

# PROPERTY INFORMATION

Approximately 3 NET Acres

STRONG Retail Synergy

40k + VPD

Behind Raising Canes & McDonalds

Access from signalized intersection on Ledbetter-  
& full motion median cut along Hampton Rd.



## TRAFFIC COUNTS

US-67: 96,220 VPD ('22)  
Ledbetter Dr: 21,888 VPD ('22)  
Hampton Rd: 18,500 VPD ('22)

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2023 POPULATION	10,147	125,780	299,869
DAYTIME POPULATION	8,964	108,642	273,420
AVERAGE HH INCOME	\$69,357	\$62,276	\$66,586



— DFW —  
LAND HOLDINGS

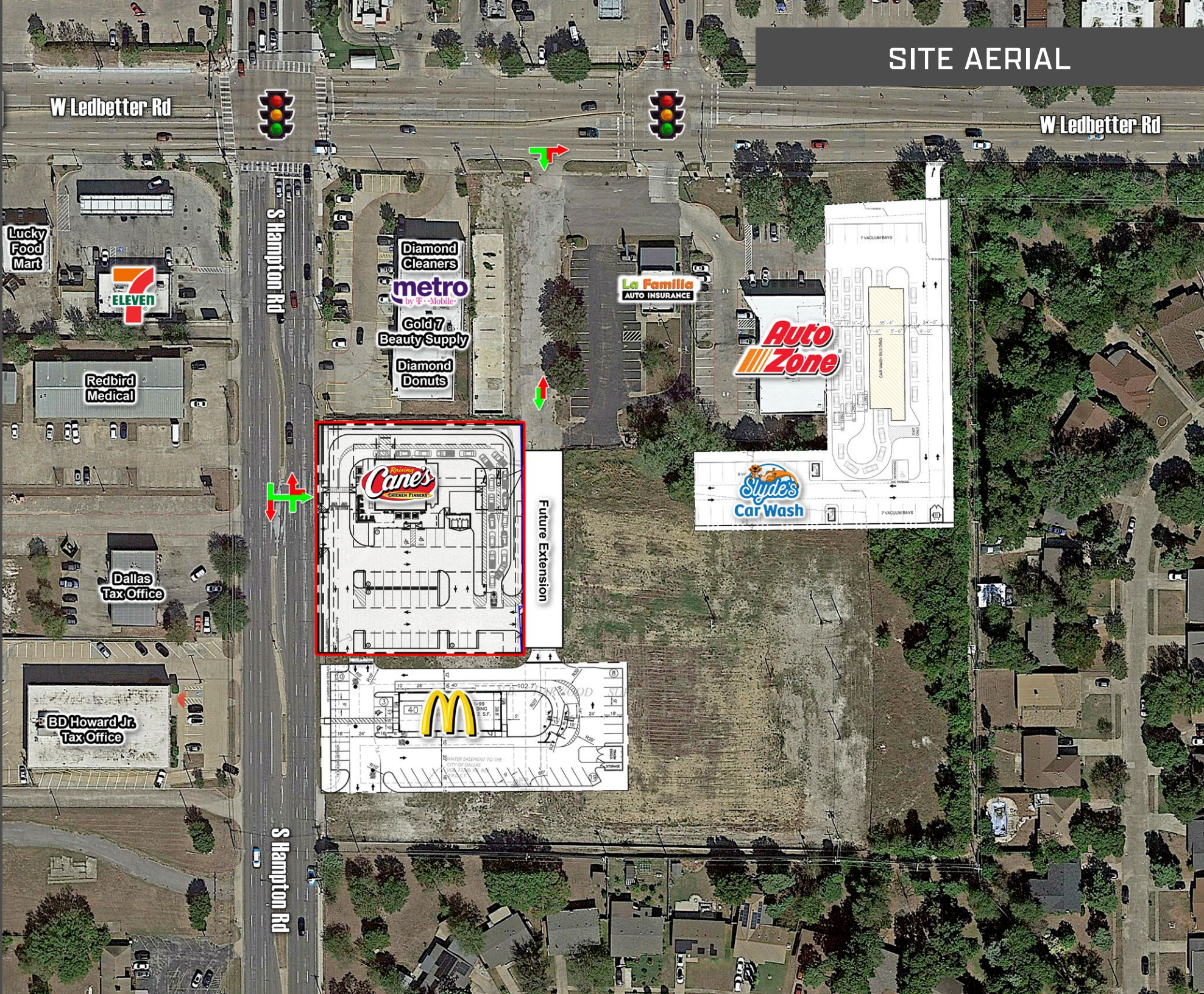
# 3+/- Acres

SEQ of Hampton Rd & Ledbetter Dr - Dallas, Texas 75233

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SITE AERIAL

W Ledbetter Rd

W Ledbetter Rd

S Hampton Rd

S Hampton Rd

Future Extension

Lucky Food Mart

ELEVEN

Redbird Medical

Dallas Tax Office

BD Howard Jr. Tax Office

Diamond Cleaners  
metro by T-Mobile  
Gold7 Beauty Supply  
Diamond Donuts

La Familia AUTO INSURANCE

Auto Zone

Slyde's Car Wash



INTERSECTION AERIAL



Mesa Glen Ln

Hampton Rd  
18,500 VPD (22)

Ledbetter Dr  
17,831 VPD (22)

Vatican Ln  
1,737 VPD (22)

Rugged Dr  
2,843 VPD (22)

Hampton Rd

Myrtlewood Dr

Mary Trail Way

**SITE**

O'Reilly

Flat Mates

Burger King

Sonic

Wendy's

St. Elizabeth of Hungary  
Catholic School

ReCept  
pharmacy

CREDIT UNION OF  
TEXAS

H&B  
BLOCK

Fiesta

Little Caesars

7-Eleven

REBEL

Jack  
in the Box

SHURCH'S

Ledbetter Dr

FAMILY  
DOLLAR

7-Eleven

Redbird  
Medical

metro

La Familia  
AUTO REPAIRS

Auto  
Zone

Speedy  
Car Wash

DALLAS YOUTH  
SPORTS

Dallas  
Tax Office

ED Howard Jr.  
Tax Office

Canes

McDonald's

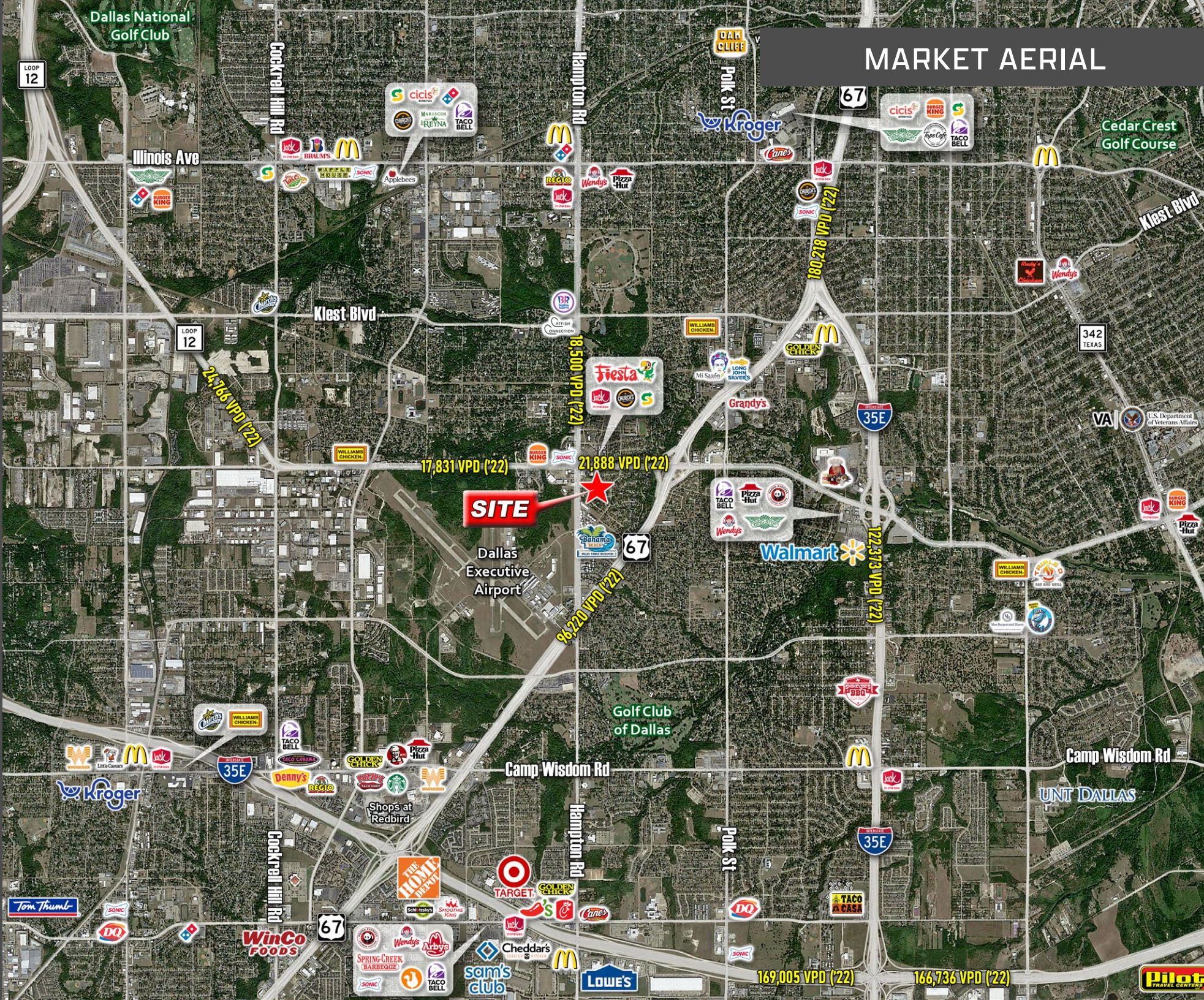
DAVID'S  
CHAPEL

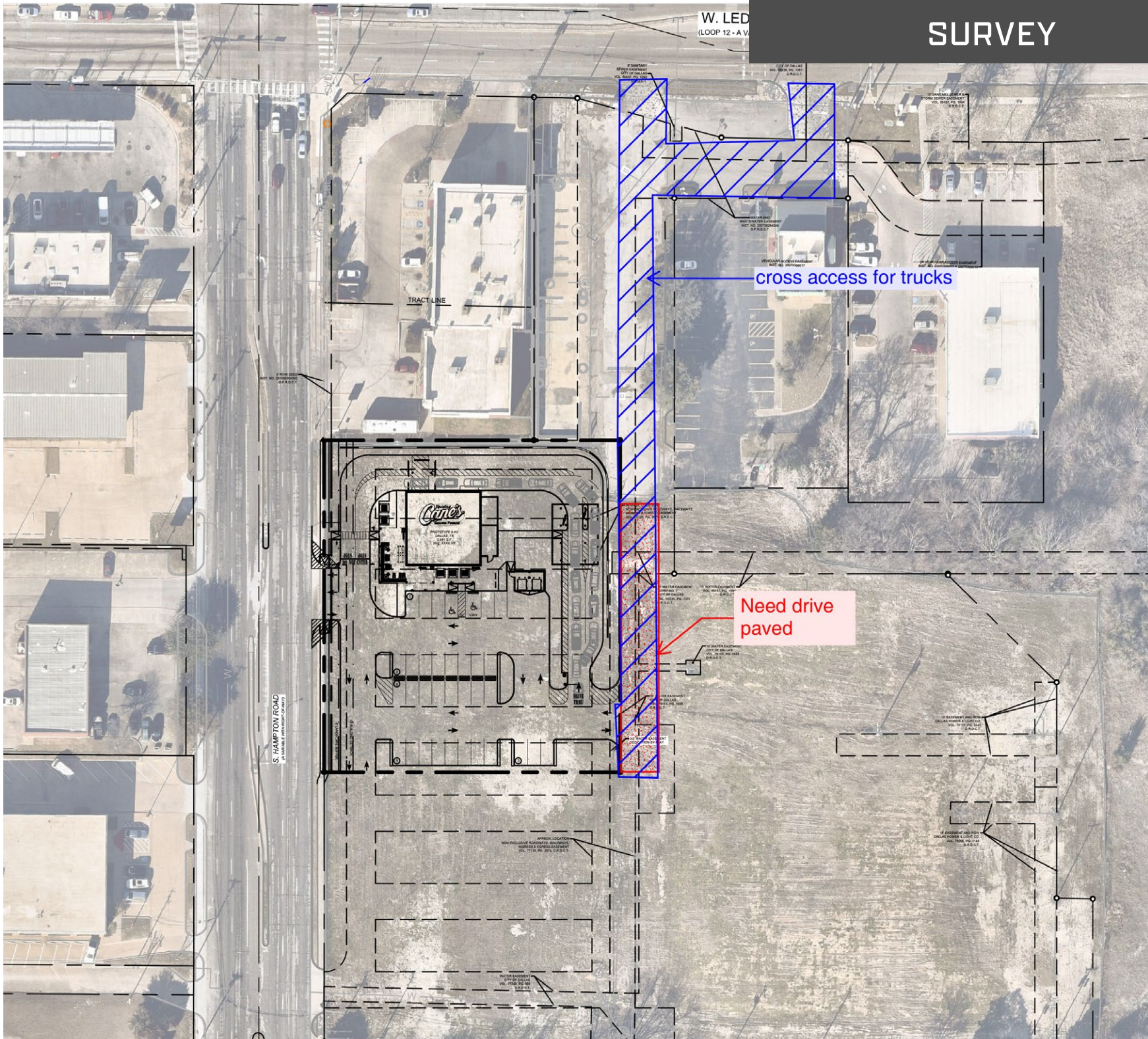
HUMP'S BBQ

RAISING CANES NNN ASSET FOR SALE  
SEC of Hampton Rd & Ledbetter Dr - Dallas, Texas 75233

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LAND HOLDINGS

# MARKET AERIAL







# 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.

## 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

Regulated by the  
Texas Real Estate Commission

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

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