

22,500 SF of Land for Lease DALLAS, TX



214.444.8488



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

info@tswcre.com

PROPERTY DETAILS

LOCATION

2423, 2415, 2411 & 2407 Langford Street
Dallas, Texas

SIZE

22,500 SF

UTILITIES

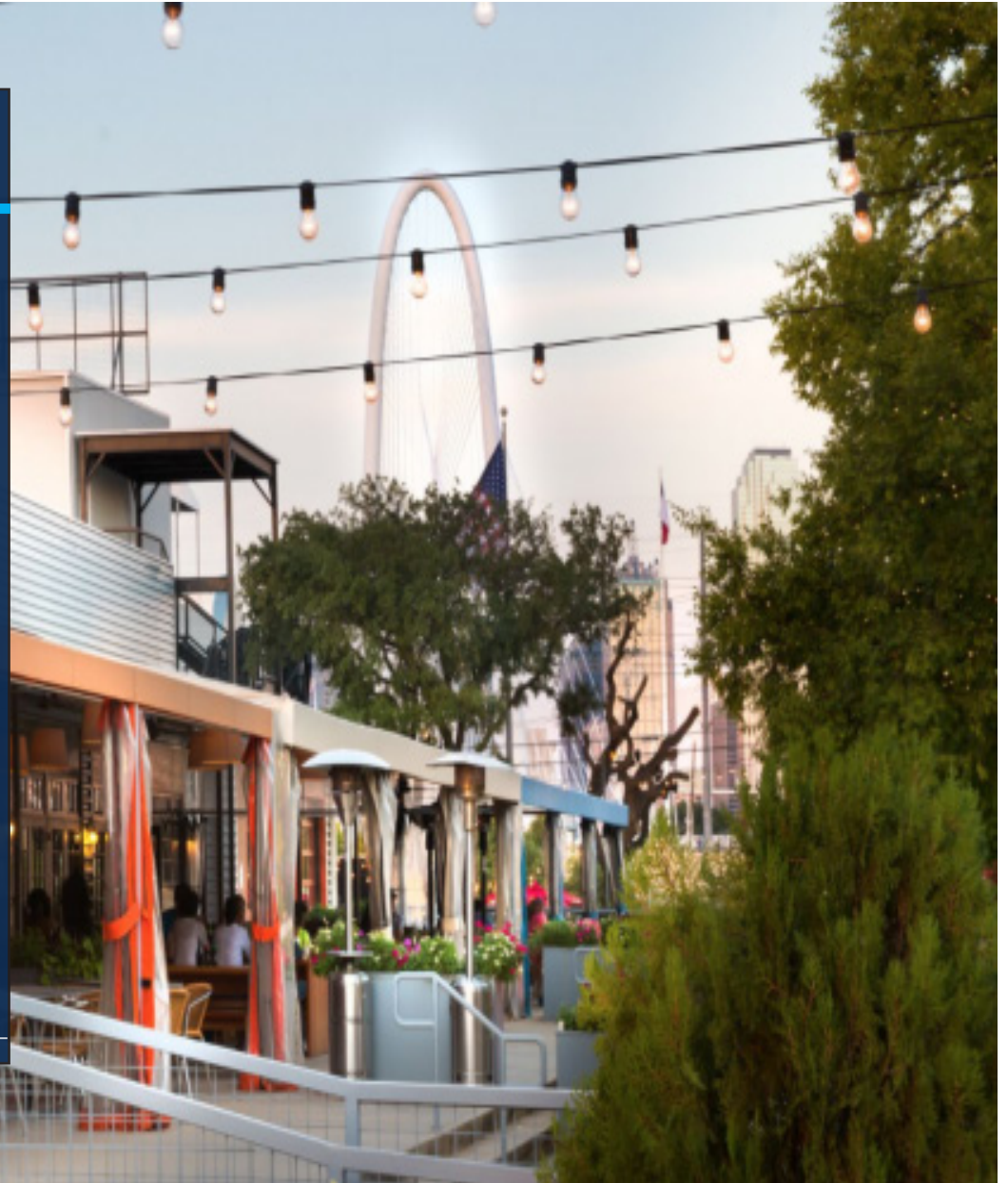
8" Waterline along Langford St
12" Sanitary Sewer Main

ACCESS

W Commerce Street
Beckley Ave
Interstate 30

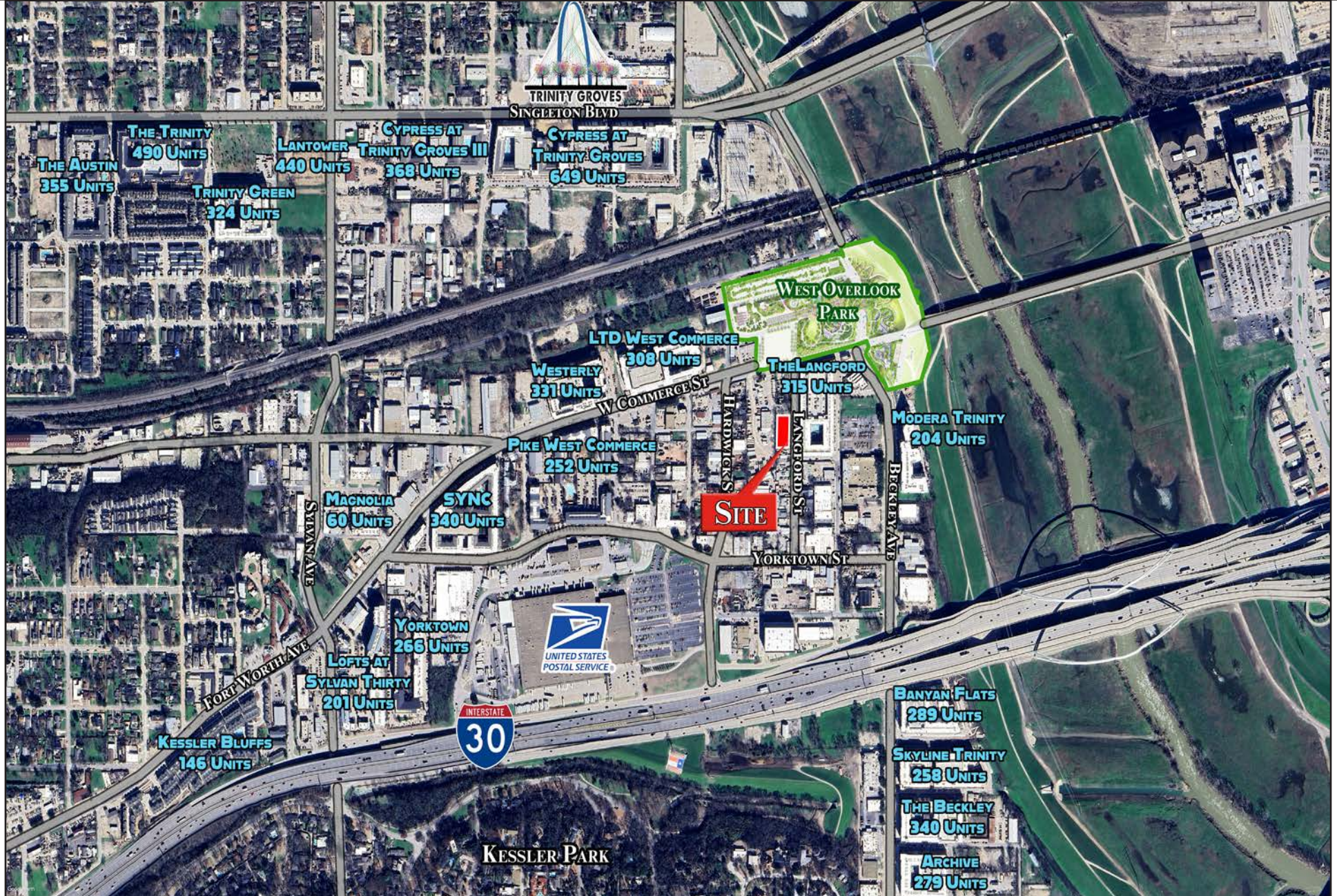
ZONING

PD 714









WEST OVERLOOK PARK

West Overlook Park in Dallas is a part of the Harold Simmons Park project, which is a 250-acre park along a stretch of the Trinity River close to downtown ¹. The park has several features, including :

Event Lawn: A 40,000-square-foot event space that can be used for relaxing or hosting events, festivals, concerts, classes, and more.

Skate and Bike Park: Almost one-acre park for skate and bike enthusiasts.

Land Bridge: A landmark bridge that connects visitors to the overlook lawn, the levee, and the river.

Overlook Lawn: Higher in elevation than the levee, the lawn has a beautiful view of the Dallas skyline and the Trinity River.



Picnic Grove: A shaded area for family gatherings with community style tables and charcoal grills.

Filter Gardens: An innovative water filtration system where cascading water is naturally cleaned and filtered.

Water Factory: An interactive water play area with pipes and towers that create a cool-down experience.

Terrace Garden: A beautiful area with a wide range of plant species and flowers.

Event Center: A state-of-the-art architectural building with a welcome center, educational classrooms, and an upper-level rooftop.

Play Cove: A play and discovery area for kids with wetlands, a cable ferry, and 2-story interactive towers, with bridges, slides, and other climbing features.

CONTACT INFORMATION

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EXCLUSIVE LISTING BROKERS

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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 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.

Trinity Southwest Services, LLC

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Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date