



**SEQ BELT LINE & MARSH  
ADDISON, TX 75001**

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# PROPERTY OVERVIEW



## LOCATION

Tract A: 1 Commercial Dr  
Tract B: 16 Sugar Tree Way



## ACREAGE

Tract A: ± 0.71  
Tract B: ± 0.64



## ZONING

BL Belt Line Road District



## PROPOSED USE

Commercial



## UTILITIES

Tract A: Water: On Site / Sewer: On Site  
Tract B: Water: To Site / Sewer: On Site



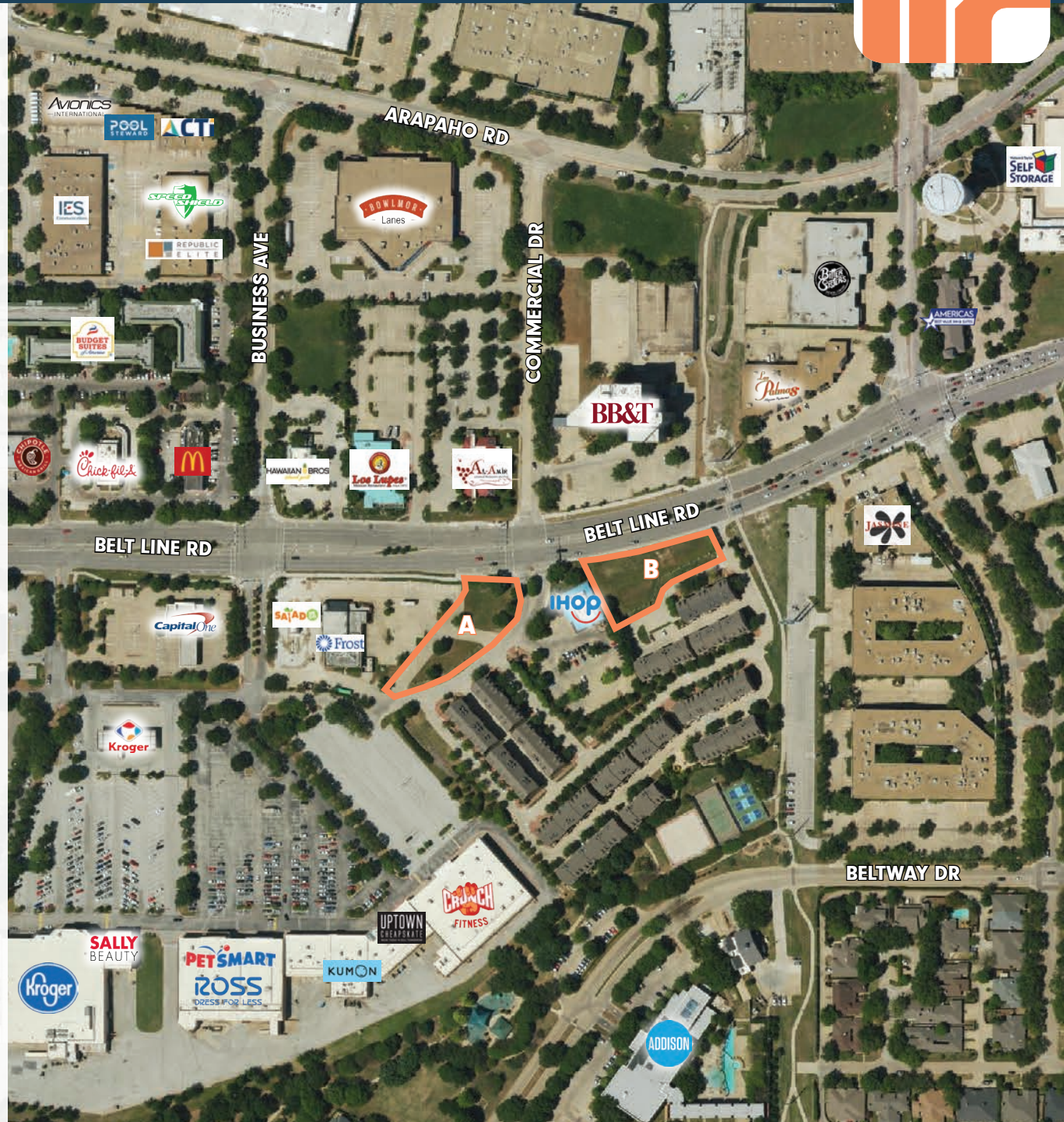
## ISD

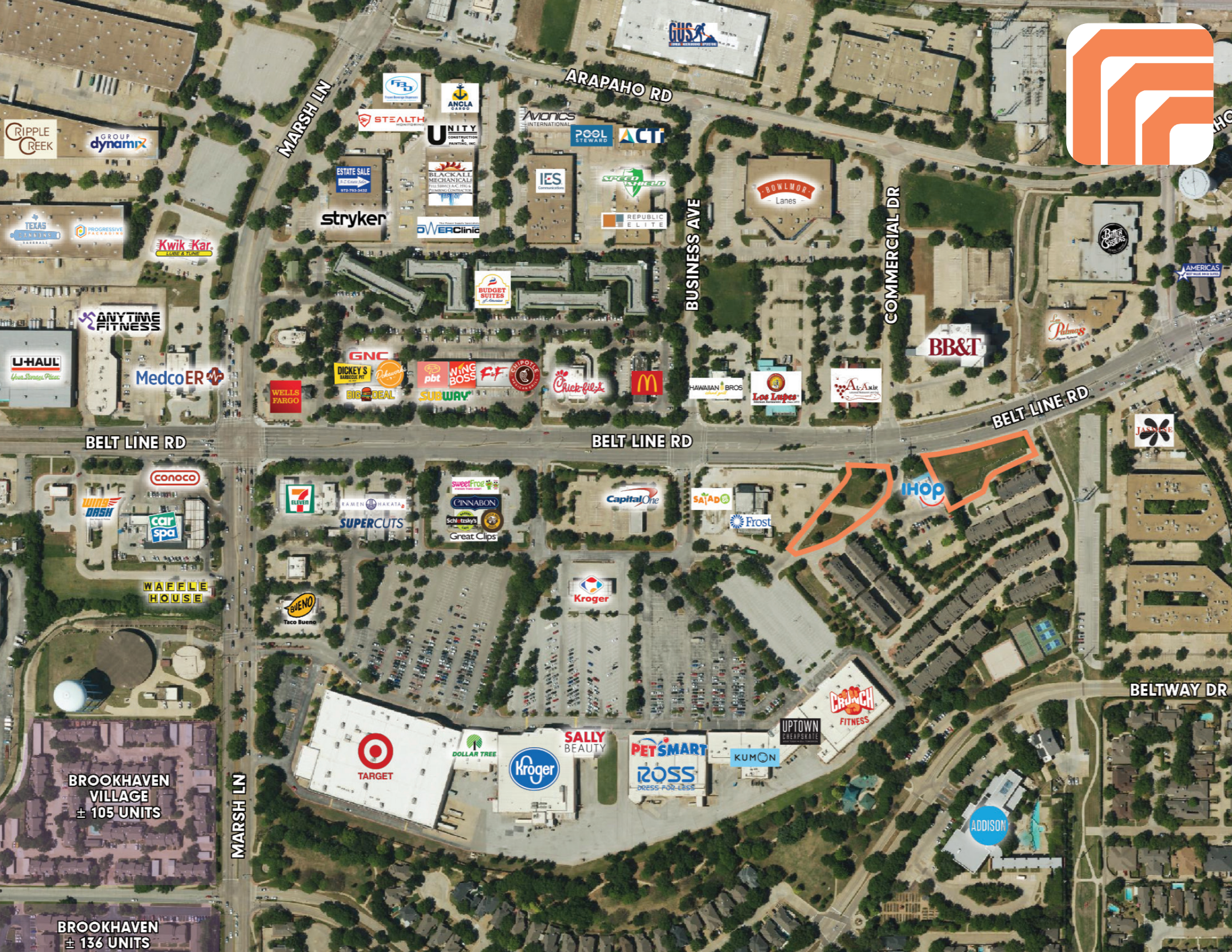
Dallas ISD



## VPD

Belt Line Rd: ±30,535  
Marsh Ln: ± 37,888





MARSH LN

ARAPAHO RD

BUSINESS AVE

COMMERCIAL DR

BELT LINE RD

BELT LINE RD

BELT LINE RD

BELTWAY DR

MARSH LN

BROOKHAVEN VILLAGE ± 105 UNITS

BROOKHAVEN ± 136 UNITS



IHOP

TARGET

Kroger

PETSMART

ROSS

KUMON

CRUNCH FITNESS

ADDISON

GROUP dynamix

TEXAS DRY CLEAN

ANYTIME FITNESS

U-HAUL

Medco ER

stryker

GNC

DICKEY'S

BIG IDEAL

WING BOSS

SUBWAY

IES

REPUBLIC ELITE

Chick-fil-e

McDonald's

HAWAIIAN BROS

Lee Luper

At-At's

BB&T

Bella's

Palms

JASPER'S

Waffle House

CONOCO

car spa

Waffle House

Taco Bueno

SUPER CUTS

SweetFrogs

Great Clips

Capital One

SAJAD

Frost

Kroger

SALLY BEAUTY

UPTOWN CHEERLEADER

CRUNCH FITNESS

ADDISON

AMERICAS

GUS

STEAALTH

ANCLA

UNITY

Avonics

POOL STEWARD

ACT

ESTATE SALE

BLACKALL MECHANICAL

OVERClinic

BUDGET SUITES

BOWLMOOR Lanes

Kwik-Kar

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# MARKET OVERVIEW



## SUMMARY

**ADDISON, TEXAS, IS A POPULAR SUBURB LOCATED JUST NORTH OF DALLAS. IT'S KNOWN FOR ITS VIBRANT NIGHT-LIFE, DIVERSE DINING OPTIONS, AND ACTIVE COMMUNITY EVENTS. MANY PEOPLE ARE DRAWN TO ADDISON BECAUSE OF ITS CENTRAL LOCATION WITHIN THE DALLAS-FORT WORTH METROPLEX, MAKING IT CONVENIENT FOR BOTH WORK AND LEISURE ACTIVITIES. ADDITIONALLY, ADDISON HAS A STRONG BUSINESS COMMUNITY WITH MANY CORPORATE HEADQUARTERS AND OFFICE SPACES, MAKING IT A DESIRABLE PLACE TO LIVE AND WORK.**

## DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	8,005	127,771	385,724
2029 POPULATION	7,250	123,942	397,417
POP. GROWTH 2024-2029	-1.9%	-0.6%	0.5%
2023 TOTAL HOUSEHOLDS	3,843	56,267	157,352
MEDIAN HOUSEHOLD INCOME	\$58,280	\$64,918	\$71,254
2024 TOTAL BUSINESSES	1,654	13,708	26,356
2024 TOTAL EMPLOYMENT	16,894	146,308	261,714



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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.

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

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_