

8811-8817 Stults Road

8811-8817 Stults Road, Dallas, TX 75243

FOR SALE OR BTS



Paramount Real Estate Services

PRESENTED BY: COURT POWELL

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PROPERTY OVERVIEW

The Property is located at **8811-8817 Stults Road** in Dallas, TX. It consists of two land parcels with approximately 62,190 square feet combined. The Property is conveniently located in North East Dallas with direct access to Forest Lane and Greenville Avenue across from Stults Elementary. Surrounding the Property is a 598-unit senior living facility with a third phase creating an additional 300 units. The Property is conveniently located near Nexus Children's Hospital, Presbyterian Dallas, and Medical City Dallas. Call for pricing information.

FEATURES

- Located across from Stults Elementary School
- Newly constructed Transitional Care Unit and 2 Senior Living communities surrounding property
- Located in North East Dallas with direct access to Forest Ln and Greenville Ave
- Best use: Multi-Family Residential, Medical Office, Day Care Center
- Near Nexus Children's Hospital, Presbyterian Dallas and Medical City Dallas



LAND AREA

1.43 ACRES



AVAILABLE SF

62,190 SF

LOT 5: 31,218 SF

LOT 6: 30,972 SF



PRICING

CALL FOR PRICING

LOCATION

8811-8817 Stults Road



Court Powell

Broker

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DEMOGRAPHICS

	1 MI	3 MI
Population	14,420	178,045
Households	6,218	76,574
Average Age	40.1	33.9
Median HH Income	\$71,439	\$56,010
Population Growth 2022-2027	0.07%	0.09%
Household Growth 2022-2027	0.17%	0.11%

INFORMATION ABOUT BROKERAGE SERVICES

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.

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 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.

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.

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.

BEAR COMMERCIAL REAL ESTATE LLC

590196

COURT@PARAMOUNTREALTYTEXAS.COM

214-228-5649

Licensed Broker/Broker Firm Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant initials

Date

