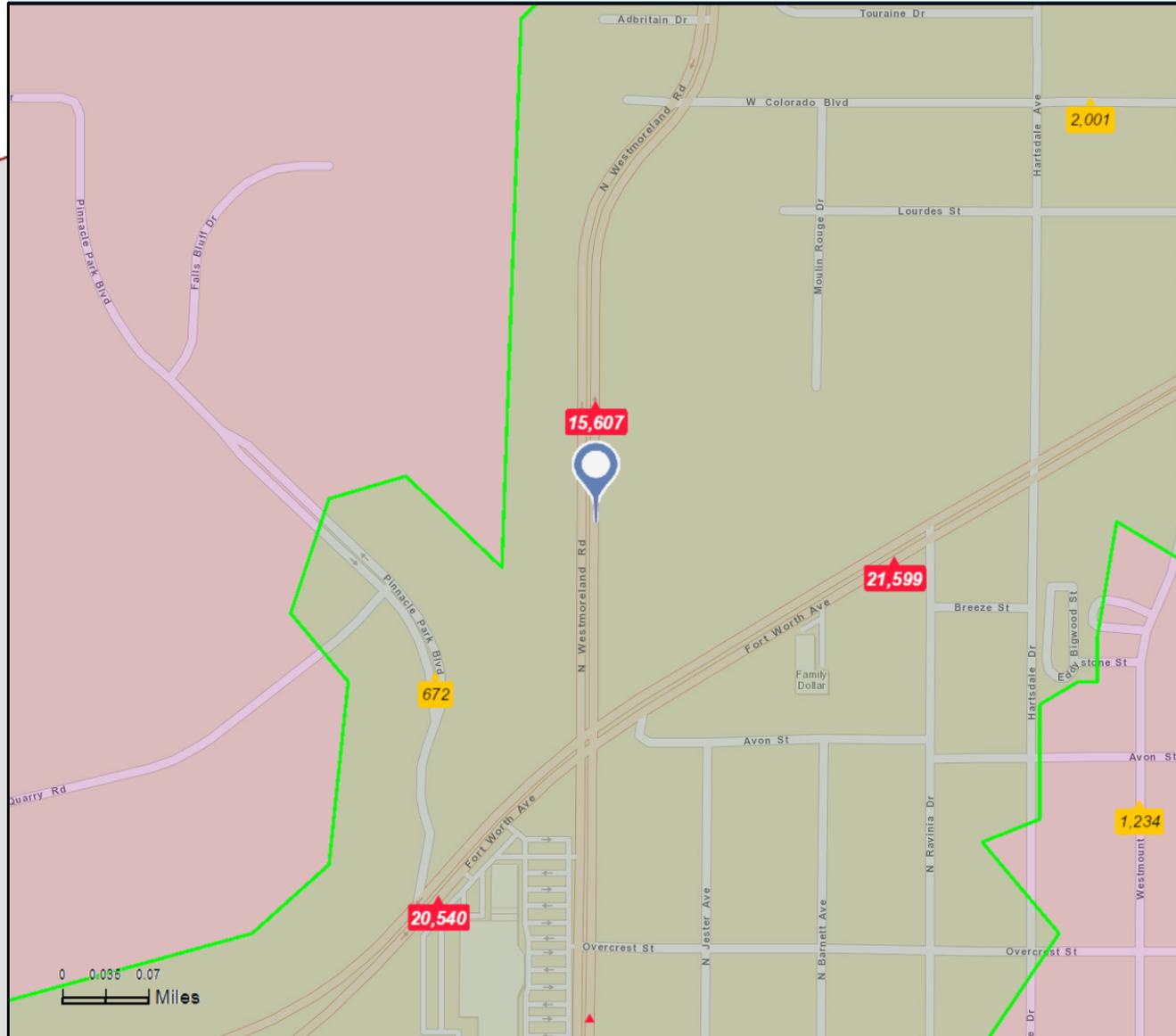


Tenant	Suite
Domino's Pizza	110
Animo	111
Sanchez	112
Angel Barber	114B
Henderson Chicken	118
Cliff's Check Cashing	122
Workforce Solutions	124
Yessica's Salon	126
Dollar Store	130
DFPS	200
Step Ahead	308
Metro PCS	310
Grocery Services	312
Pharmacy	314
WIC	316B
Alex's Hair	318
BPI Staffing	320
Familia Thrift	328
Gerald Gonzales Atty	400
Washateria	427
Blanca's Juice	429
Compassion Care	432
Viva Dental	432B
PDQ Temporaries	457
DFW Pain & Injury	460



1050 N Westmoreland Rd, Dallas, Texas, 75211
 Drive Times: 3, 6.5, 10 minute radii

Prepared by ICB Commercial
 Latitude: 32.75562
 Longitude: -96.87398



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.

