



Lake Ridge Plaza

Special Features:

- ONLY vacancy
- Less than 5 miles from 360 & I20
- Ample Parking
- Neighboring Tenants include Little Caesars, The Nail Spot, and Copy & Ship HQ

FOR LEASE

2580 W Camp Wisdom,
Suite 700 Grand
Prairie, TX 75052

Beam Real Estate
Jose Thankachan
214-529-4565

Josecommercial.com

Beam Real Estate
Courtney Bowles
325-829-0407



Suite 700:

- 1,200 sqft
- 5-Year Lease
- \$23/sqft +NNN (\$11.77 currently)
- \$3,477/mo



Lake Ridge Plaza



Smokeville
VAPE - CBD - KRATOM

TeaGether

The
Nails Spot

DENTAL

Little Caesars

Lake Ridge
DRY CLEANER

DONUTS

Your Sign
here!

DIAMOND
THREADING

COPY
& SHIP HQ



DEMOGRAPHICS:

	1 mile	3 miles	10 Min. Drive
Population:	13,987	87,133	215,912
Households:	4,107	27,554	68,715
Median Age:	36.50	35.10	35.10
Median HH Income:	\$106,089	\$87,836	\$89,558
Daytime Employees:	2,548	16,695	116,315
Population Growth '24 - '29:	^3.57%	^3.47%	^4.47%
Household Growth '24 - '29:	^3.55%	^3.52%	^4.55%

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
W Camp Wisdom Rd--Martin Barnes Rd NE:				
		14,922VPD	2025	0.16 mi
Lynn Rd--W Camp Wisdom Rd S:				
		1,777VPD	2025	0.31 mi
Lake Ridge Pkwy--Montgomery Dr SW:				
		15,103VPD	2025	0.33 mi

Cedar Hill, TX, is located in Dallas County. Nestled in the heart of Texas, Cedar Hill offers a perfect blend of natural beauty and urban conveniences. As you explore this vibrant city, you'll find a dynamic community that cherishes its history and embraces modernity. Join us on a journey to discover what makes Cedar Hill, TX, a hidden gem in Dallas County. Let's delve into the allure of this charming city and uncover the wonders that await in its picturesque landscapes and thriving neighborhoods.



Situated just southwest of Dallas, Cedar Hill boasts scenic parks, historical sites, and a thriving community. Whether you're exploring the outdoors, shopping at local boutiques, or enjoying the diverse dining options, Cedar Hill has something for everyone. Don't miss out on discovering this gem of a city in the heart of Texas.



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.

11- 2- 2015



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.

Beam Real Estate, LLC	0480204		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jose Thankachan	0528492	jose.beam@yahoo.com	214-529-4565
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date