

Property Offering 804 Pacific Ave Dallas TX



Peter Muzyka 214-497-6682



CHURCH
REALTY

Property Details

Potential Change of Use Office/Retail

Location

804 Pacific Avenue, Dallas, TX
West End Historic District

Building Size

50,000 ± sq ft in 5 floors
Plus 10,000 ± sq ft basement

Land Area

39,993 ± sq ft

Highlights

Located at the Dart Line West End Stop.
Parking and Advertising Income.
Contiguous property encompassing
entire block bounded by Pacific Avenue
on the north (Dart Line), Elm Street on
the south, Lamar Street on the east, and
North Austin Street on the west.

Call Peter at 214-497-6682





CHURCH
REALTY

THE CHURCH REAL
ESTATE PROFESSIONALS.





Perot
Museum of Nature and Science

DALLAS MUSEUM OF ART

THE DALLAS WORLD AQUARIUM

THE MAJESTIC THEATER
DALLAS, TEXAS

US 366

INTERSTATE 345

West End Station
Blue Line Green Line Orange Line Red Line



Dealey Plaza

INTERSTATE 35E

Elm St 19,566 VPD

DALLAS COLLEGE
EL CENTRO

N Houston St 8,134 VPD

Lamar St 9,628 VPD

S Griffin St 17,040 VPD

Young St 12,907 VPD

REUNION TOWER

KAY BAILEY HUTCHISON CONVENTION CENTER DALLAS

INTERSTATE 30

CHURCH REALTY

THE CHURCH REAL ESTATE PROFESSIONALS





CHURCH
REALTY

Listing Team



Peter Muzyka

c: 214 497-6682

o: 972 424-2000

PeterM@churchrealty.com



Danny Muzyka

c: 214 564-5251

o: 972 424-2000

DannyM@churchrealty.com

www.churchrealty.com

CHURCH
REALTY

THE CHURCH REAL
ESTATE PROFESSIONALS.



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.

<u>Church Realty</u>	<u>568835</u>	<u>info@ChurchRealty.com</u>	<u>972-424-2000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Danny Muzyka</u>	<u>368198</u>	<u>DannyM@ChurchRealty.com</u>	<u>214-564-5251</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Danny Muzyka</u>	<u>368198</u>	<u>DannyM@ChurchRealty.com</u>	<u>214-564-5251</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Peter Muzyka</u>	<u>530013</u>	<u>PeterM@ChurchRealty.com</u>	<u>214-497-6682</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date