

WESTIN
COMPANY

FOR LEASE | 4505 LBJ FREEWAY
FARMERS BRANCH, TX



FORMER HAVERTY'S FURNITURE
95,488 SF Building

WESTIN
COMPANY

JOE DOYE | 214.691.7565 Direct | 214.244.0040 Mobile | joedoye@sbcglobal.net

For more information, contact:

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.



LOCATION

NEQ of I-635 \ LBJ Freeway & Midway Road

AVAILABLE

95,488 SF Building on 82,999 SF Lot

- 57,806 SF on First Floor
- 37,682 SF on Second Floor

HIGHLIGHTS

- Excellent Visibility with Exposure to approximately 355,000 Vehicles Per Day
- Pylon Signage Available
- Multiple Access Points
- Close proximity to the Galleria Mall, Brookhaven College and the Dallas Midtown Redevelopment project
- Easy access to LBJ Fwy and North Dallas Tollway
- Five (5) Dock High Loading Doors
- 22 Foot Clear Height

DEMOGRAPHICS

	1 mile	3 mile	5 miles
TOTAL POPULATION	8,228	124,250	368,270
DAYTIME POPULATION	30,655	177,823	471,161
AVERAGE HH INCOME	\$127,540	\$117,044	\$114,269

TRAFFIC COUNTS

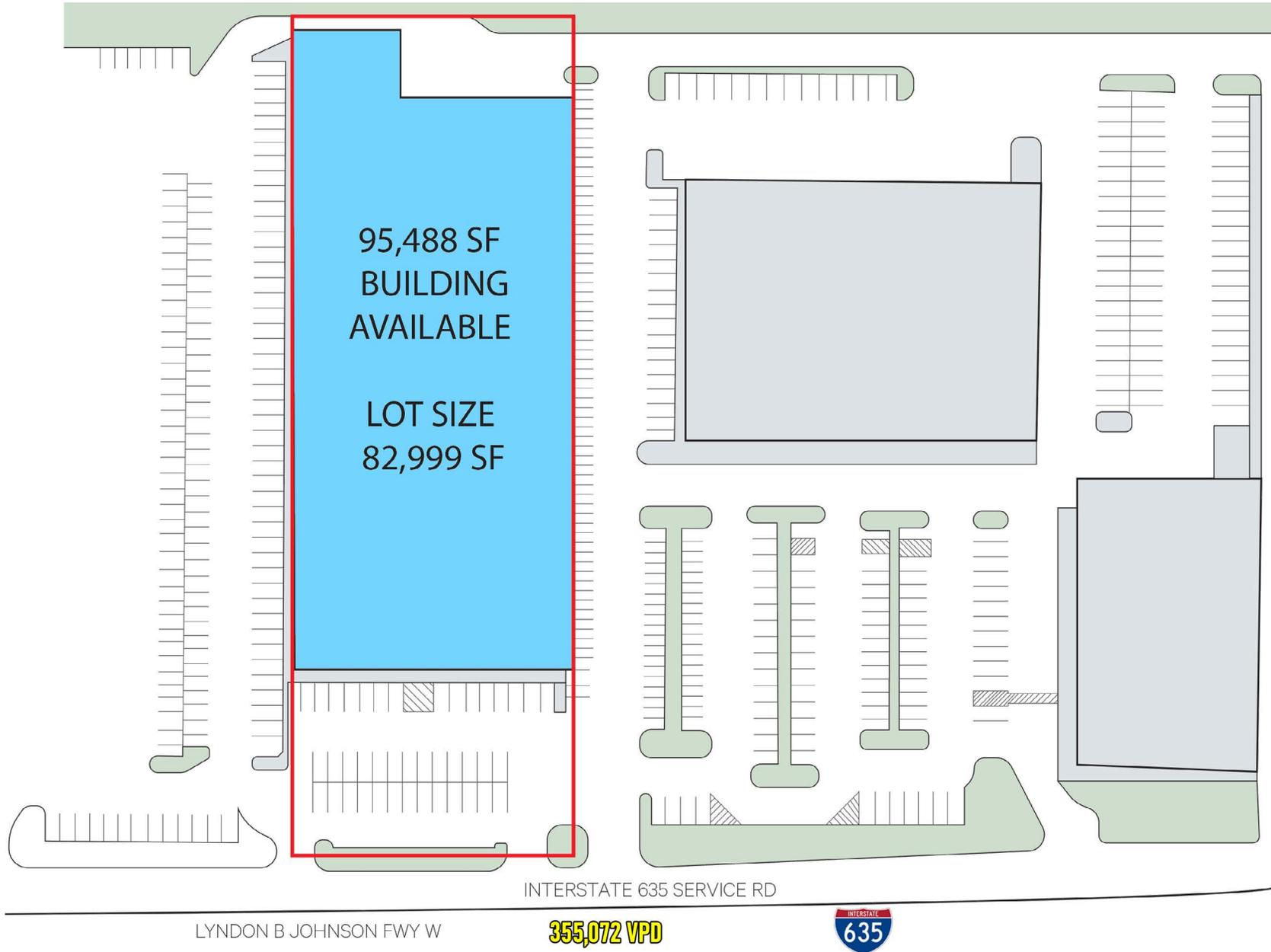
I-635/LBJ Freeway: 355,072 VPD | Midway Rd: 64,680 VPD

AREA RETAILERS

BEST BUY • GUITAR CENTER • AT HOME • SAM'S CLUB • WALMART SUPERCENTER • LA-Z-BOY
NORTSTROM • MACY'S • POTTERY BARN
BELK • TARGET • OLD NAVY • CHICK-FIL-A
CHIPOTLE • SALTGRASS • IN-N-OUT BURGER

SITE PLAN

4505 LBJ FREEWAY
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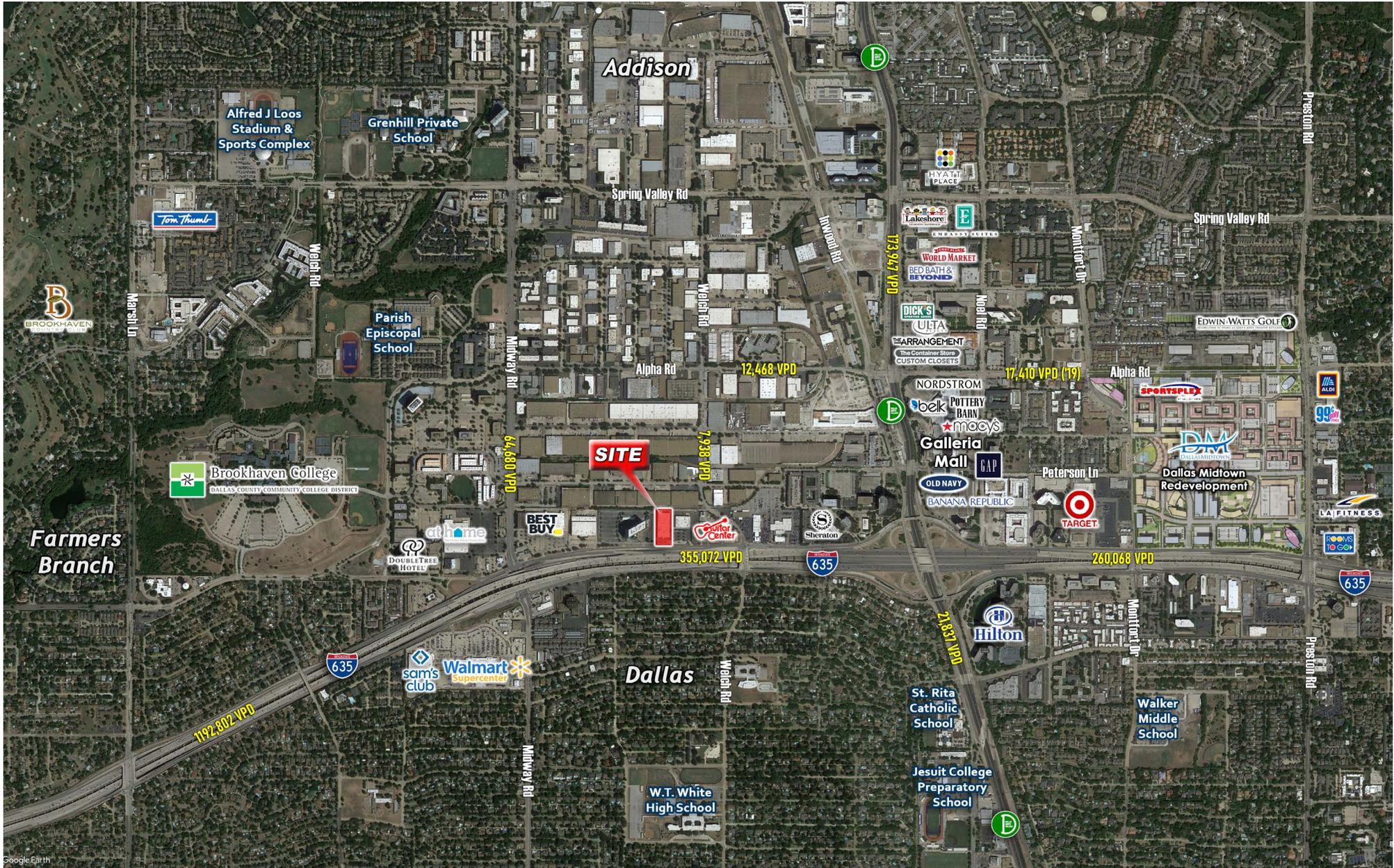


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Information About Brokerage Services

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.

Westin Company	0309438	joedoye@sbcglobal.net	214-691-7565
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov