

# UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R  
THE ROSENFELD  
COMPANY



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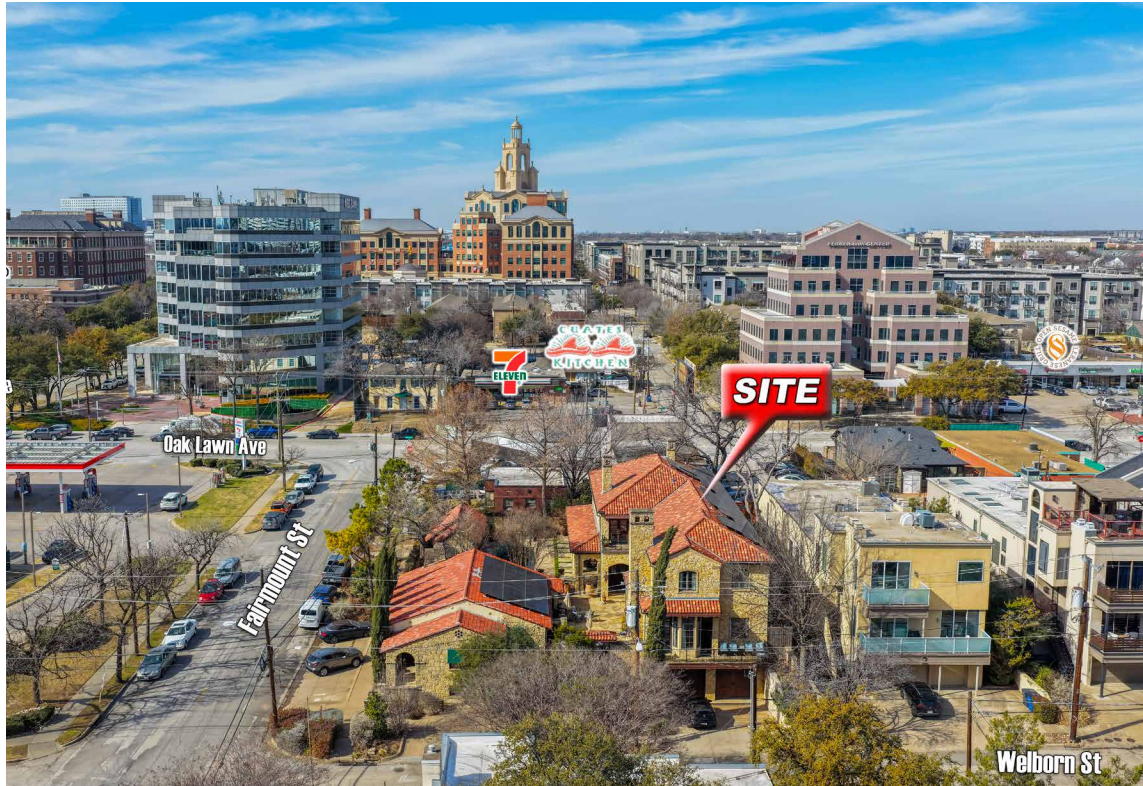
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## PROPERTY DETAILS

1. Office Casita - 2,625 SF. Property consists of four (4) main offices, two conference rooms, lobby and break room. Comes with eight (8) parking spaces. Could be used by the homeowner for a true live work and play setting or leased out as an office space.
2. Residential House - 7,021 SF. A true entertainers dream home. In the heart of Uptown. Seconds away from the Dallas North Tollway and Old Parkland. Future covered land play within PD 193 district that allows for high rise residential, office and retail.

## AVAILABLE

- » Total Land = 2 Parcels, 13,782 SF
- » Office Casita - 2,625 SF
- » Residential House - 7,021 SF

## 2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	39,364	191,3330	381,192
Daytime Population	68,340	366,990	630,776
2030 Proj. Population	44,377	207,861	402,939
Total Households	26,741	106,780	185,820
Median HH Income	\$101,377	\$95,571	\$90,362

## TRAFFIC COUNTS

Dallas North Tollway: 63,941 VPD ('24)

## TRAFFIC GENERATORS



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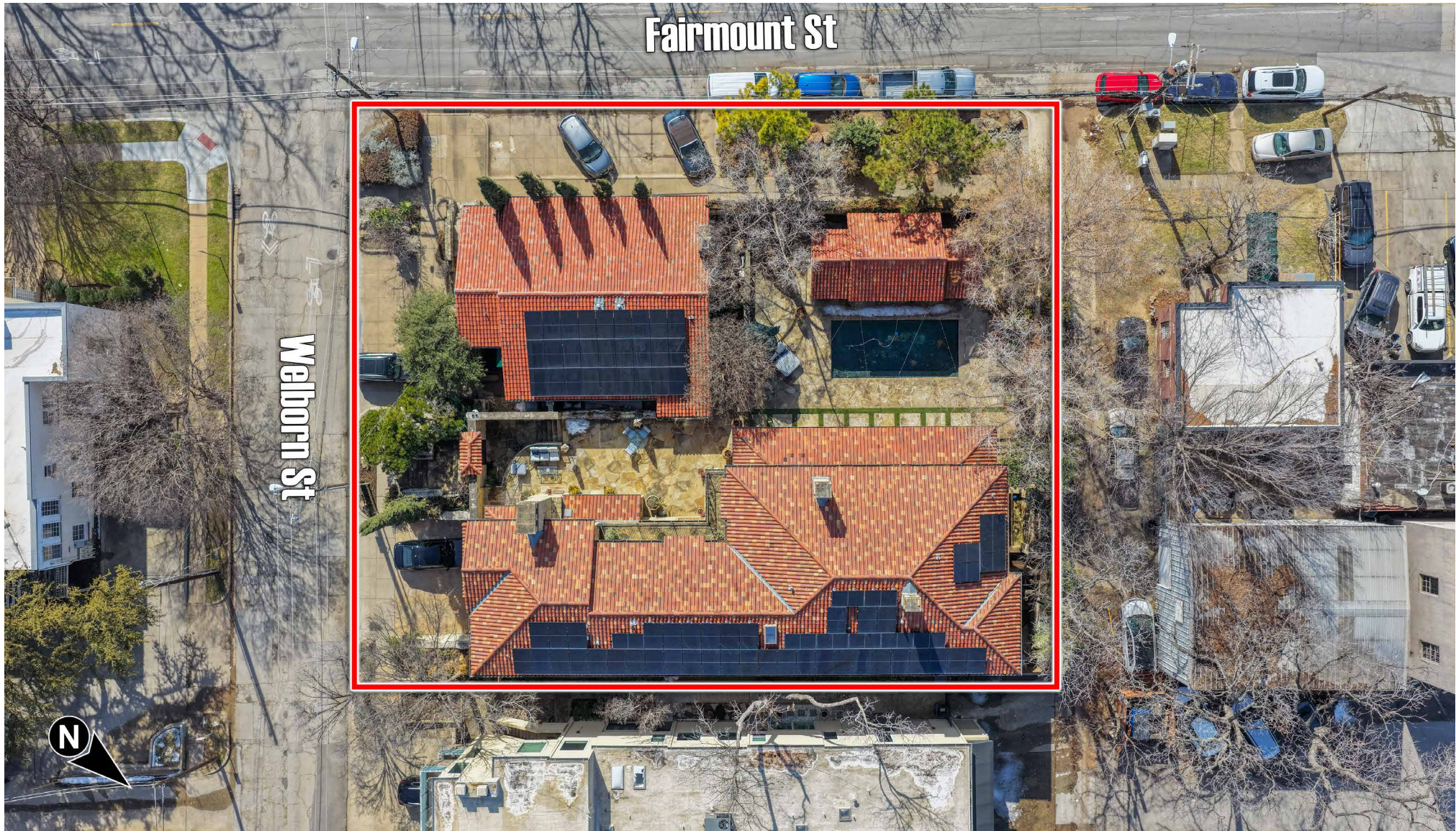
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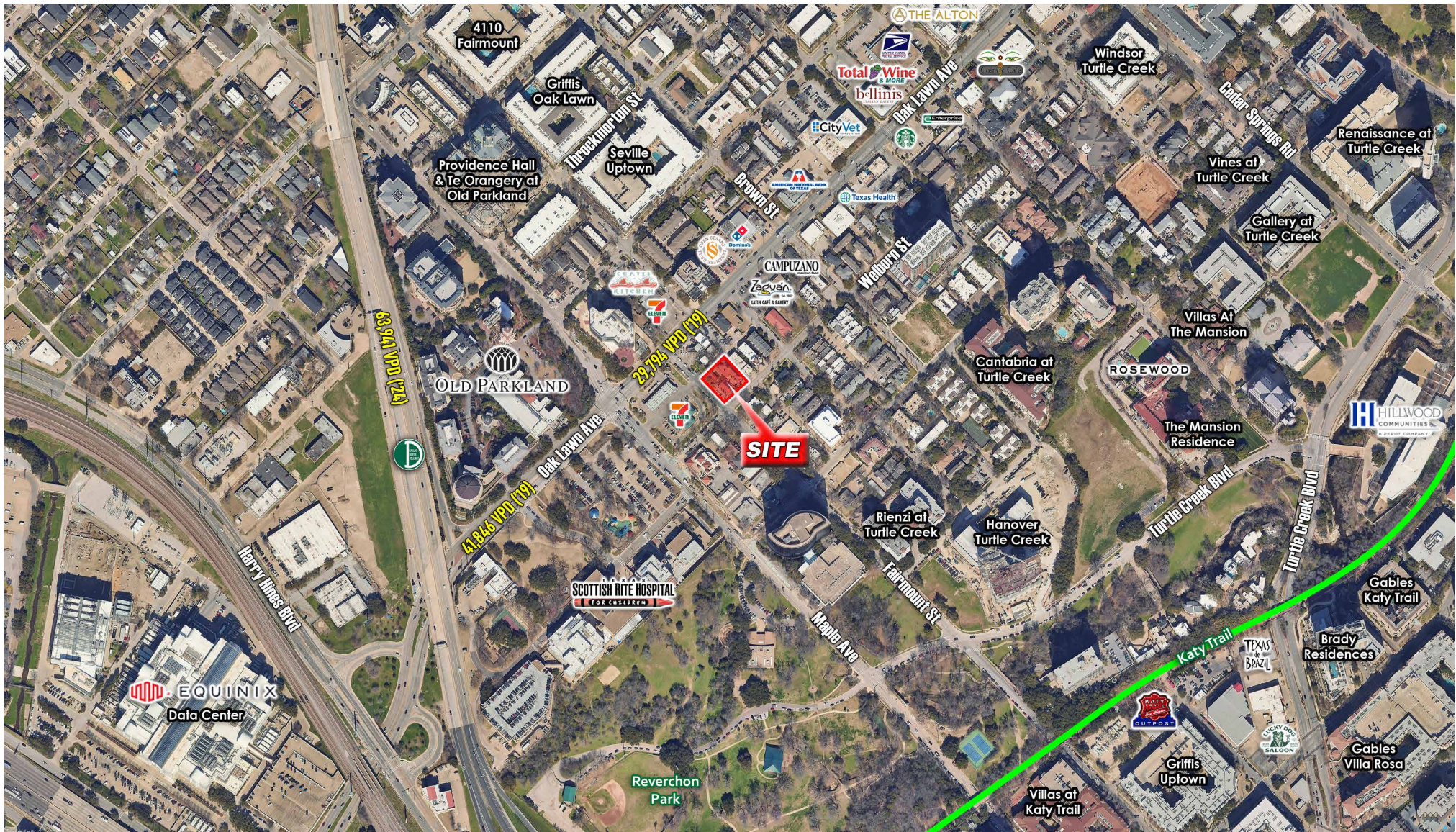
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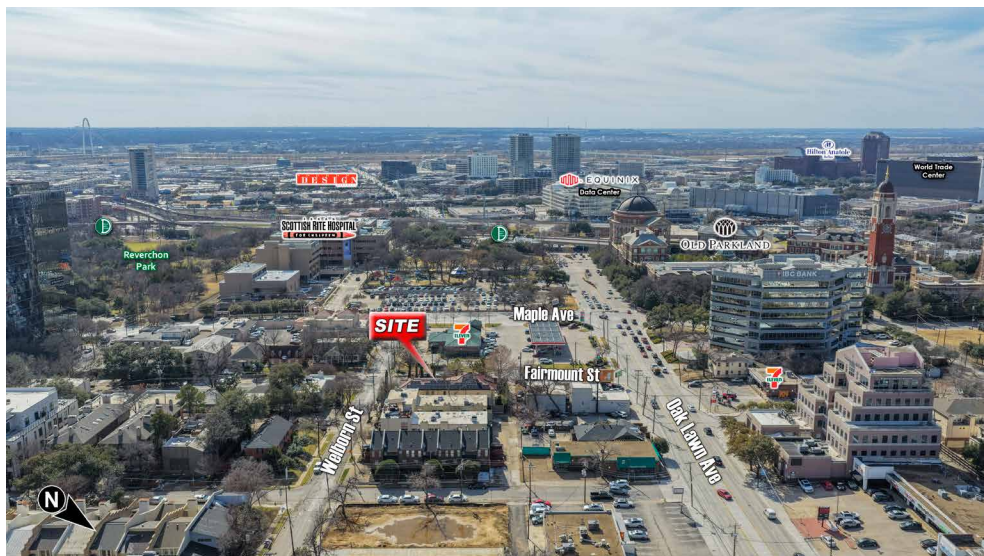
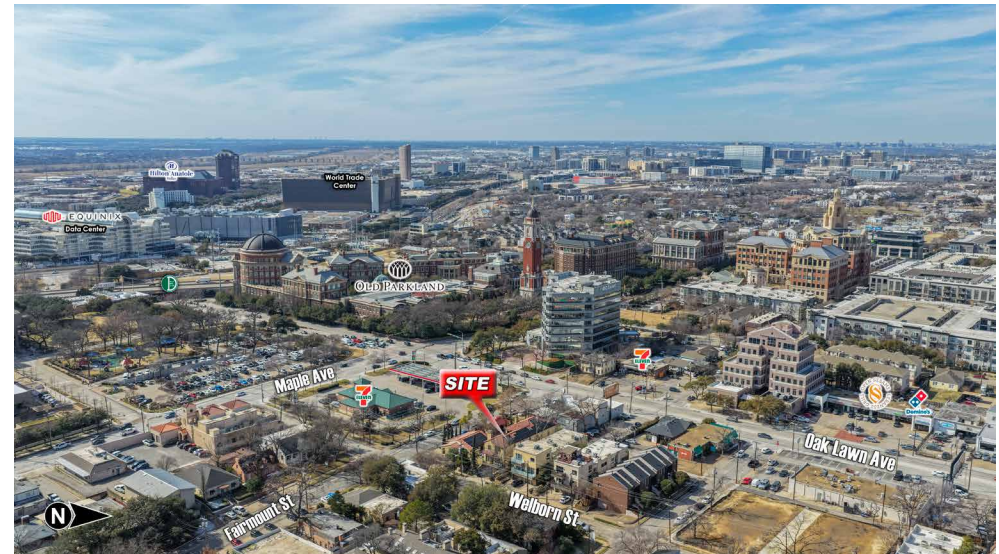
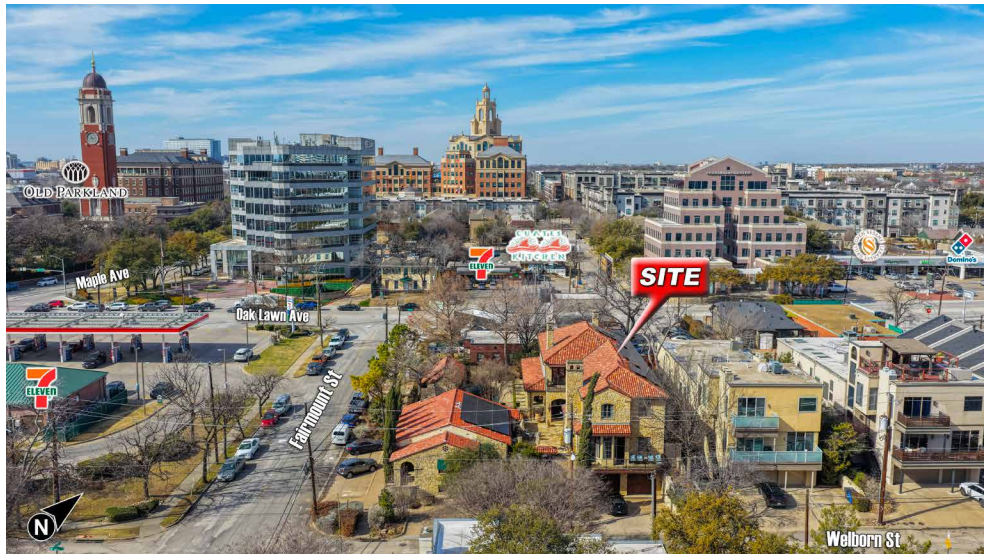
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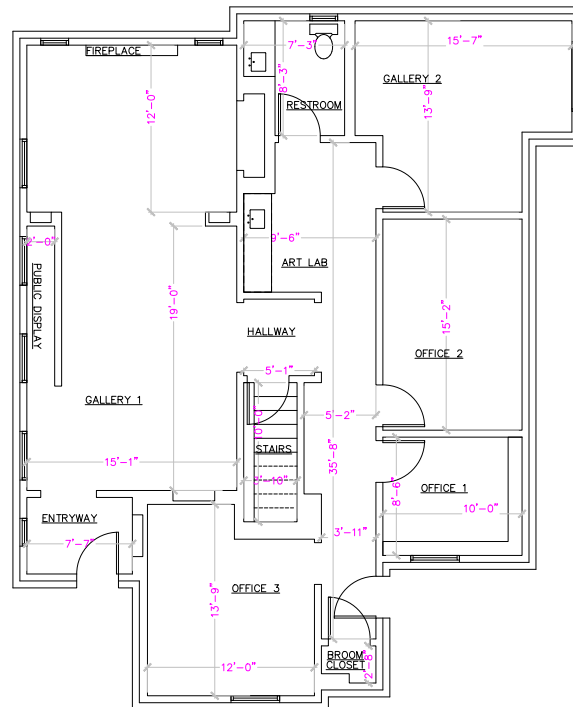
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## COMMERCIAL SPACE FOR RENT

3702 FAIRMOUNT STREET, DALLAS, TX 75219

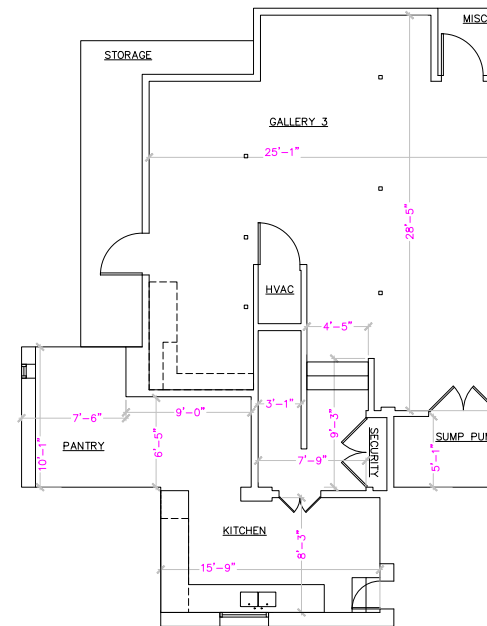
### MAIN FLOOR

1721 SQ FT RENTABLE  
1540 SQ FT USABLE



### BASEMENT

904 SQ FT USABLE



01- FLOOR PLAN

SCALE: 1/4" = 1'-0"

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## Information About Brokerage Services

2-10-2025

*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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>The Rosenfeld Company, LLC</u>	<u>9009209</u>	<u>matthew@rosenfeldco.com</u>	<u>(214) 755 9797</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Rosenfeld</u>	<u>626809</u>	<u>matthew@rosenfeldco.com</u>	<u>(214) 755 9797</u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

