

# HARD CORNER RETAIL ON FITZHUGH

DALLAS, TX | NEC FITZHUGH AVENUE AND BELMONT AVENUE | 2420 N. FITZHUGH AVENUE



- Located in one of the most vibrant trade areas in all of Dallas
- This corridor benefits from the welcoming of new multifamily townhome developments
- Henderson redevelopment area
  - Situated less than half a mile from the transformative Henderson Avenue redevelopment. Spanning 161,000 SF, the redevelopment will feature 12,000 SF of restaurant space, 75,000 SF of retail, and 74,000 SF of office, redefining the area as a premier destination for dining, shopping, and entertainment

## DEMOGRAPHICS:

2024 Population  
2024 Daytime Population  
2024 Total Households  
2024 Average HH Income

## 1 MILE

37,315  
33,639  
22,457  
\$151,894

## 3 MILE

213,559  
339,471  
114,668  
\$154,483

## 5 MILE

399,287  
626,280  
194,294  
\$140,697

## TRAFFIC COUNTS:

US-75: 245,000 VPD  
N. Henderson Ave.: 12,945 VPD

## AVAILABILITY:

6,000 SF | 0.57 ACRES |  
TENANT STILL OPERATING—  
PLEASE DO NOT DISTURB

## FOR LEASE:

PLEASE CALL FOR DETAILS

## AREA RETAILERS:

**JOE LEO**  
Fine Tex Mex

*lalaland*  
Zalat pizza

**LDU COFFEE**

**Zalat** pizza

*DàLat*

**F45**

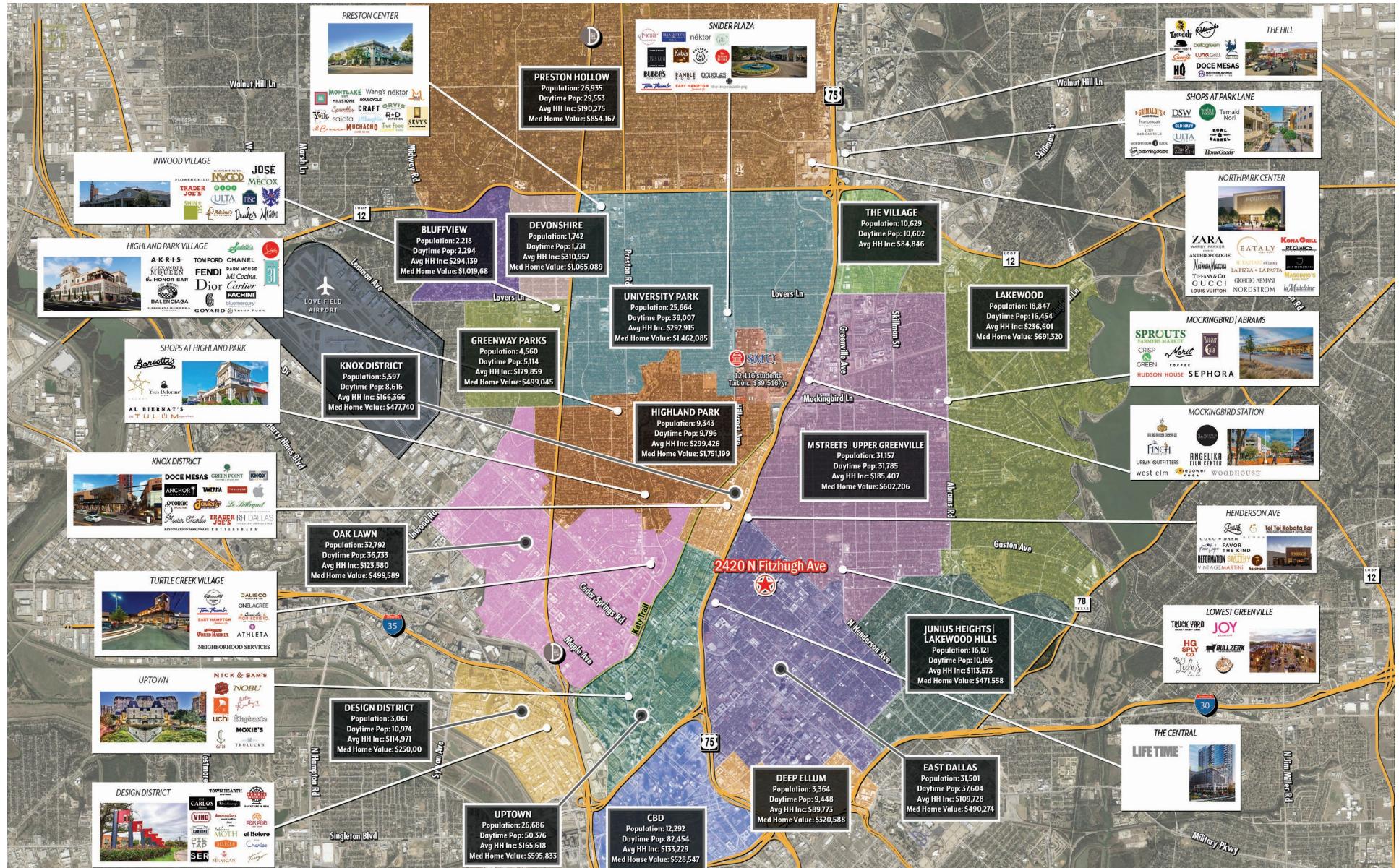
**CVS**  
pharmacy

**ZAAP**  
LAO & THAI STREET EATS

**MARGARIAS**  
COMIDA MEXICANA

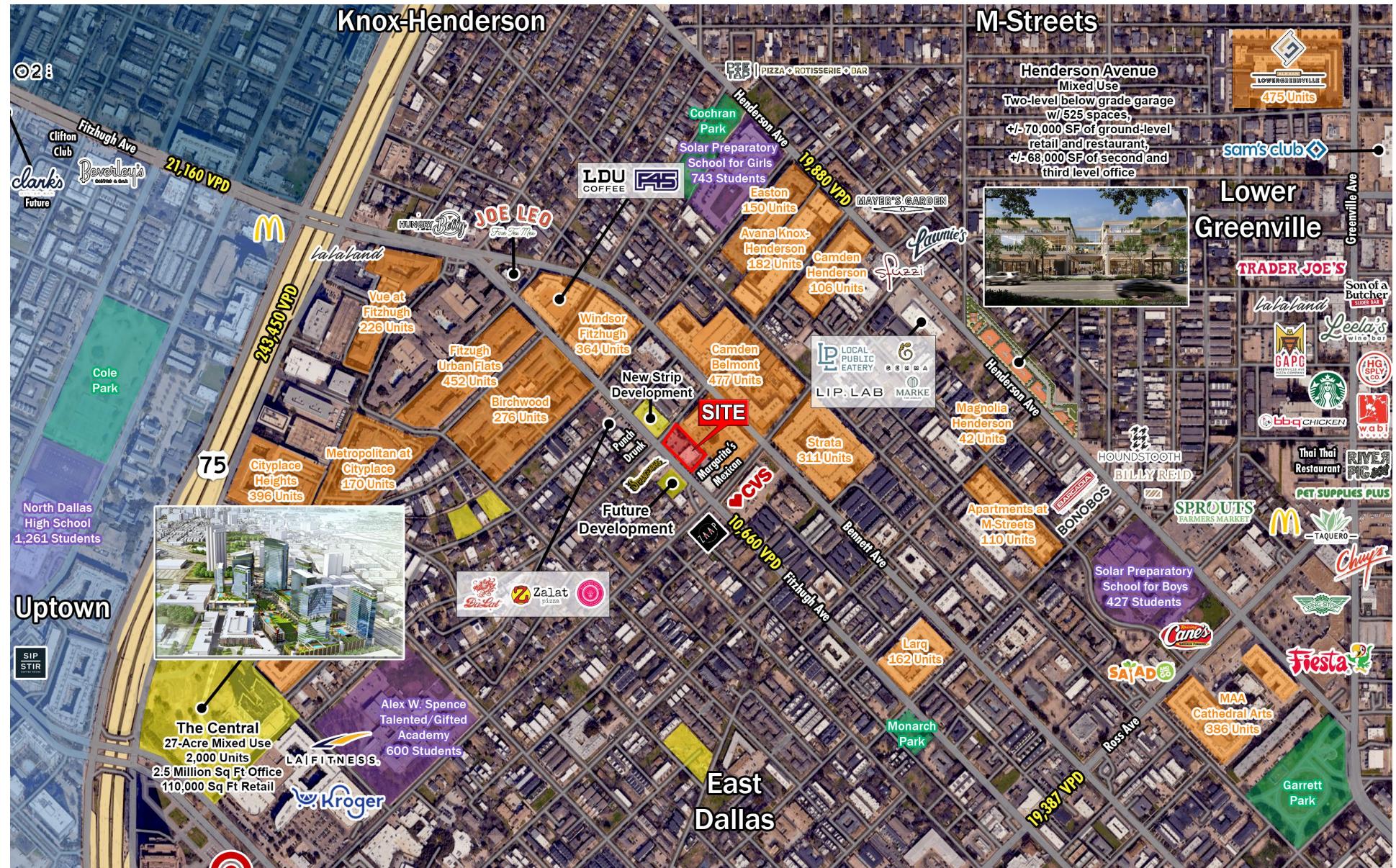
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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**MATTHEW ZIMMERMAN**  
214.572.8466  
mzimmerman@theretailconnection.net

**JAKE BURNS**  
214.572.8425  
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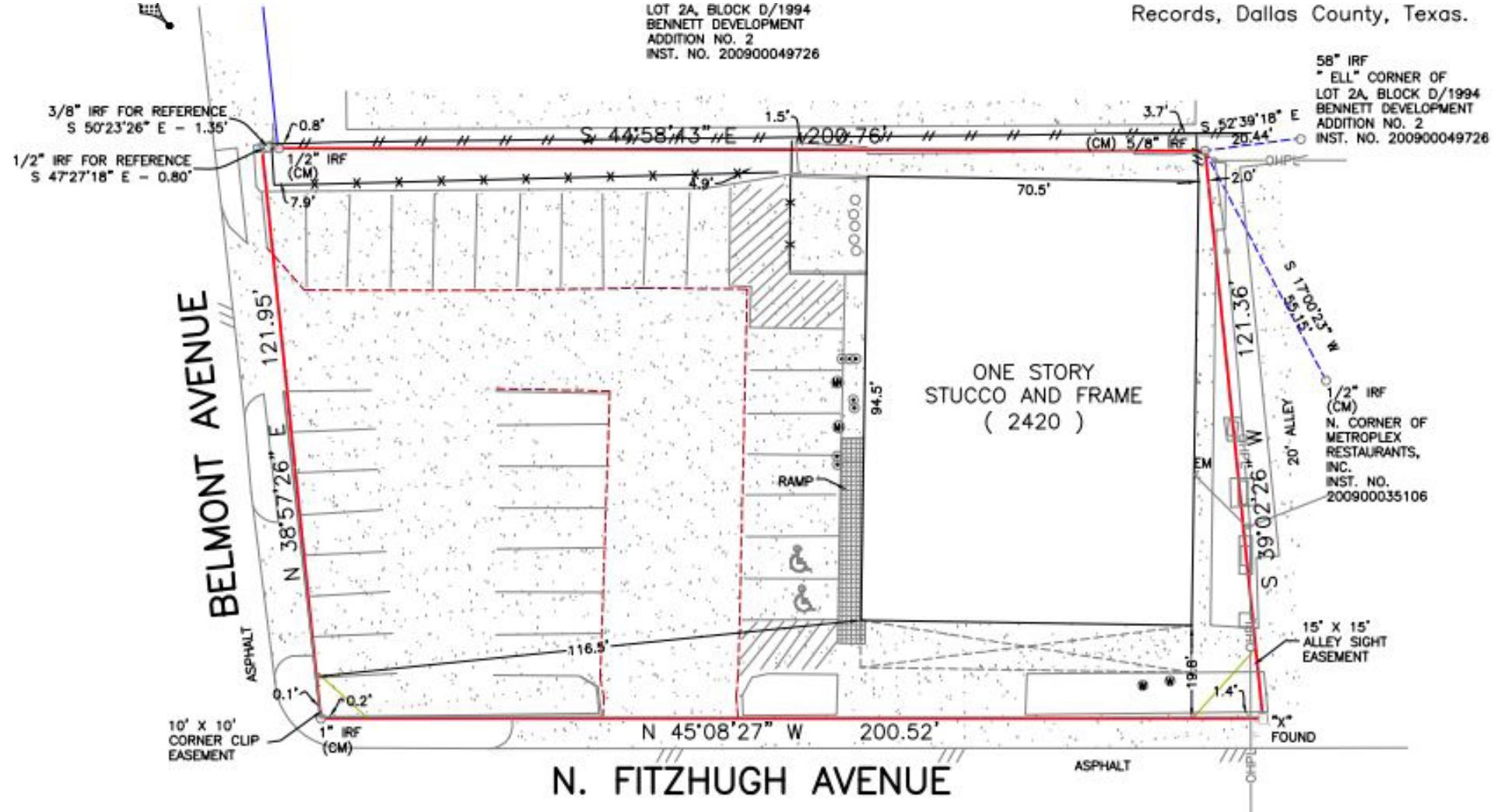
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Records, Dallas County, Texas.

LOT 2A, BLOCK D/1994  
BENNETT DEVELOPMENT  
ADDITION NO. 2  
INST. NO. 200900049726

58" IRF  
"ELL" CORNER OF  
LOT 2A, BLOCK D/1994  
BENNETT DEVELOPMENT  
ADDITION NO. 2  
INST. NO. 200900049726



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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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006485

License No.

reception@theretailconnection.net

Email

214-572-0777

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