

# Retail/Office/Showroom For Lease

2945 Walnut Hill Lane, Dallas, TX 75229  
**\$9.95 NNN (\$3.25 PSF)**  
**Up to 40,000 SF Total For Lease or Build To Suit**



### Property Statistics:

- Number of Buildings 2
- Number of Stories 1
- Built 1982
- Last Renovation 2009
- Address 2945-47 Walnut Hill
- Lease Rate: Neg. + NNN
- Land Area 4.918 Acres
- Building Size (Leasable) UP to 70,000 +
- Current Parking Spaces 168
- Attainable Parking TO Code on 70K+ sf

### Benefits:

- Building is very nice condition for leasing
- Located in corner of Walnut Hill Ln. & Monroe Dr., approximately one mile east of I-35, a desirable area of Dallas
- Demographics show higher per capita and household income than national average
- Building ready for medical, legal, accounting
- Extra parking & multiple building entrances
- Good visibility

**Randall Turner, Managing Broker**  
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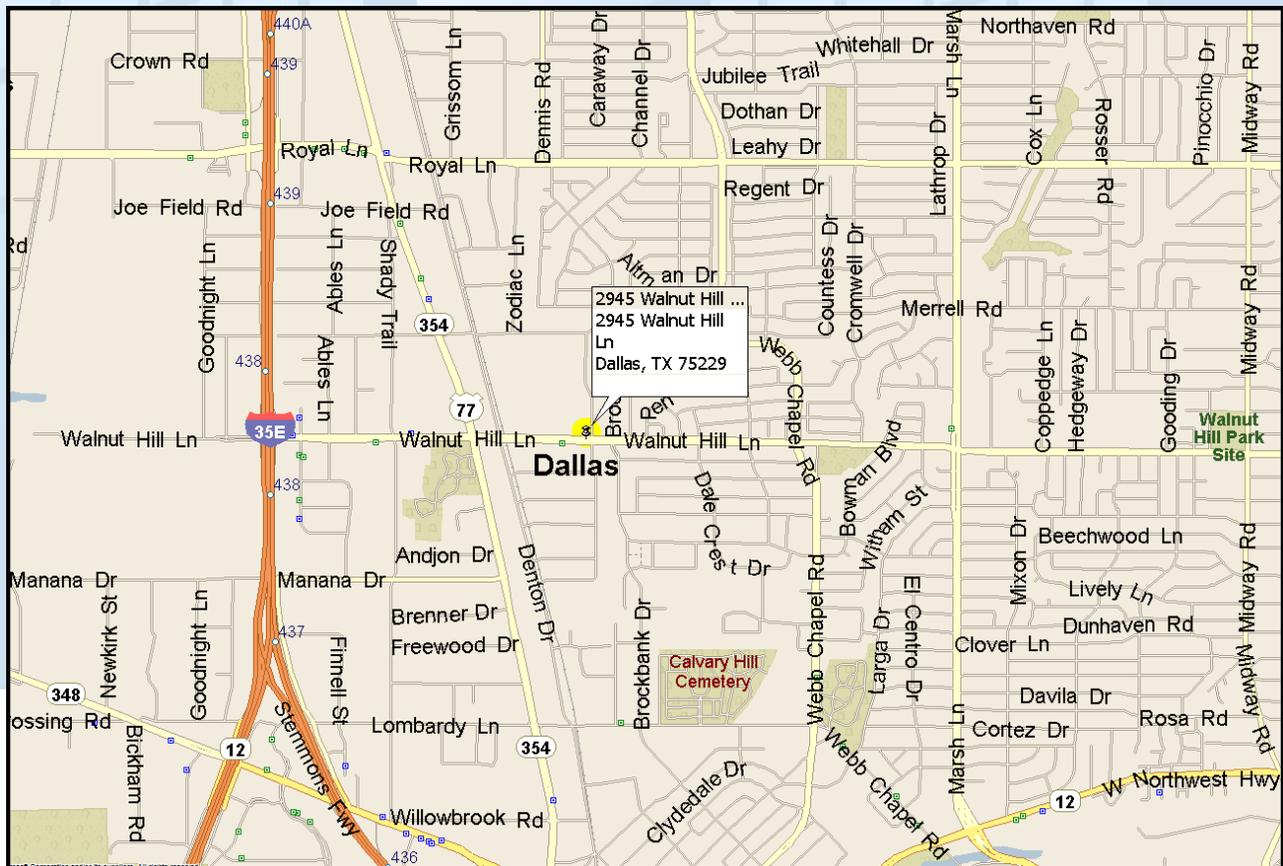
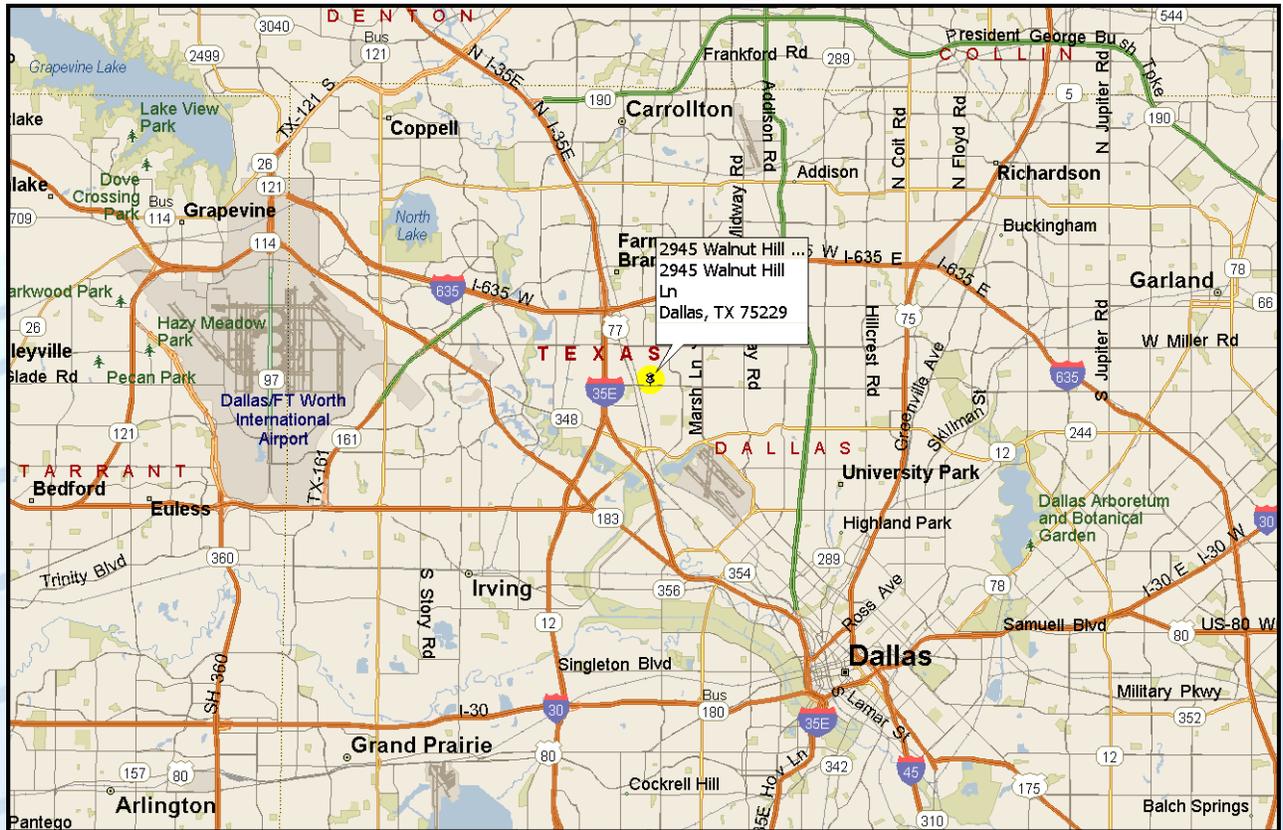
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3500 Oak Lawn Suite 325 Dallas TX 75219 214-373-0007 [www.HarvardCo.com](http://www.HarvardCo.com)



## PROPERTY INFORMATION

<b>LOCATION</b>	The subject property is located just west of the signalized hard corner of Walnut Hill Ln. & Monroe Dr. and is approximately one mile east of Interstate 35 in Dallas, Texas. With a dense collection of retail, restaurant, office, warehouse and residential development, Walnut Hill Ln. is a busy commercial corridor with a car count in excess of 23,200 vehicles per day. The property's close proximity to I-35, LBJ Fwy. (635), Airport Fwy. (183), John Carpenter Fwy. (114) and W Northwest Hwy. gives convenient access to major thoroughfares. Additionally, the subject property is just three miles to the northwest of Dallas Love Field Airport.
<b>MUNICIPAL ADDRESS</b>	2945-47 Walnut Hill Ln., Dallas, Texas 75229
<b>LAND AREA</b>	Approximately 4.918 acres (214,228 square feet)
<b>BUILDING AREA</b>	37,173 leasable square feet Additional space can be added
<b>YEAR BUILT</b>	1972, 1982
<b>BUILDING CONSTRUCTION</b>	Typical structured steel framed system. Exterior finishes are natural stone, brick, bronze and aluminum storefront framing. Concrete slab foundation
<b>ROOF</b>	Asphalt-applied, granular-surfaced modified bitumen
<b>PARKING LOT</b>	Concrete parking lot. Approximately 168 parking spaces.
<b>ZONING</b>	IR - Industrial Research
<b>TRAFFIC COUNTS</b>	Interstate 35 217,000 vehicles per day 2008 Walnut Hill Ln 23,290 vehicles per day 2004 Harry Hines Blvd. 28,000 vehicles per day 2008



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## Information About Brokerage Services

*Texas law requires all real estate licensees 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 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 coincidental 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.

<hr/> <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Designated Broker of Firm</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Licensed Supervisor of Sales Agent/ Associate</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Sales Agent/Associate's Name</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Buyer/Tenant/Seller/Landlord Initials</small>		<hr/> <small>Date</small>	

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0**