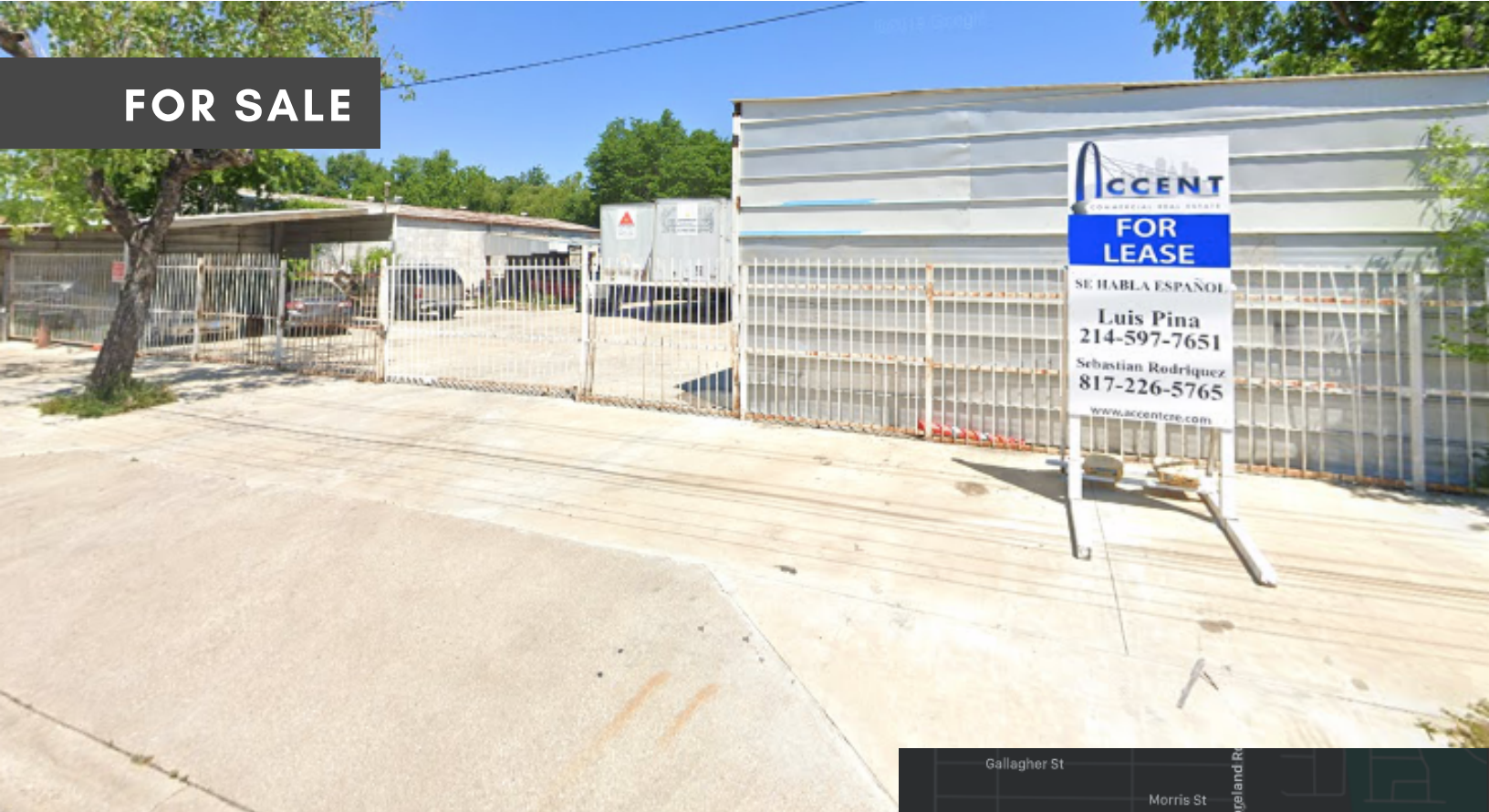




3333 SINGLETON BLVD

DALLAS, TX 75212

FOR SALE



ACCENT
COMMERCIAL REAL ESTATE
FOR LEASE
SE HABLA ESPAÑOL
Luis Pina
214-597-7651
Sebastian Rodriguez
817-226-5765
www.accentcre.com

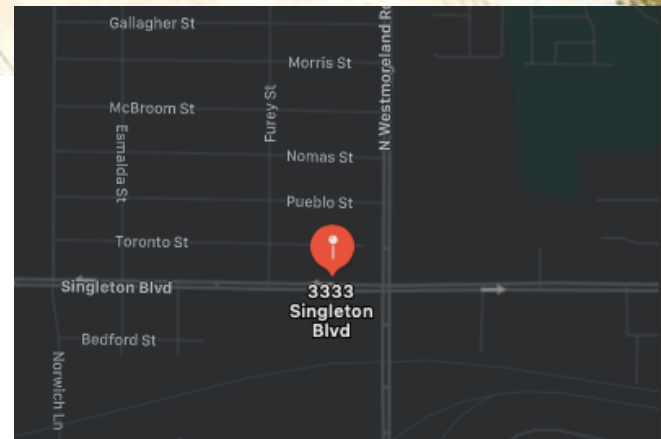
PROPERTY HIGHLIGHTS

12,000 SF LOT

CR ZONE

DENSE HISPANIC DEMOGRAPHIC

GARAGE & OFFICE ATTACHED



LUIS PINA

214-597-7651

Lpina@accentcre.com

SEBASTIAN RODRIQUEZ

817-226-5765

Sebastian@accentcre.com

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

2909 COLE AVE, SUITE 225

DALLAS TX, 75204

214-987-3600

WWW.ACCENTCRE.COM

ACCENT COMMERCIAL REAL ESTATE



3333 SINGLETON BLVD
DALLAS, TX 75212



CONTACT INFORMATION:

LUIS PINA
214-597-7651
lpina@accentcre.com

SEBASTIAN RODRIQUEZ
817-226-5765
Sebastian@accentcre.com

DEMOGRAPHICS

	1 Mile	2 Miles	5 Miles
Total Population	21,250	84,650	273,160
Daytime Population	21,780	152,550	471,650
Average HH Income	\$38,600	\$91,250	\$119,880

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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 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 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.

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.

Accent Commercial Real Estate	582008	info@accentcre.com	214-987-3602
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Luis A. Pina	474607	lpina@accentcre.com	214-597-7651-
Designated Broker of Firm	License No.	Email	Phone
Luis Pina	474607	lpina@accentcre.com	214-597-7651
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Sebastian Rodriquez	715436	sebastian@accentcre.com	817-226-5765
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date