

2,738± SF MEDICAL/OFFICE

FOR SALE OR LEASE

3300 DOUGLAS AVENUE, DALLAS, TX 75219



For
Over **30** YEARS
Tradition Meets
Innovation



MATTHEW HICKEY
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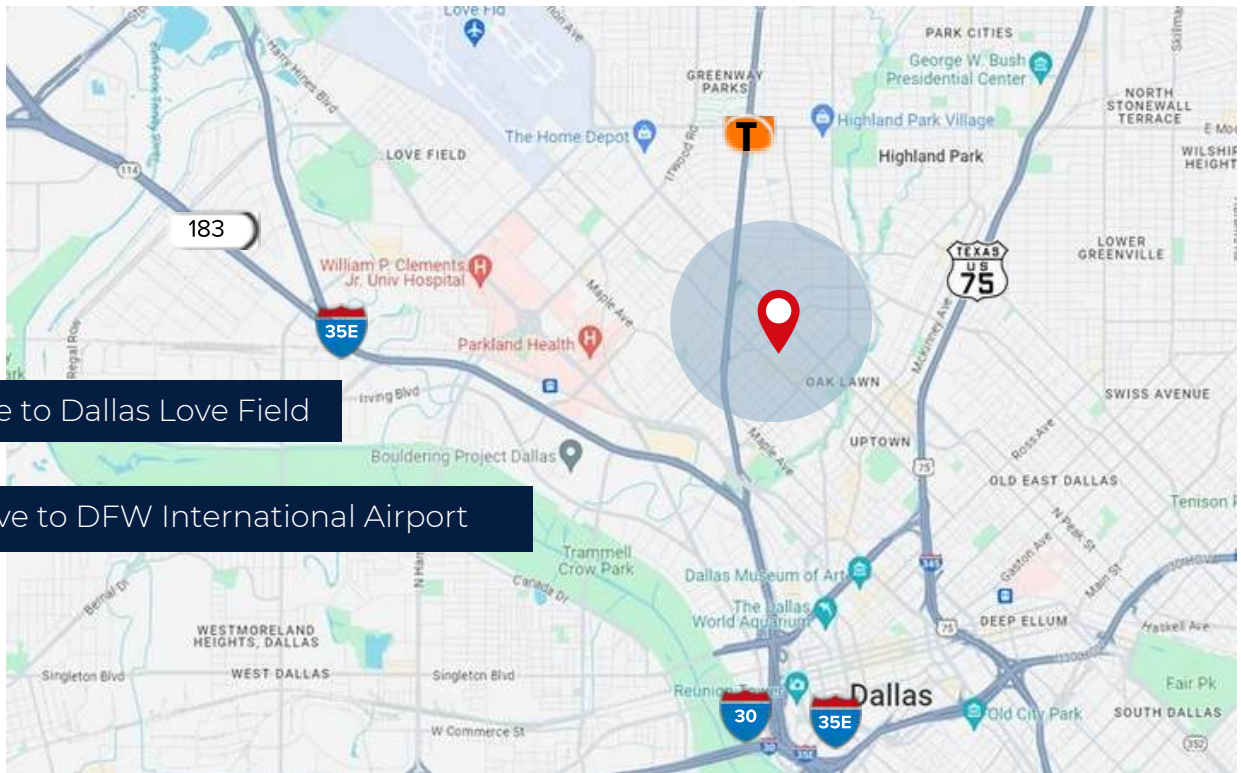
CONTACT BROKER

2,738± SF • Excellent for Medical, Dental, Attorney or Professional Business

- Perfect space for a high-touch boutique practice
- Free-standing building located at the corner of Douglas and Hall
- Delivered in white box condition
- Plumbing, gas and electrical are to the building
- Area on the side and back for outdoor break areas
- 17 parking spaces + on street parking
- Zoning PD 193 (O-2)
- Building signage available
- Seller financing available



LOCATION



8 min. drive to Dallas Love Field

26 min. drive to DFW International Airport

Demographics

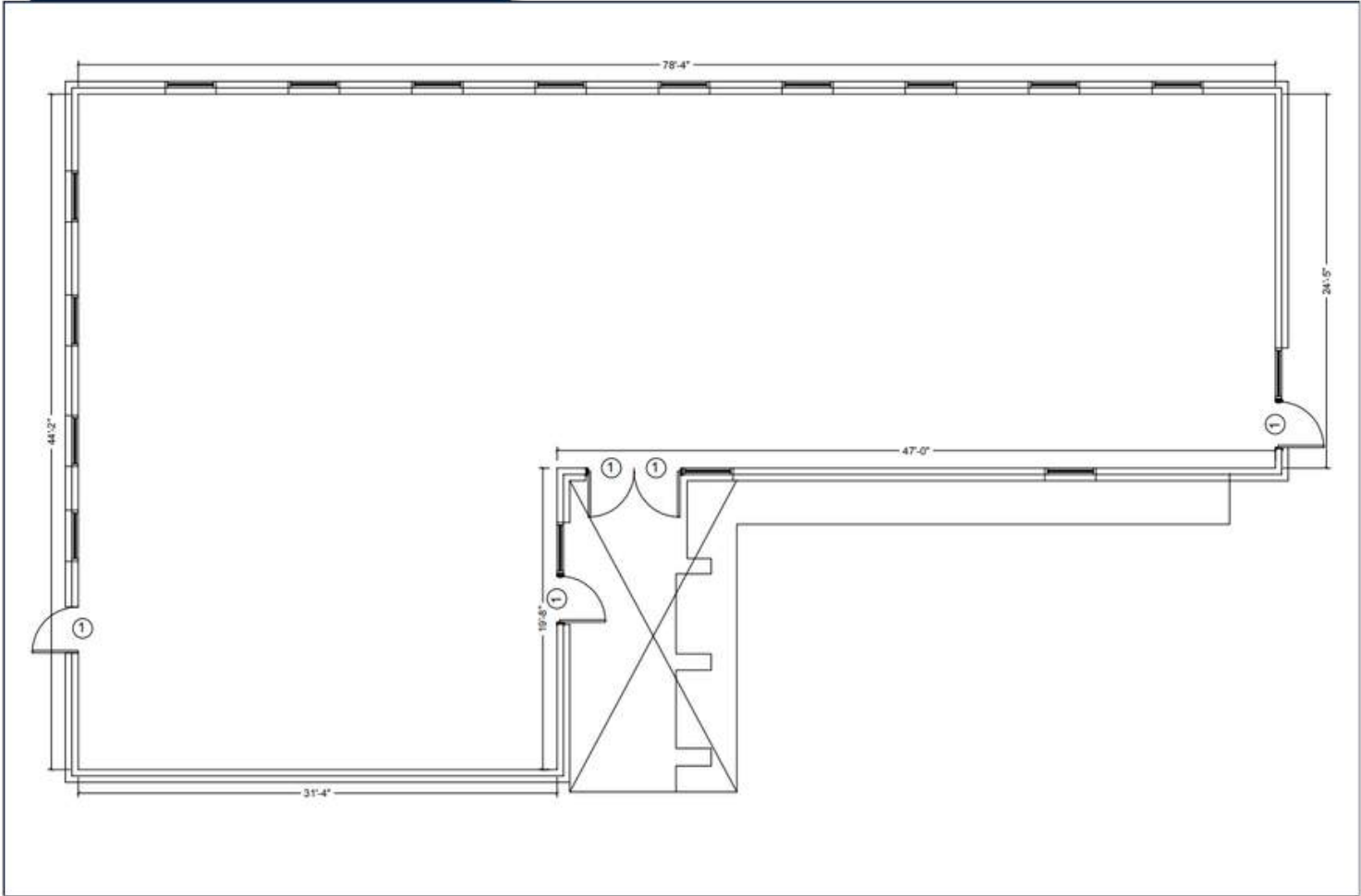
	1 MILE	3 MILE	5 MILE
2023 Total Population 2028	34,896	199,063	377,956
Population (est.) Population	34,737	201,287	375,315
Growth 2023-2028 2023 Total	(0.46%)	+1.12%	(0.70%)
Households Median Household	19,581	93,040	163,776
Income Average Household	\$84,582	\$82,261	\$72,601
Size	1.70	1.90	2.20

Traffic Counts

Douglas Avenue and Lemmon Avenue	34,615 VPD
Hall Street and Wycliff Avenue	9,989 VPD
Lemon Avenue and Knight Street	34,944 VPD
Wycliff Avenue and Cedar Springs	18,856 VPD
Douglas Avenue and Rawlins Street	12,224 VPD



FLOORPLAN





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.

2-10-2025



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.

TIG Real Estate Services, Inc.	439783	mhickey@tigusa.com	972-661-0232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew A. Hickey	300434	mhickey@tigusa.com	214-213-0636
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

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