

FOR LEASE

Westcliff Plaza

2221-2231 W Ledbetter Dr, Ste 270 | Dallas, TX 75244



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PRICE | **\$24 PSF + NNN (est. \$6.02)**

PROPERTY AREA | **978 SF**

PROPERTY HIGHLIGHTS

- 978 SF 2nd gen medical space available in 92,494 SF shopping center
- Fiesta anchored center featuring national retailers H&R Block, Subway & Little Caesar's
- High traffic intersection; stand-alone trade area
- Over 2 mile distance to next nearest grocery store
- Less than 1 mile west of HWY-67

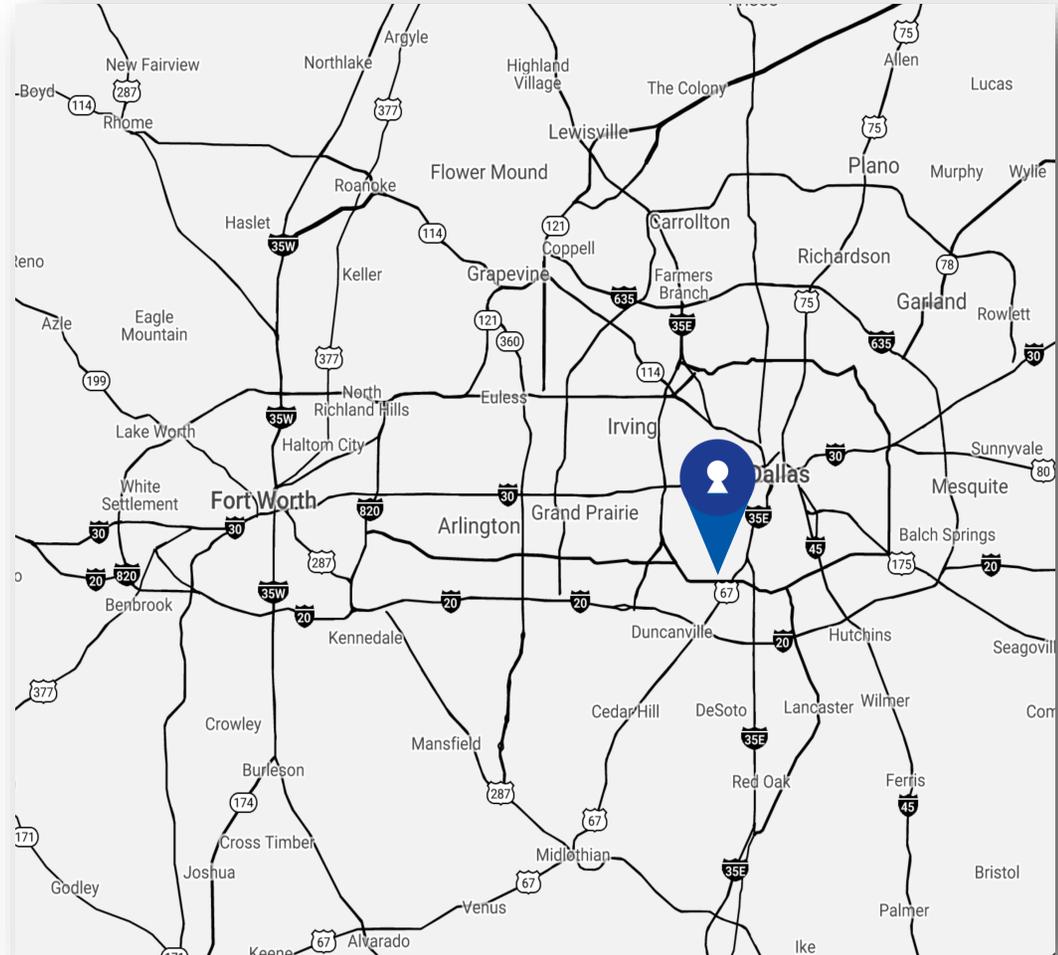
DEMOGRAPHICS

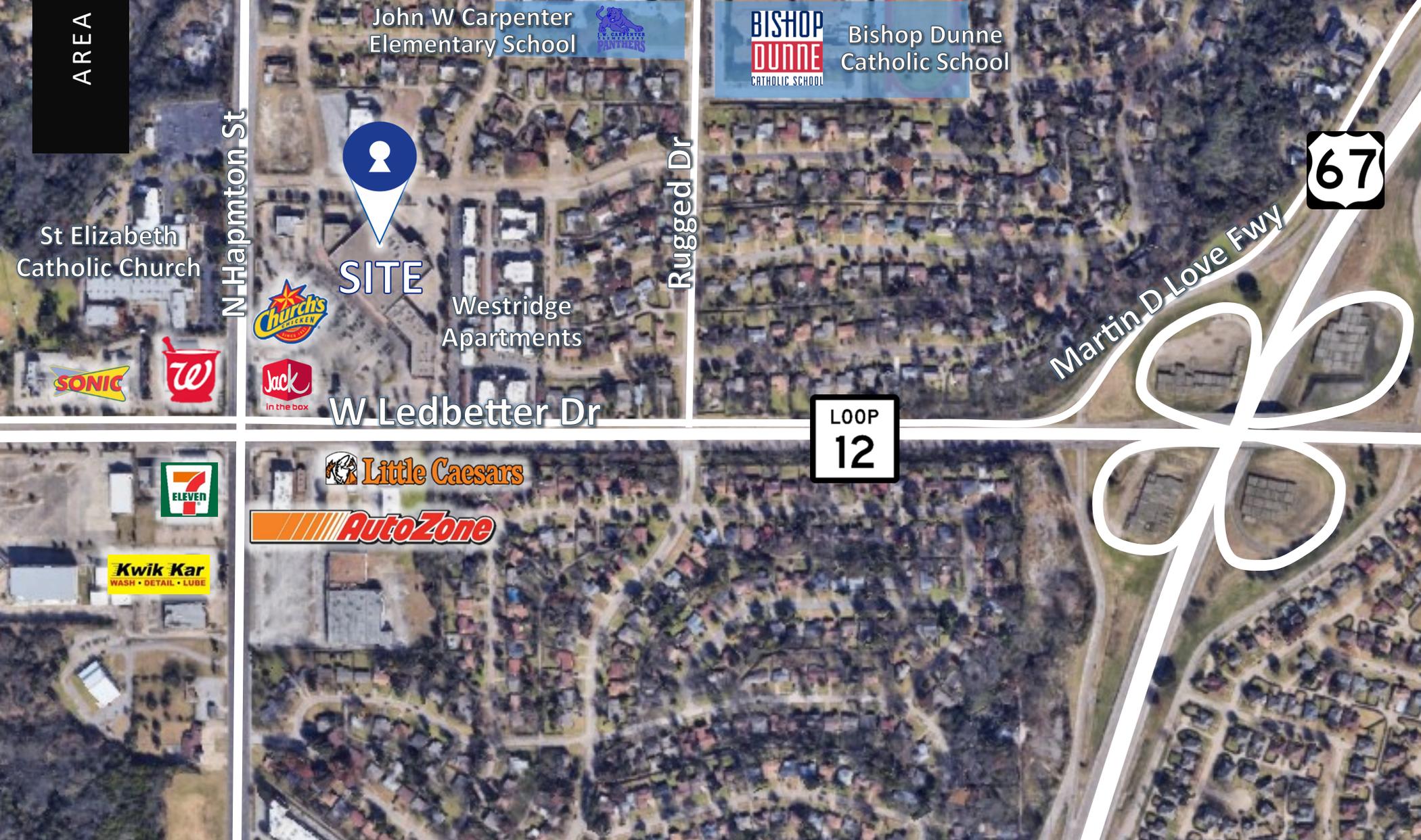
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	10,984	48,384	126,586	296,805
EMPLOYEES	1,898	10,328	29,561	90,378
AVG HH INCOME	\$63,287	\$59,510	\$57,286	\$57,926

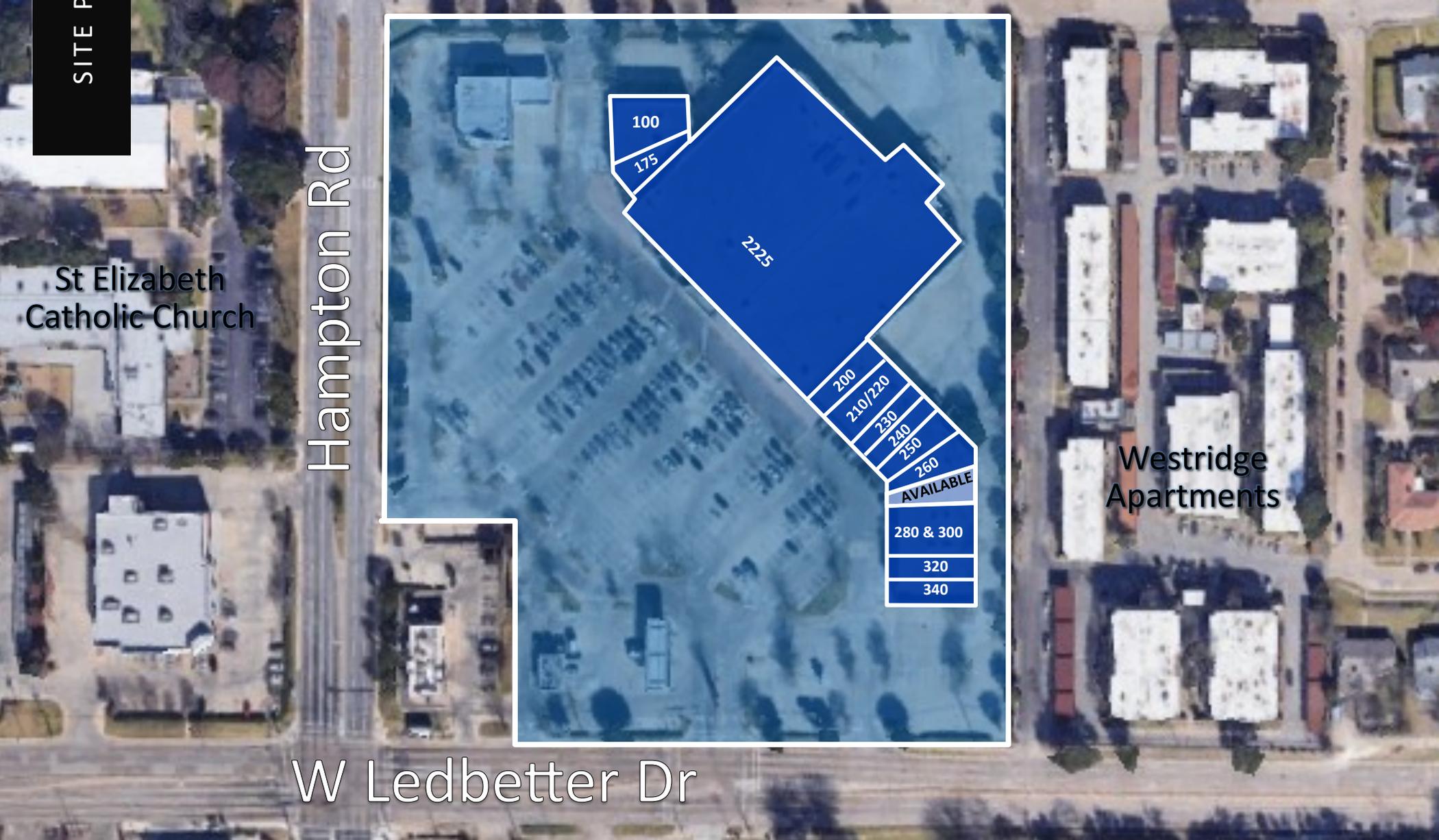
*CoStar.com 2024

TRAFFIC COUNT

22,196 VPD at W Ledbetter Dr & S Hampton Rd







St Elizabeth
Catholic Church

Hampton Rd

W Ledbetter Dr

Westridge
Apartments



ADDRESS	SUITE	TENANT	SF
2225 Ledbetter	NA	FIESTA	62,224
2231 Ledbetter	200	Little Caesar's	2,000
2221 Ledbetter	100	Bear Creek Dentistry	4,165
2221 Ledbetter	175	H&R Block	1,400
2231 Ledbetter	210/220	Amigo Washateria	4,025
2231 Ledbetter	230	Rodney D. Young	1,260
2231 Ledbetter	240	Star Nails	1,050
2231 Ledbetter	250	Mando's Spot Smoke Shop	1,050
2231 Ledbetter	260	Gyro Restaurant	910
2231 Ledbetter	270	AVAILABLE	978
2231 Ledbetter	280/300	Cricket Wireless	2,700
2231 Ledbetter	320	Subway	1,350
2231 Ledbetter	340	Rent-a-Center	4,800



COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



DFW AREA GROWTH

50%
LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH

+328
 people per day (2020)



1,302,041
 added in 2010-2020

7,694,138
 TOTAL POPULATION

11,200,000
 Population by 2045

4TH LARGEST METRO IN U.S. **OVER 200 CITIES**

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care

32 MAJOR HOSPITALS

23 HEALTHCARE SYSTEMS

INFORMATION ON 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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov