



WYNMARK
COMMERCIAL



18438 Dallas Parkway
DALLAS, TEXAS 75287

FOR SALE/LEASE

EXECUTIVE SUMMARY & DISCLAIMER

Wynmark Commercial Real Estate Group, PLLC is pleased to offer a new condo project for sale located at 18438 Dallas Pkwy. There is one existing building for sale (12,934 SF) and the developer plans to deliver three more. The buildings will all have a Dallas North Tollway address and they are located in close proximity to Baylor Medical Center, Texas Health Resources, and Methodist Hospital.

All materials and information received or derived from Wynmark Commercial Real Estate Group is directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to the completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial



*Please
Contact*

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KRISTIN HOLLEK

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PROPERTY SUMMARY

ADDRESS

18438 Dallas Pkwy, Dallas, TX 75287

AVAILABILITY

Building 1 (Existing): 12,934 SF
Buildings 2—4 (Proposed): 4,354 SF

PURCHASE PRICE

Building 1: \$5,820,300.00 (\$450 PSF)
Buildings 2—4 (Proposed): \$450 PSF

LEASE RATE

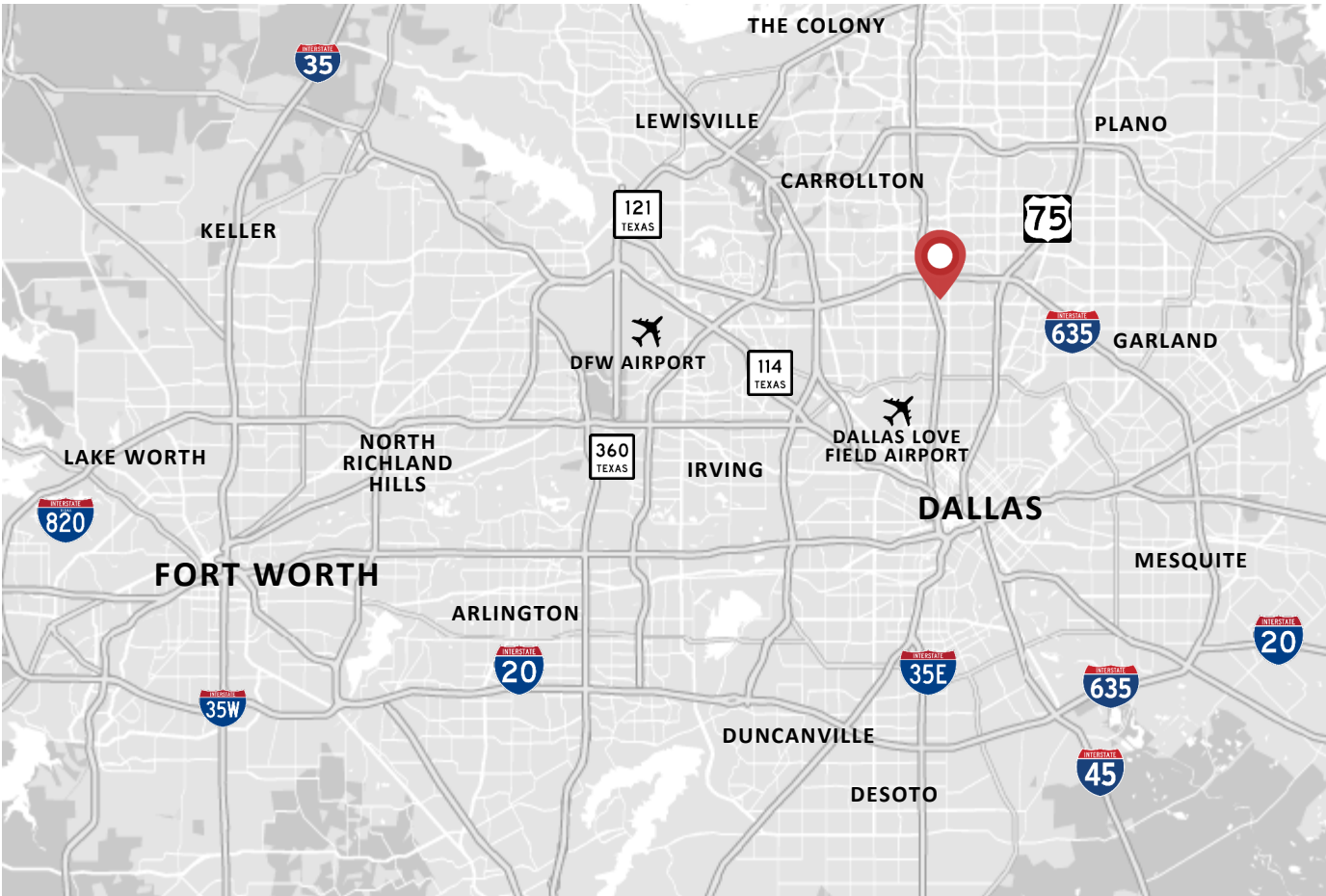
\$35 + \$9.00 NNN

TRAFFIC COUNTS

150,992 CPD 37,625 CPD
Dallas North Tollway Frankford Road

PROPERTY INFORMATION

- Delivery Bldg 1: existing
- Delivery Bldg 2-4: 12 months from contract execution
- High-traffic regional area
- Condition: Cold Dark Shell
- Type: Condos
- Parking Ratio: 4/1009 (blend of medical and office)



2023 DEMOGRAPHIC DETAILS

	1 Mile	3 Mile	5 Mile
Total Population	57,084	465,180	1,334,391
Average HH Income	\$99,422	\$105,745	\$112,738

AREA RETAILERS/HOSPITALS

Baylor Scott & White, Methodist Hospital, Texas Health Resources, Addison Pain & Regenerative Medicine, North Star Diagnostic Imaging, Kroger, Sprouts, Costco, Home Depot, Walmart, Starbucks

BUILDING PHOTOS



PROPOSED BUILDING RENDERING



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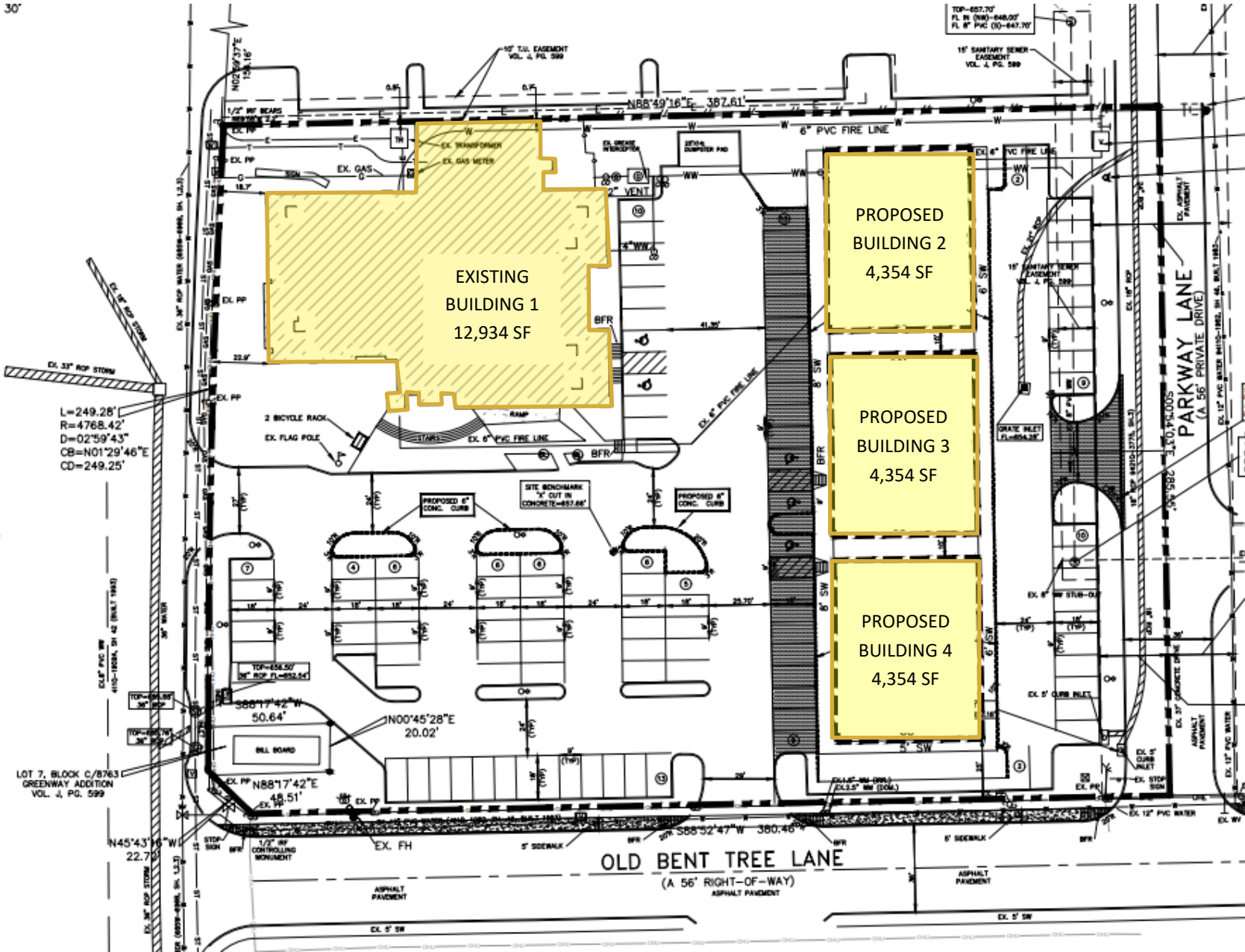
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SITE PLAN

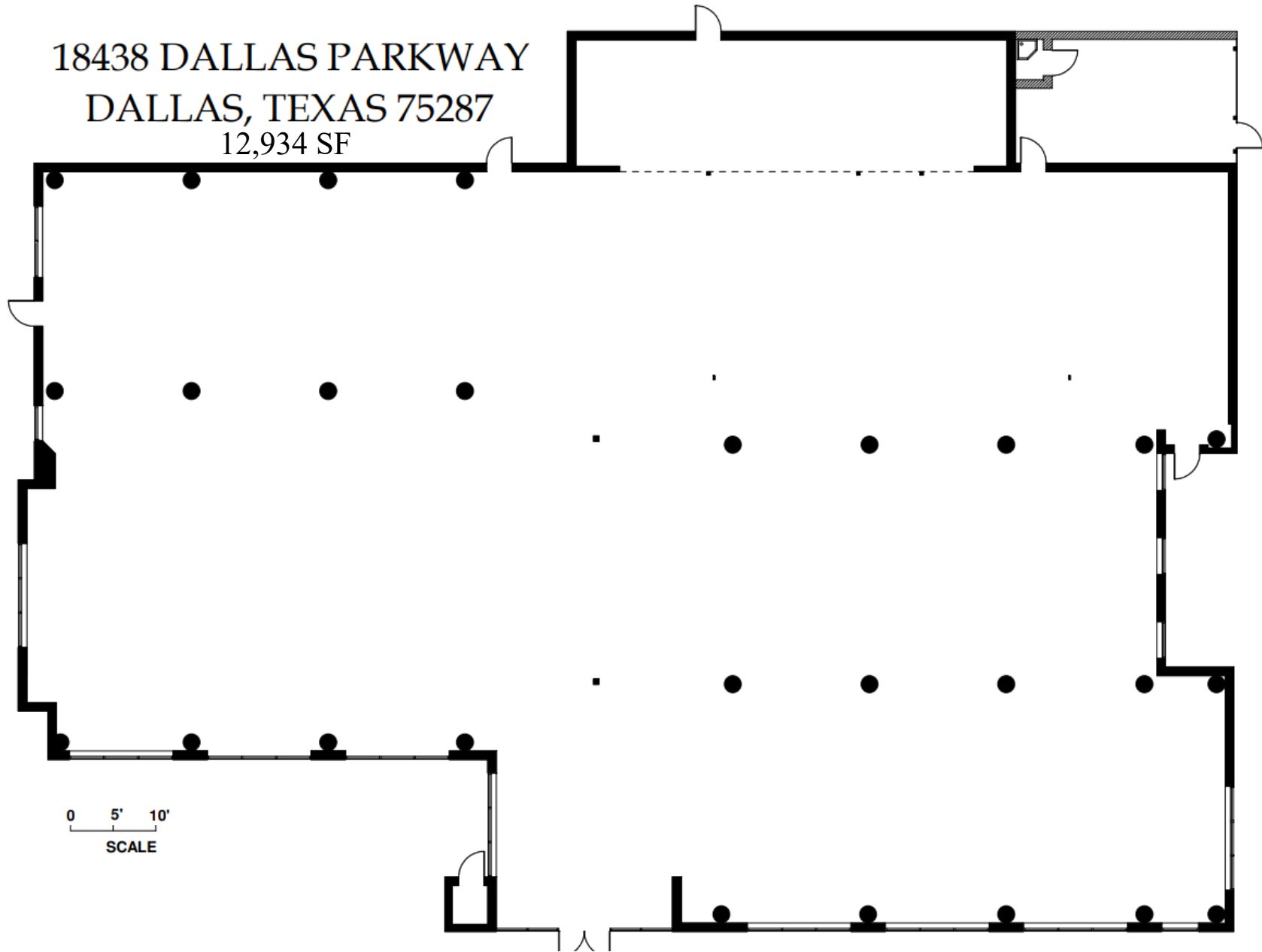
1" = 30'

DALLAS PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

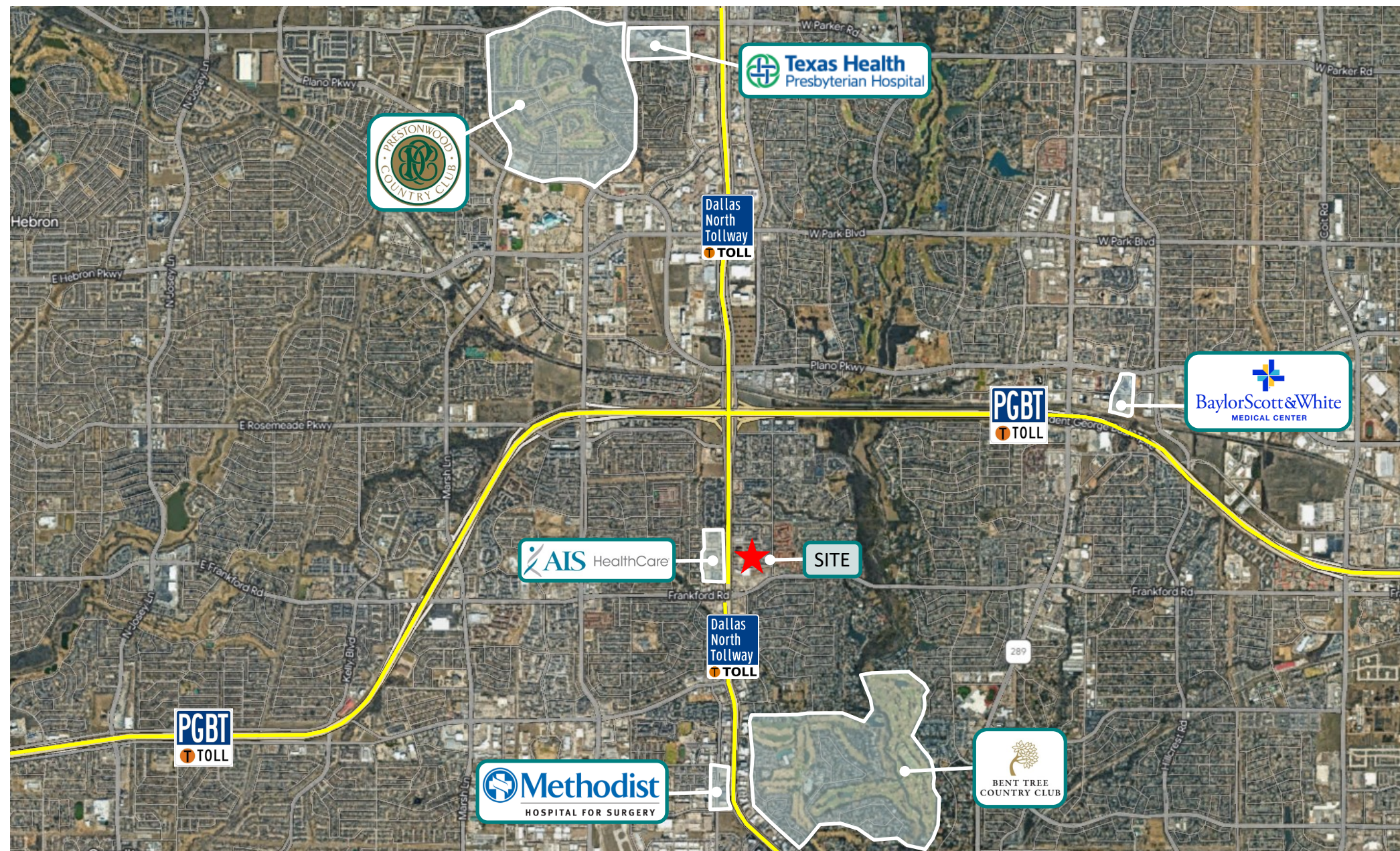


AS BUILT SURVEY

18438 DALLAS PARKWAY
DALLAS, TEXAS 75287
12,934 SF



LOCATION





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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

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