

2154 BURBANK ST

Dallas, TX 75235



For Lease

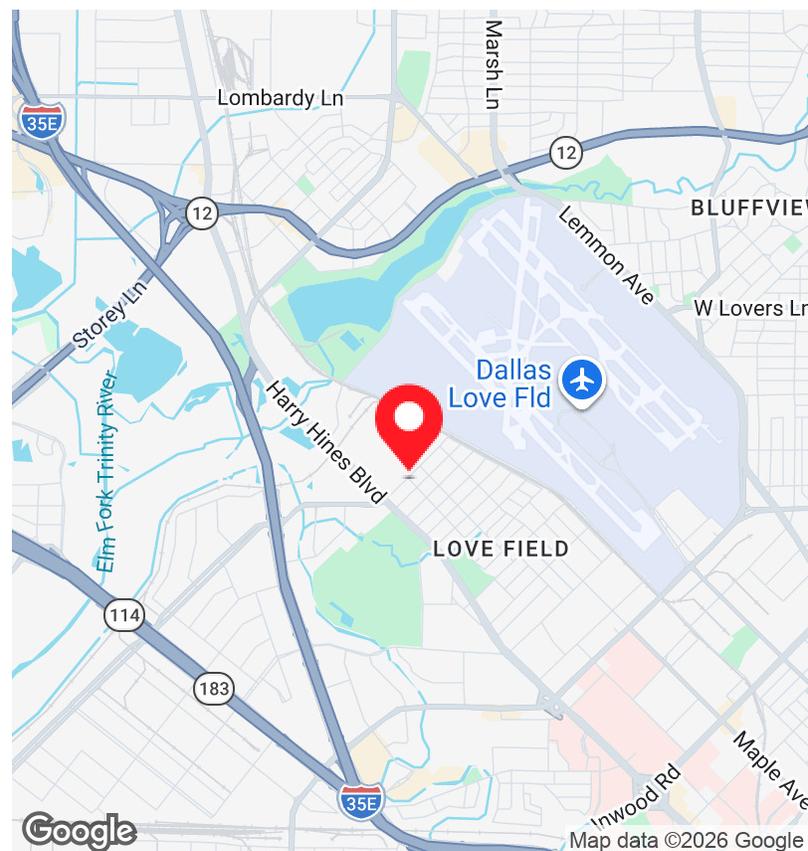


PROPERTY DESCRIPTION

Located directly adjacent to Dallas Love Field, this 2,059 SF freestanding building sits on a prominent half acre site benefiting from exceptional visibility and consistent daily traffic from travelers, commuters, and nearby employment centers. The property is strategically positioned near Brook Hollow Golf Club, surrounding retail and dining, established residential neighborhoods, and key lifestyle destinations, with convenient access to major roadways including I-35, the Dallas North Tollway, and US-75.

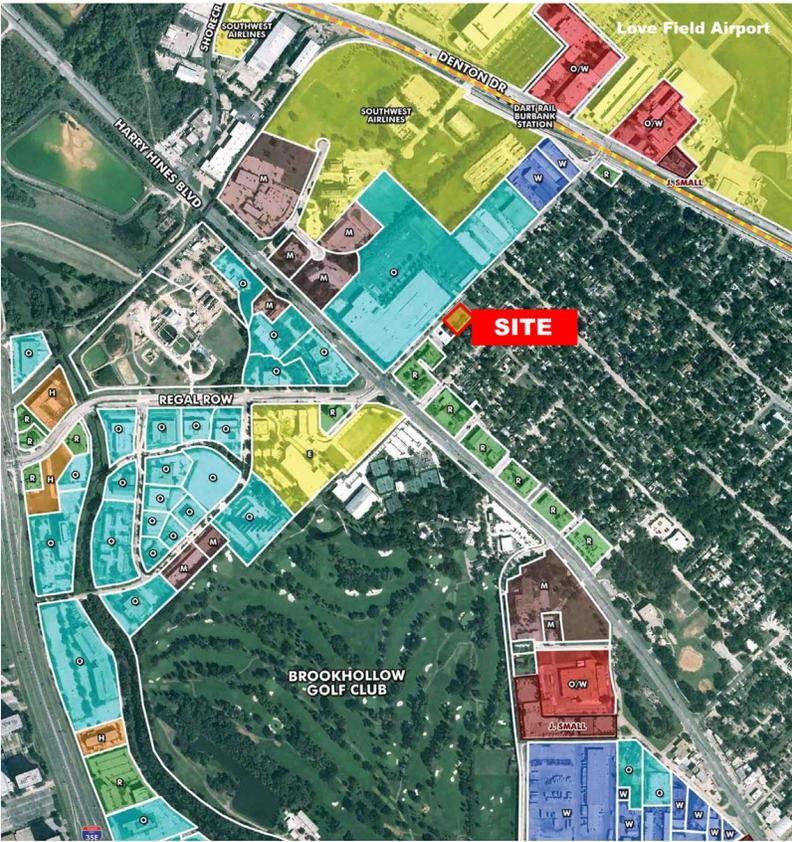
PROPERTY HIGHLIGHTS

- Freestanding 2,059 sf building on a half acre lot
- Fully fenced corner lot with potential outdoor patio
- Ideal for restaurant, automotive, retail or office use
- Ample on-site parking
- Over 25,000 VPD on Harry Hines Blvd at Burbank St
- Great visibility directly adjacent to Love Field Airport



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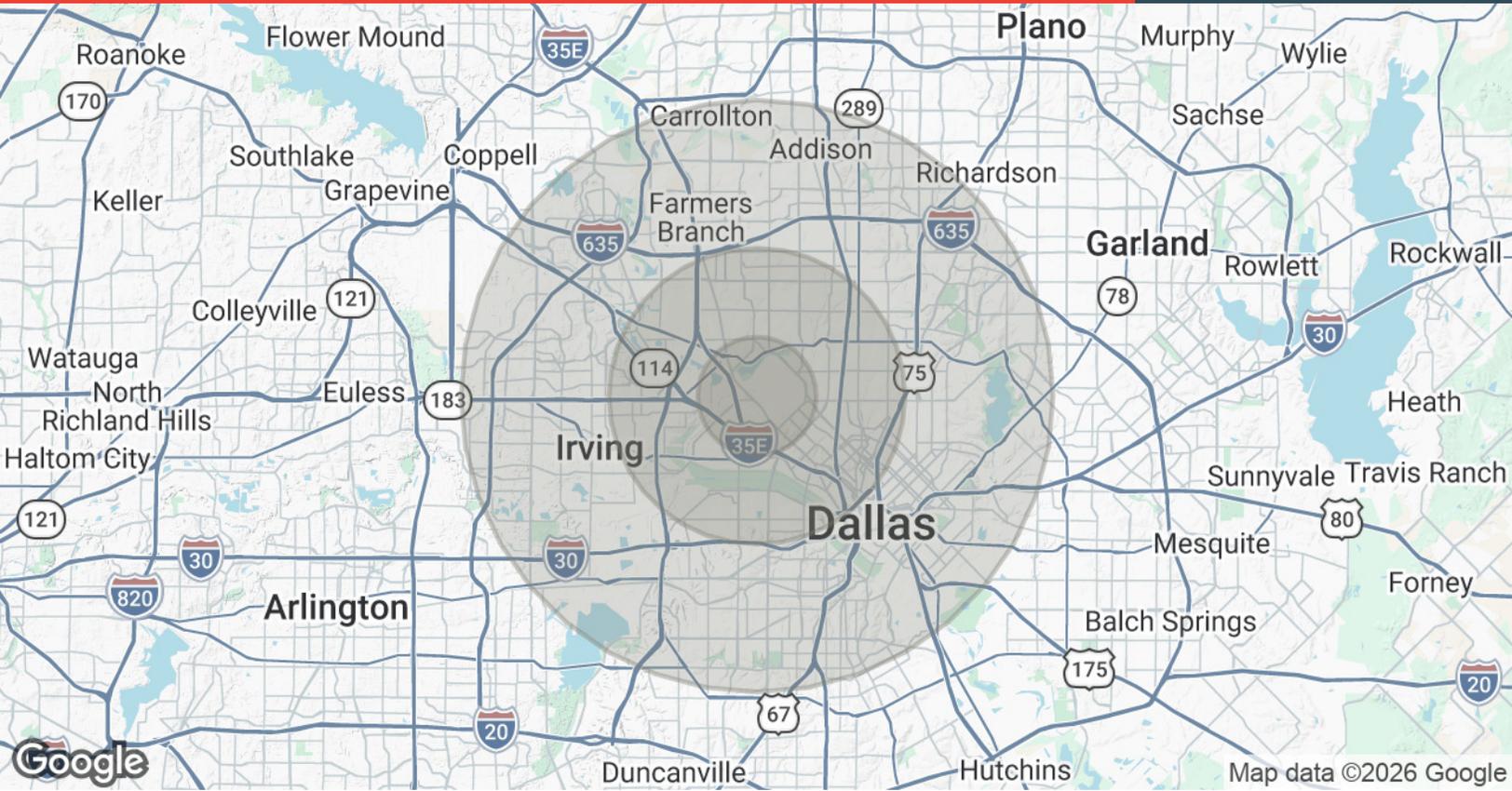


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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	29,297	276,316	1,107,272
Average Age	35	38	37

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	12,003	121,110	457,923
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$70,984	\$133,674	\$111,016
Average House Value	\$387,020	\$705,854	\$495,727

DAYTIME EMPLOYMENT	2 MILES	5 MILES	10 MILES
Employees	44,398	302,985	958,561

TRAFFIC COUNTS

Harry Hines Blvd. at Burbank St.	25,433/day
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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date