



JOSEY VILLAGE | 2909 FOREST LN, DALLAS, TX 75234

Features

- Hard corner - NE corner of Josey Lane & Forest Lane. Approx. 26,963 SF Pad
- Traffic generating tenants such as Office Depot, Dickey's, Skechers, CVS, Home Depot, Starbucks and more
- Great signage visibility
- Newly completed construction on IH-635 provides great access & exposure. joseyvillage.com

FOR LEASE

TOTAL SF: 47,257
AVAILABLE SF: 29,836
MIN CONTIGUOUS SF: 875
MAX CONTIGUOUS SF: 26,963
CONTACT FOR MORE INFORMATION
NNN: \$7.87 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
IH-635	312,557 VPD	Total Population		13,985	100,911	279,491
Forest Lane	21,272 VPD	Total Households		4,789	38,101	117,975
Josey Lane	23,920 VPD	Average Household Income		\$97,397	\$120,941	\$122,352
		5 Year Population Growth		0.50%	0.17%	0.49%

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Area Retailers & Businesses



JOSEY VILLAGE

NEC OF JOSEY LN, FOREST LN & IH-635, DALLAS, TX 75234

Current Tenants

2901 Forest Lane

Pad Starbucks 19,000 sf

2903 Forest Lane

2903 Capital One 2,750 sf

2905 Forest Lane

500 Hertz 1,518 sf

2909 Forest Lane

2909B Work Wear Safety Shoes 3,246 sf

2909A Arrow Personnel 2,277 sf

2909 Office Depot 17,770 sf

2913 Forest Lane

2913 Skechers 11,298 sf

2919 Forest Lane

2919 Dickey's Barbecue 4,200 sf

2919B Freeway Insurance 1,050 sf

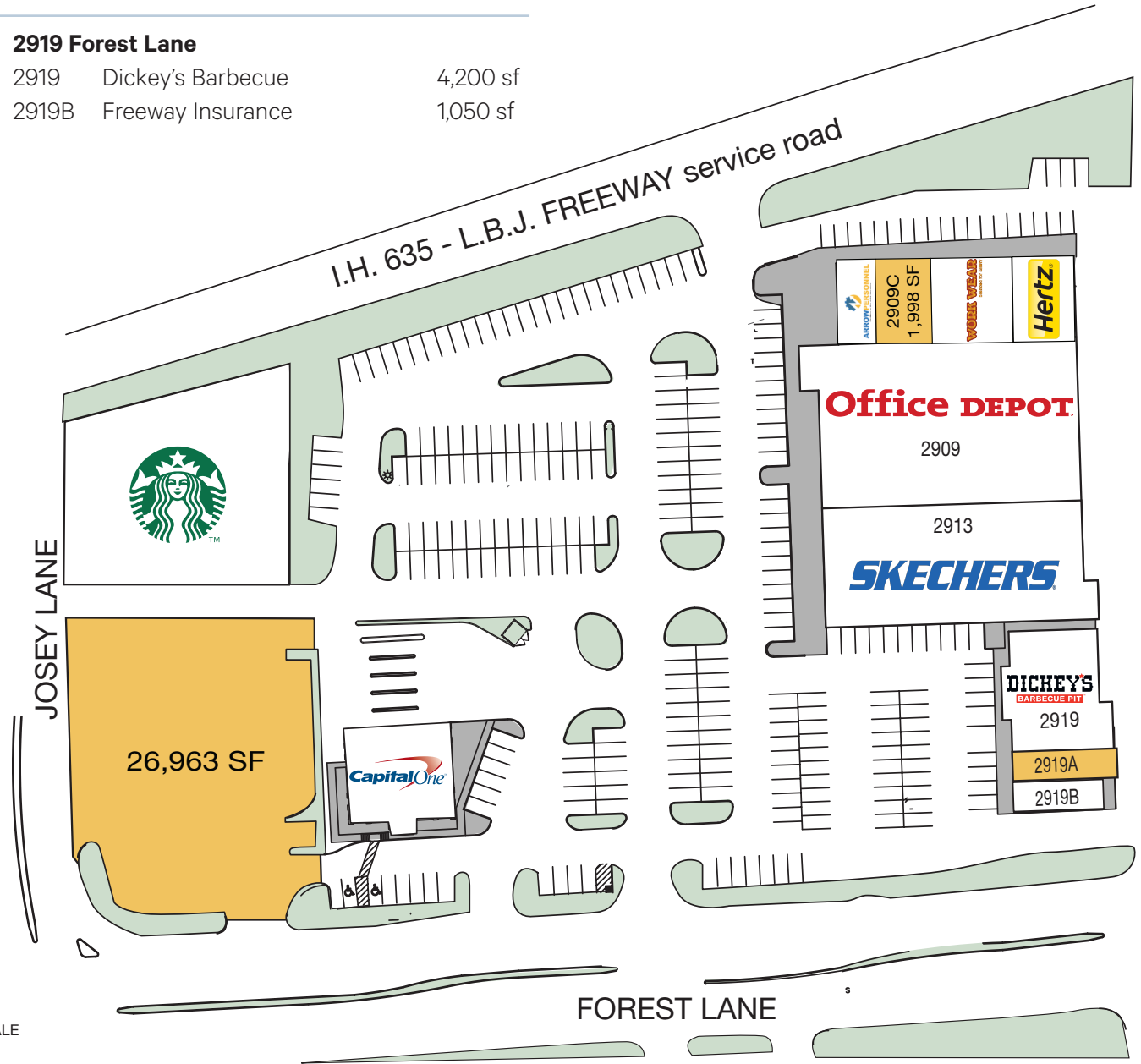
Available Space

2909 Forest Lane

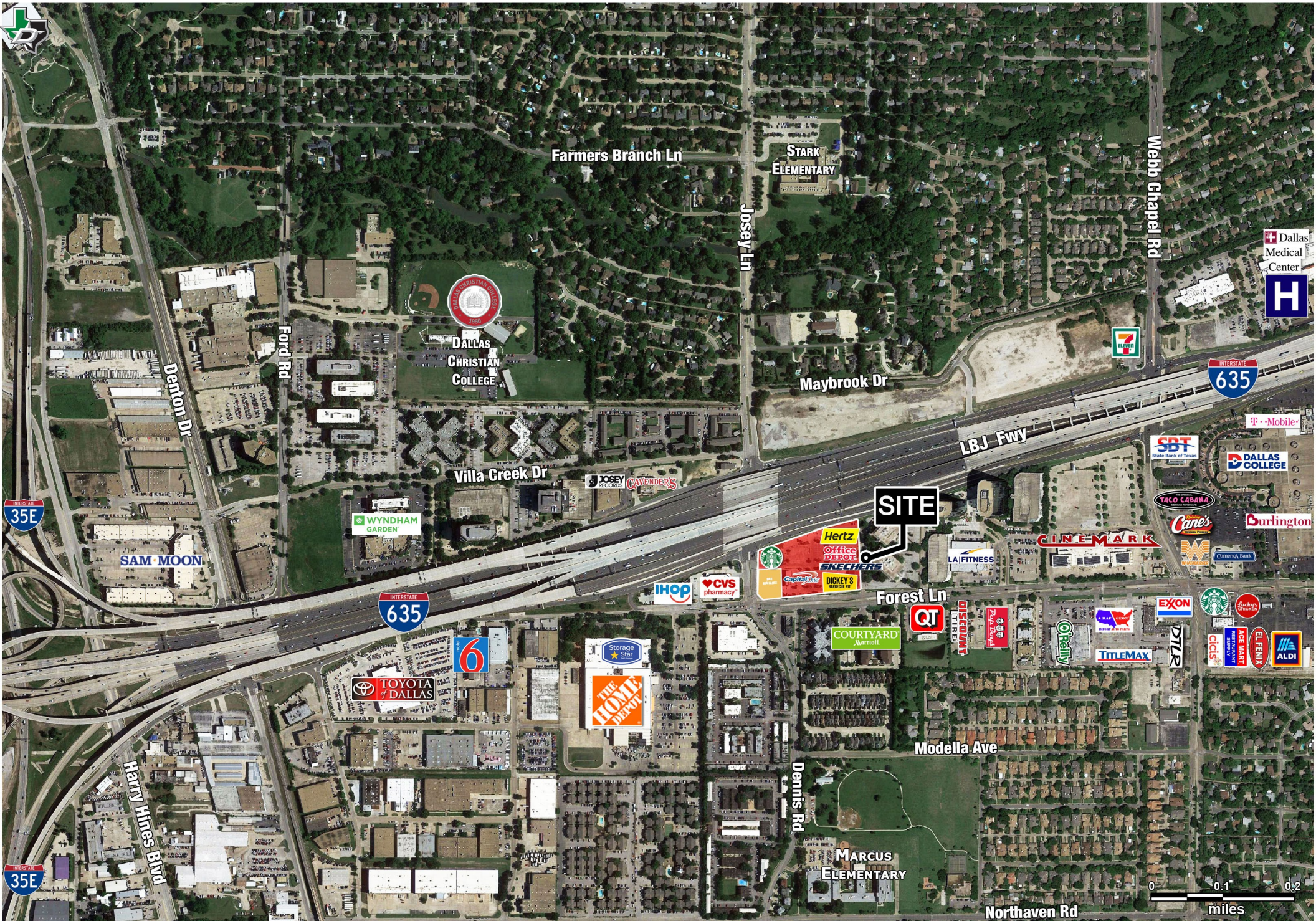
2919A 875 sf

2909C 1,998 sf

Pad 26,963 sf



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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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.



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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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