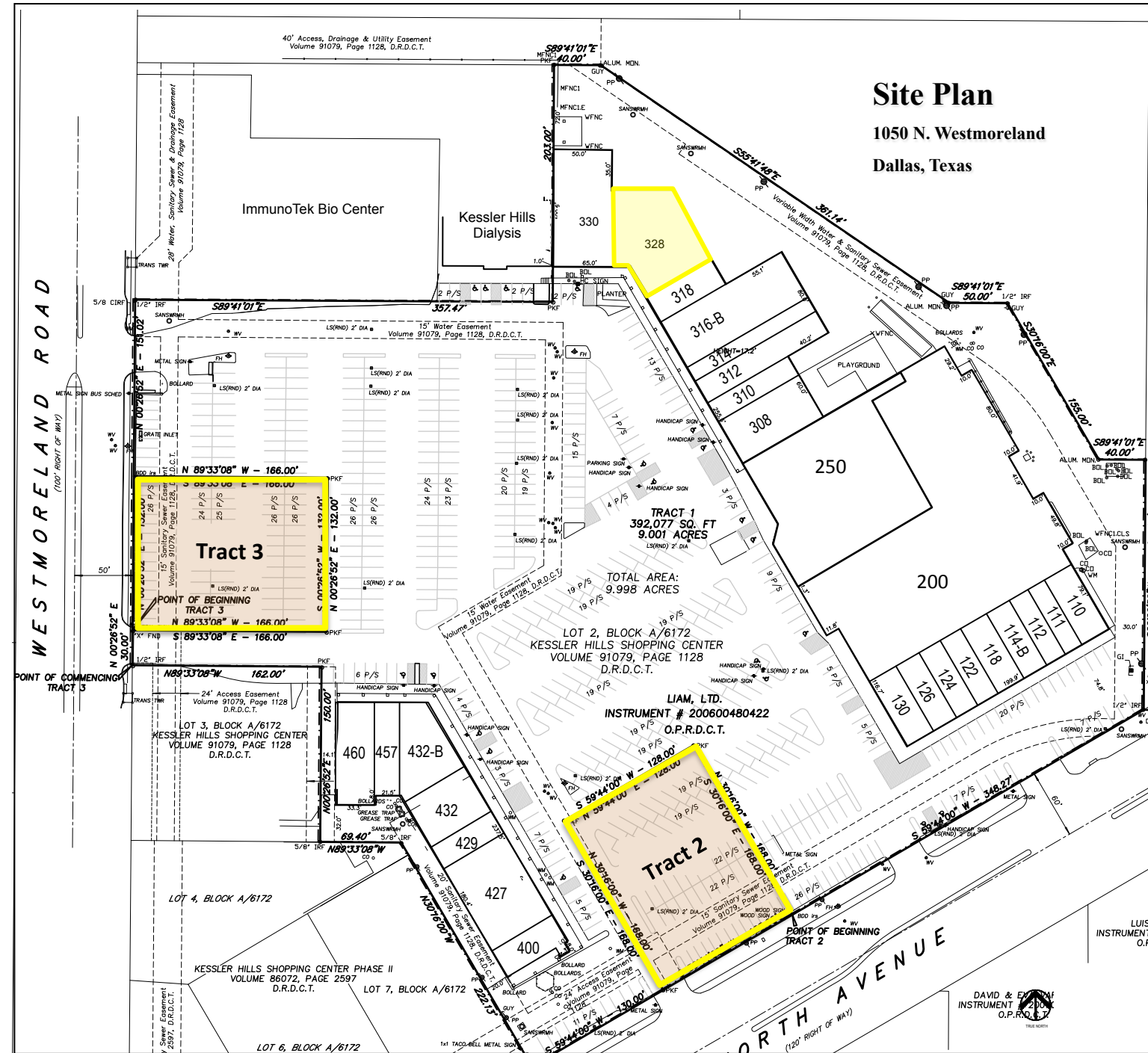
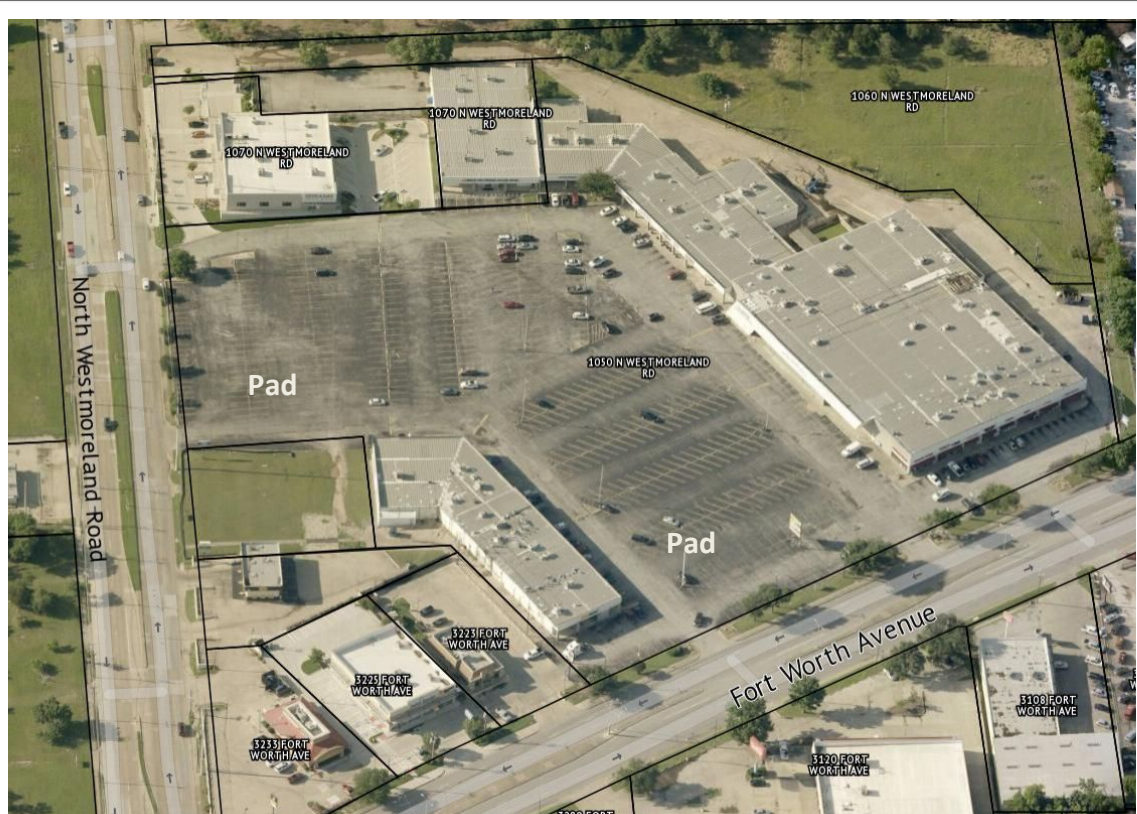


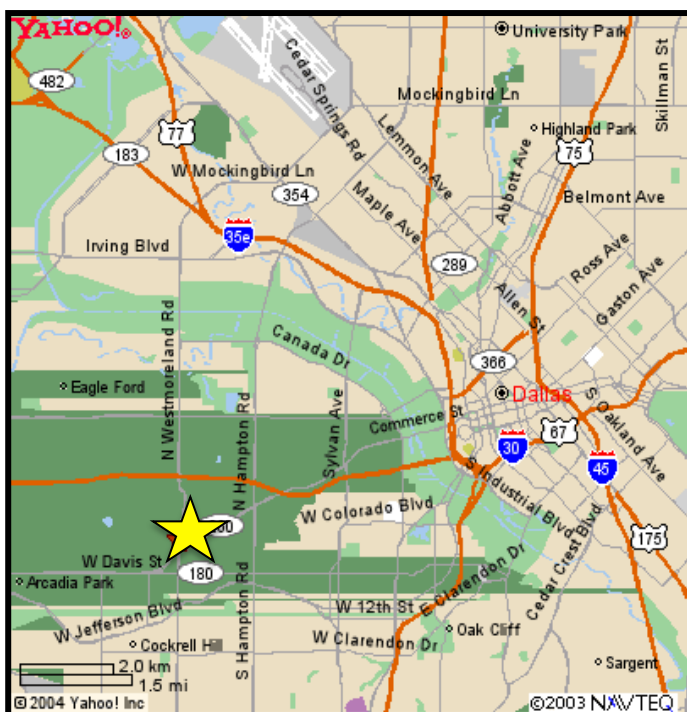
Kessler Hills Center

1050 N. Westmoreland, Dallas, TX



Retail Space Available

- **102,000SF** Retail / Two Pads
- Multi-Tenancy - **6,176sf Available**
- Re-Developing Market
- Built **1986** / Approx. **9.25 Acres**
- Pads Available



LOCATION

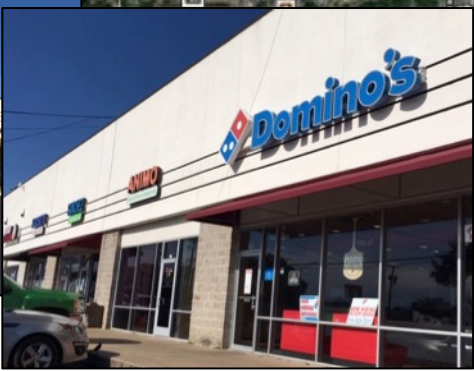
FOR DETAILED INFORMATION, CONTACT:

Dave Valdez
214/ 766-7241
dave@icbpropertiesco.com



Tenant	Suite	Tenant	Suite
Domino's Pizza	110	Pharmacy	314
Animo	111	WIC	316B
Sanchez Ins.	112	Alex's Hair	318
Kecho's Barber	114B	Vacant	328
Cleaners	118A	New Horizon	330
Wings World	118B	Subway	400
Cliff's Check Cashing	122	Washateria	427
CBD Shop	124	Taqueria	429
Yessica's Salon	126	Compassion Care	432
Dollar Store	130	Viva Dental	432B
UEI Tech College	200	Good Vision Optical	457
Colaw Fitness	250	DFW Pain & Injury	460
A Step Ahead	308		
Metro PCS	310		
Grocery Services	312		





Kessler Hills Center is located at the NEC of Westmoreland Rd. & Ft. Worth Ave, on the going-home route amongst a large population (18,065, 145,129, and 303,280) encompassing consumers within a 1, 3, 5 mile radius respectively. This center is at the heart of redevelopment for this north Oak Cliff sub-market, with many residential, multi-family, and new retail developments and redevelopments under way.

Traffic counts have increased substantially within the last five years, 31,809vpd Westmoreland Road (north/south), and 22,486vpd Fort Worth Avenue (east/west) (NCTCOG). Average household income within a 1, 3, and 5 mile radius has increased over five percent (5%+) annualized over the past five years, outpacing the DFW and national markets (\$60,175, \$68,281, and \$75,576 respectively).

Kessler Center has retained consistently strong occupancy over the last ten years (92 – 100%). Repositioning of the center has taken place since 2005, swapping interior tenancy toward medical-type operators, and smaller space retailers on the exteriors. This led to zero impact on rental during the 2020 lockdown.

UEI Medical Tech College has occupied one of the anchor spaces recently, and will begin classes in the Fall of 2022. Colaw Fitness has occupied the second anchor space and is underway with their finish-out, pushing for a late Fall 2022 opening. Both on new, 10-year leases.



UEI College is a licensed and accredited institution of higher learning known as a career college. Different from seemingly more traditional two- and four-year schools which also exist under the collegiate umbrella, career colleges – also known as vocational schools – focus on providing students the knowledge, skills and hands-on training needed to enter a specific career, field or trade. UEI currently has 20 campuses in California, Georgia, Arizona, Nevada, Washington, and now Texas.



Colaw Fitness is a 24-hour gym that offers memberships as low as \$5 a month that includes free tanning, massages, trainer instruction and nutrition instruction, and all members can bring a friend for free each visit. Colaw also offers small, more personalized classes for up to five people with a trainer. Colaw was established in 2005 out of Bartlesville, Oklahoma, has six locations, with the newest being in Kessler Hills Center.

Center upgrades and contributions underway include Parking Lot, 10-Year Roof

- Other Notable Tenancy -



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A TREC No. OP-K