

**FOR LEASE**

**J. SMALL**  
INVESTMENTS

**8014 Harry Hines Blvd Dallas, TX 75235**

**SECOND-GENERATION RESTAURANT AVAILABLE**

**2,968 SF RESTAURANT + 1,119 SF PATIO**



**PROPERTY HIGHLIGHTS**

- AVAILABLE IMMEDIATELY
- HEAVY PARKING
- PROMINENT POLE SIGN
- NEIGHBORING TENANTS INCLUDE TAX OFFICE AND BEAUTY SALON

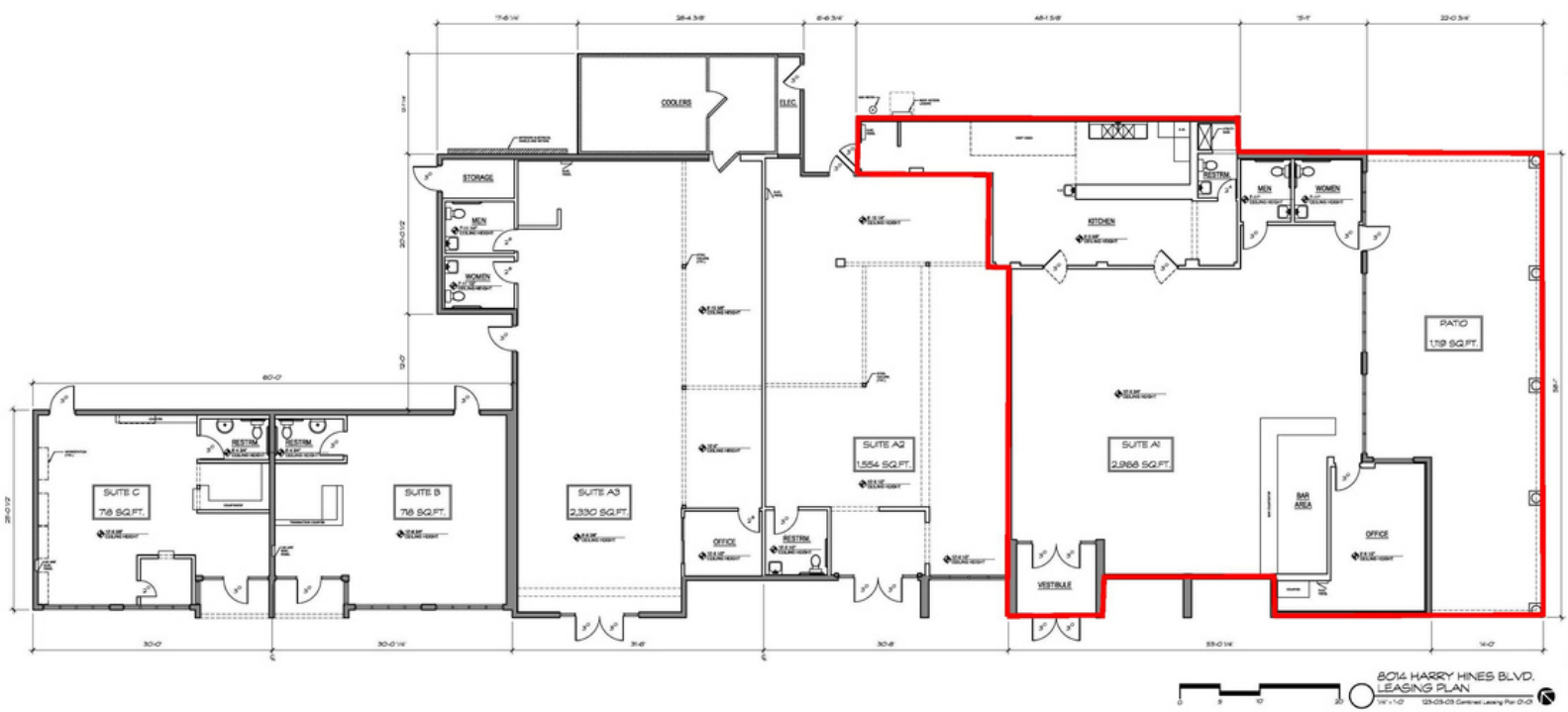
**CHARLIE RICHMAN**  
crichman@jsmall.com  
214-351-6300

**FOR LEASE**

**8014 Harry Hines Blvd Dallas, TX 75235**

# FLOOR PLAN:

**RESTAURANT: 2,968 SF**  
**PATIO: 1,119 SF**



**CHARLIE RICHMAN**  
crichman@jsmall.com  
214-351-6300

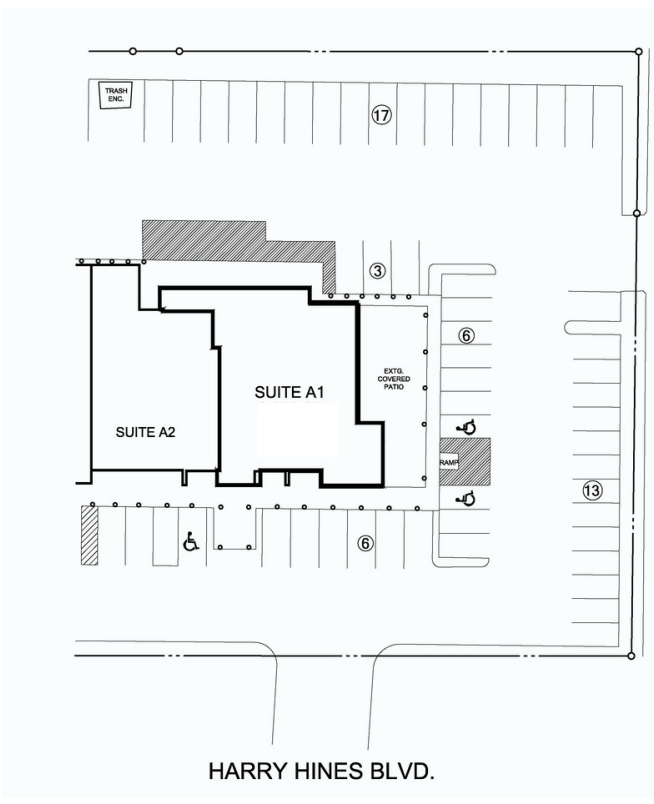
**FOR LEASE**

**8014 Harry Hines Blvd Dallas, TX 75235**

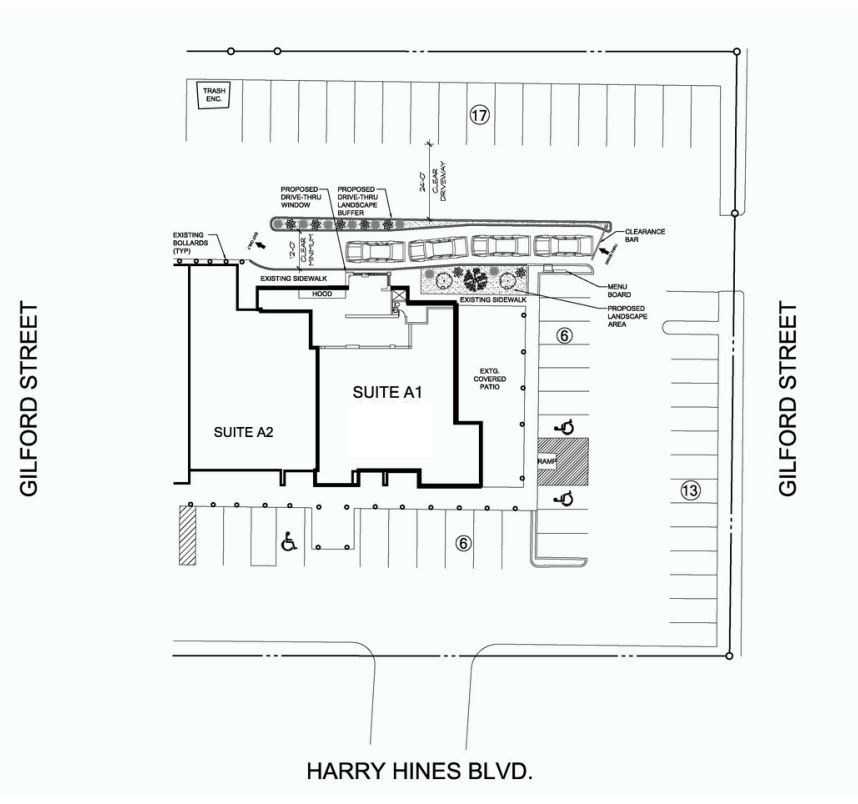
# PROPOSED DRIVE-THRU OPTION:

**RESTAURANT: 2,968 SF**  
**PATIO: 1,119 SF**

**EXISTING SITE PLAN:**



**PROPOSED DRIVE-THRU OPTION:**



**CHARLIE RICHMAN**  
[crichman@jsmall.com](mailto:crichman@jsmall.com)  
214-351-6300

# FOR LEASE

# J. SMALL INVESTMENTS

## 8014 Harry Hines Blvd Dallas, TX 75235

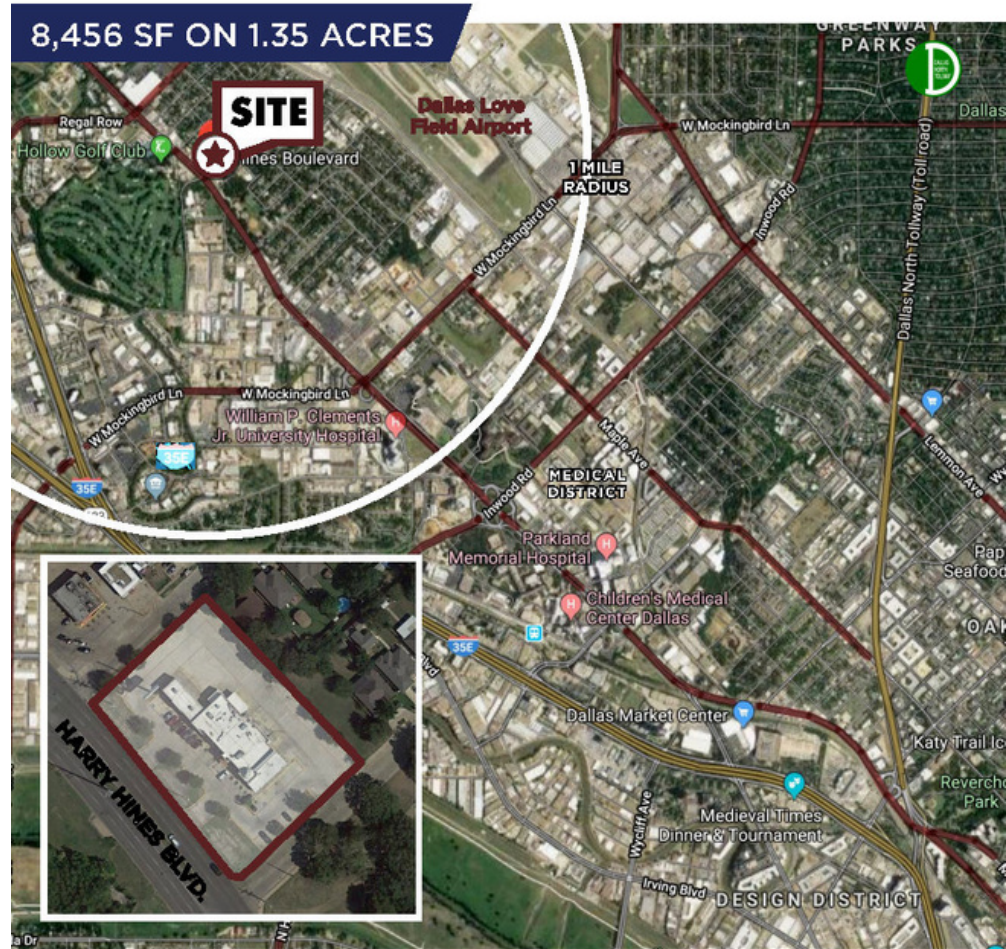
### PROPERTY HIGHLIGHTS:

**Residential Growth:** Over 6,000 new apartments are open, under construction, or planned for the near future.

**Close Proximity** to two of Dallas' most important economic growers; Dallas Love Field Airport and The Southwestern Medical District.

**Over 500,000 Employees** within 10-min. drive

**Over 120,000 People** living within 3-mile radius



### MEDICAL DISTRICT/STEMMONS CORRIDOR HIGHLIGHTS:

#### Medical District Expansion

1.3 million SF Clements University Hospital  
2.5 million SF Parkland Memorial Hospital

#### Medical District Stats

390 Acres with 5,170 Employees  
3,593 Students, residents/fellows  
7,685 visits/day to clinics/ERs  
2,805,292 annual visits in 2016  
1,960+ licensed beds  
112,948 patients admitted in 2016

#### Stemmons Corridor Stats

##### Dallas County:

7.9% of all Businesses  
10.9% of all Employees  
149,027 Daytime Population

#### 8014 Harry Hines:

8,456 SF  
Located on 1.35 Acres

**CHARLIE RICHMAN**  
crichman@jsmall.com  
214-351-6300



# 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.

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
---------------------------------------	------