



Component Realty

Westmoreland Heights Village Dallas, Texas



Property Information:

Description:

High-density, diverse demographics surround this destination retail center in the heart of Oak Cliff. The shopping center features a blend on neighborhood service tenants, medical services, restaurants, and national-credit retail tenants.

Location:

Westmoreland Rd (North of Illinois Ave)
Dallas, Texas

Size:

Building: 107,583 SF
Space Available: 540 SF - 2,040 SF

Demographics:

	1 Mile	3 Miles	5 Miles
Avg. HH Income	\$48,651	\$50,762	\$49,582
Total Population	23,861	143,881	293,135
Daytime Pop.	19,223	126,277	277,447

Traffic Counts:

Westmoreland Rd: 24,564 vpd

Traffic Generators:



FAMILY DOLLAR

**JACKSON HEWITT
TAX SERVICE**



MI DOCTOR



Little Caesars

Contact:



Component Realty

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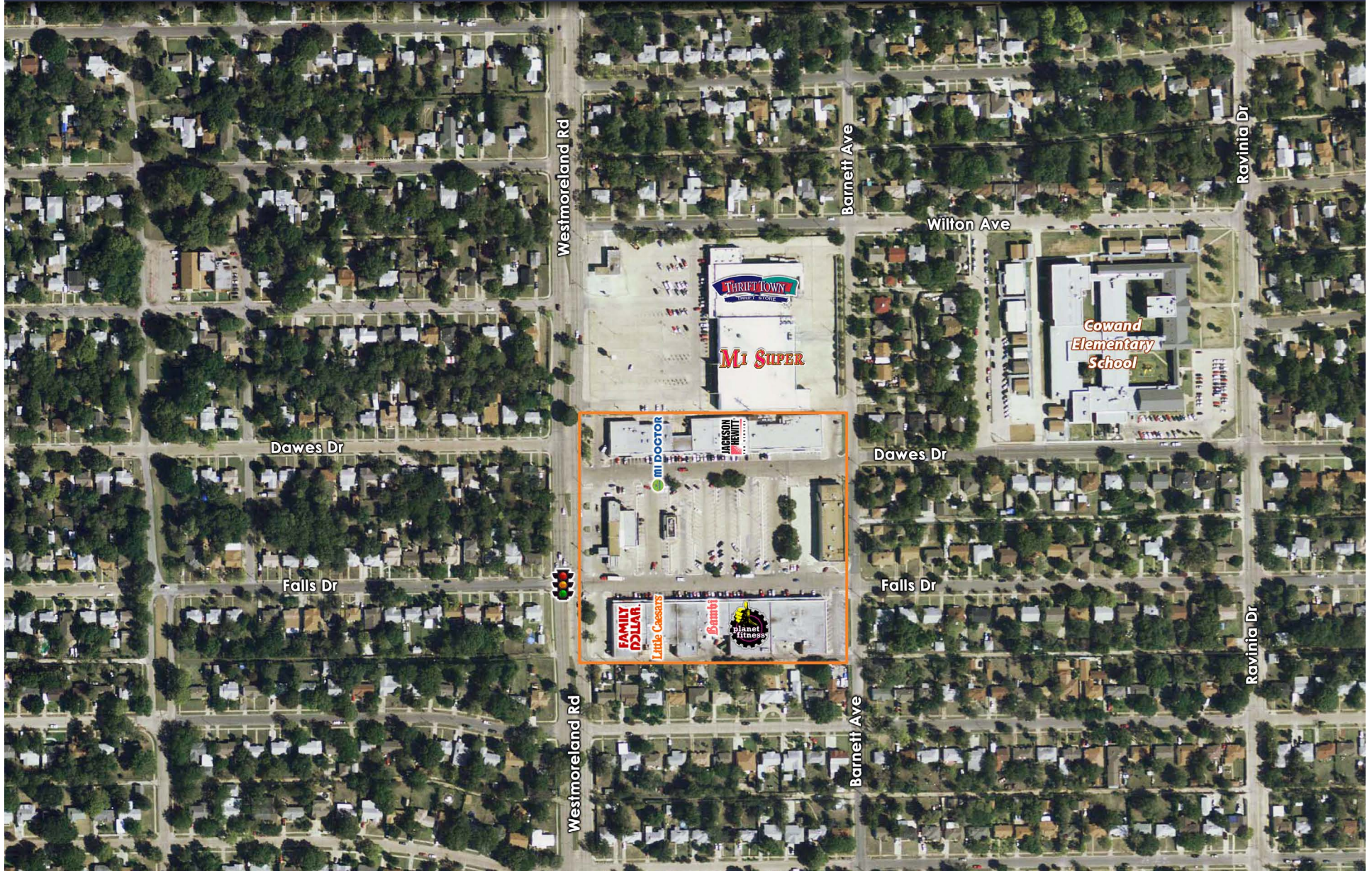
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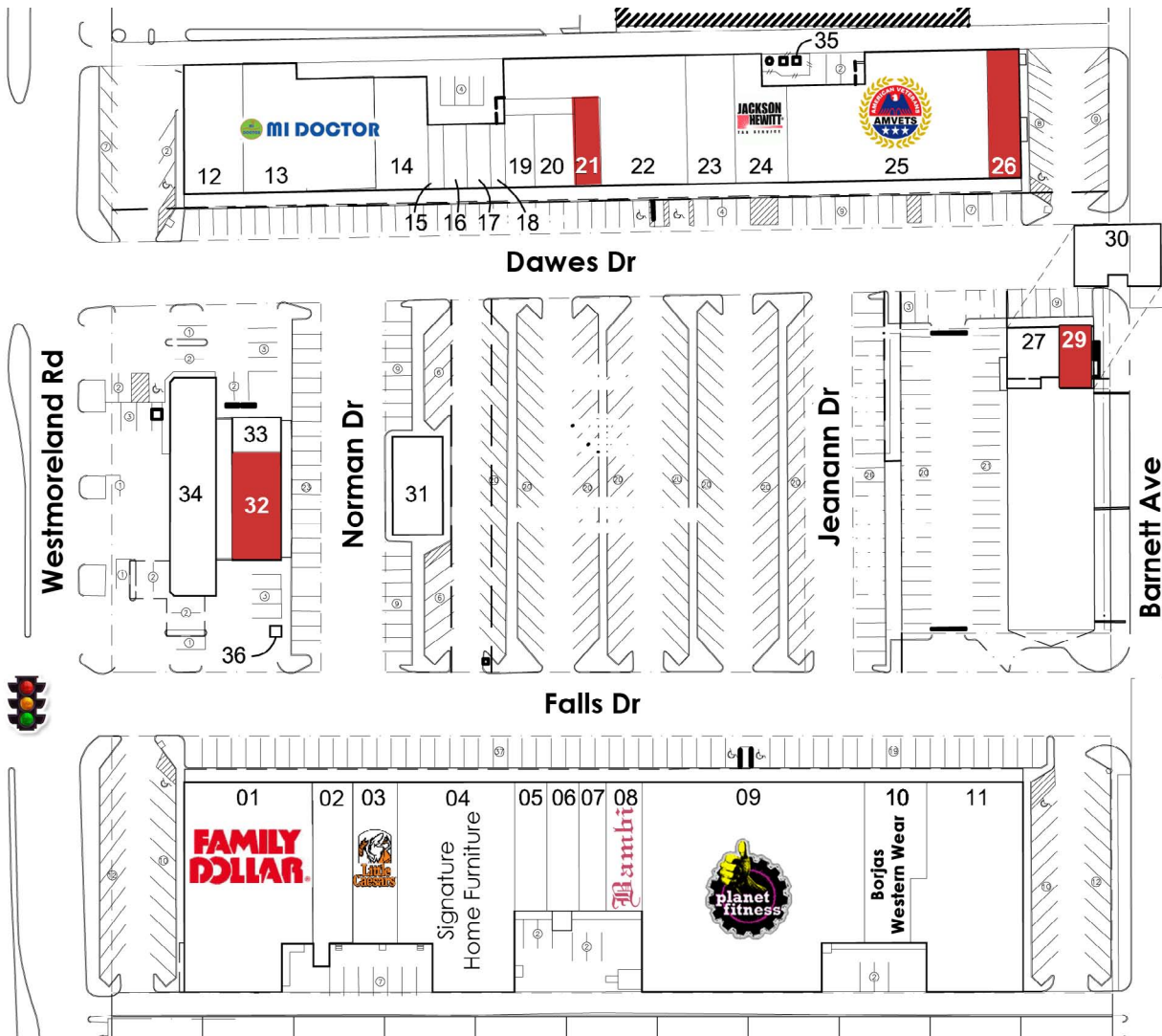




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1	Family Dollar	3230 Falls	9,800
2	Twice the Ice	3222 Falls	2,500
3	Little Caesar's Pizza	3220 Falls	2,750
4	Signature Home Furniture	3214 Falls	8,500
5	Taqueria	3212 Falls	1,600
6	Del Norte Bakery	3210 Falls	1,600
7	Ad Nails	3208 Falls	1,360
8	Bambi Beauty Salon	3206 Falls	1,840
9	Planet Fitness	3200 Falls	17,200
10	Borjas Western Wear	3106 Falls	3,241
11	\$0.99 Store	3102 Falls	7,920
12	C-Store	3249 Dawes	3,080
13	Mi Doctor	3249 Dawes	5,214
14	Westmoreland Dental	3237 Dawes	2,800
15	Guadalupe Pena	3231 Dawes	400
16	Paragon Hair	3229 Dawes	600
17	Nutriclub	3227 Dawes	600
18	Olga's Unisex Beauty	3225 Dawes	400
19	Chamoy	3223 Dawes	825
20	Heights Barber Shop	3221 Dawes	1,140
21	AVAILABLE	3219 Dawes	870
22	Select Coin Laundry	3217 Dawes	5,600
23	Partida Music & Video	3213 Dawes	2,400
24	Jackson Hewitt Tax Services	3123 Dawes	2,300
25	AmVets Post/Bingo	3115 Dawes	9,000
26	AVAILABLE	3107 Dawes	1,600
27/28	Tienda Ana Salvadorena	3106 Dawes	1,139
29	AVAILABLE	3102 Dawes	540
30	Grupo Un Camino Mejor	3108 Dawes	1,620
31	Peking Kitchen	1710 Norman	2,100
32	AVAILABLE	1711 Norman	2,040
33	Payless Insurance	1717 Norman	615
34	Good Deal Tires & Wheels	1700-1716 S. Westmoreland	3,683
35	Sprint Spectrum	n/a	-
36	Water Time	n/a	-



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

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 a 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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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.

(Form 5/98)

Property: Westmoreland Heights Village - Dallas, Texas

In this transaction, Component Realty, is:

☒ agent for Owner/Landlord only; ☐ agent for Buyer/Tenant only; or ☐ an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date