For Sale or Lease | 5006 Verde Valley Ln, Dallas, Texas 75254

CBRE

Investment Highlights

- ±7,067 SF building on ± 0.16 acres
- Ideally positioned in the sought-after Verde Valley corridor near the Dallas North Tollway and Addison, offering exceptional accessibility, visibility, and proximity to a dense daytime population.
- Former Comerica Bank building with an efficient layout and strong street presence.
- Adaptable layout suitable for office, medical, retail, or service-oriented businesses.
- Multiple drive-thru lanes provide convenience for customer-facing businesses and service-oriented operations.
- Surrounded by affluent residential neighborhoods, major employers, and high traffic counts, supporting long-term business success.
- A pylon sign located 45 feet above ground level that is visible from the Dallas North Tollway to motorists traveling both northbound and southbound.

Demographics 2025	**1 Mile**	**3 Miles**	**5 Miles**
Total Population	19,773	127,334	389,378
Daytime Population	63,436	237,184	517,716
Average HH Income	$93,524	$140,623	$137,985
Median Age	33.5	38.0	36.5

2025 Traffic Counts	**Vehicles per day**
Dallas Pkwy Verde Valley Ln S	52,372 vpd
Dallas North Tollway Verde Valley Ln N	5,002 vpd
Dallas Pkwy Belt Line Rd N	20,356 vpd

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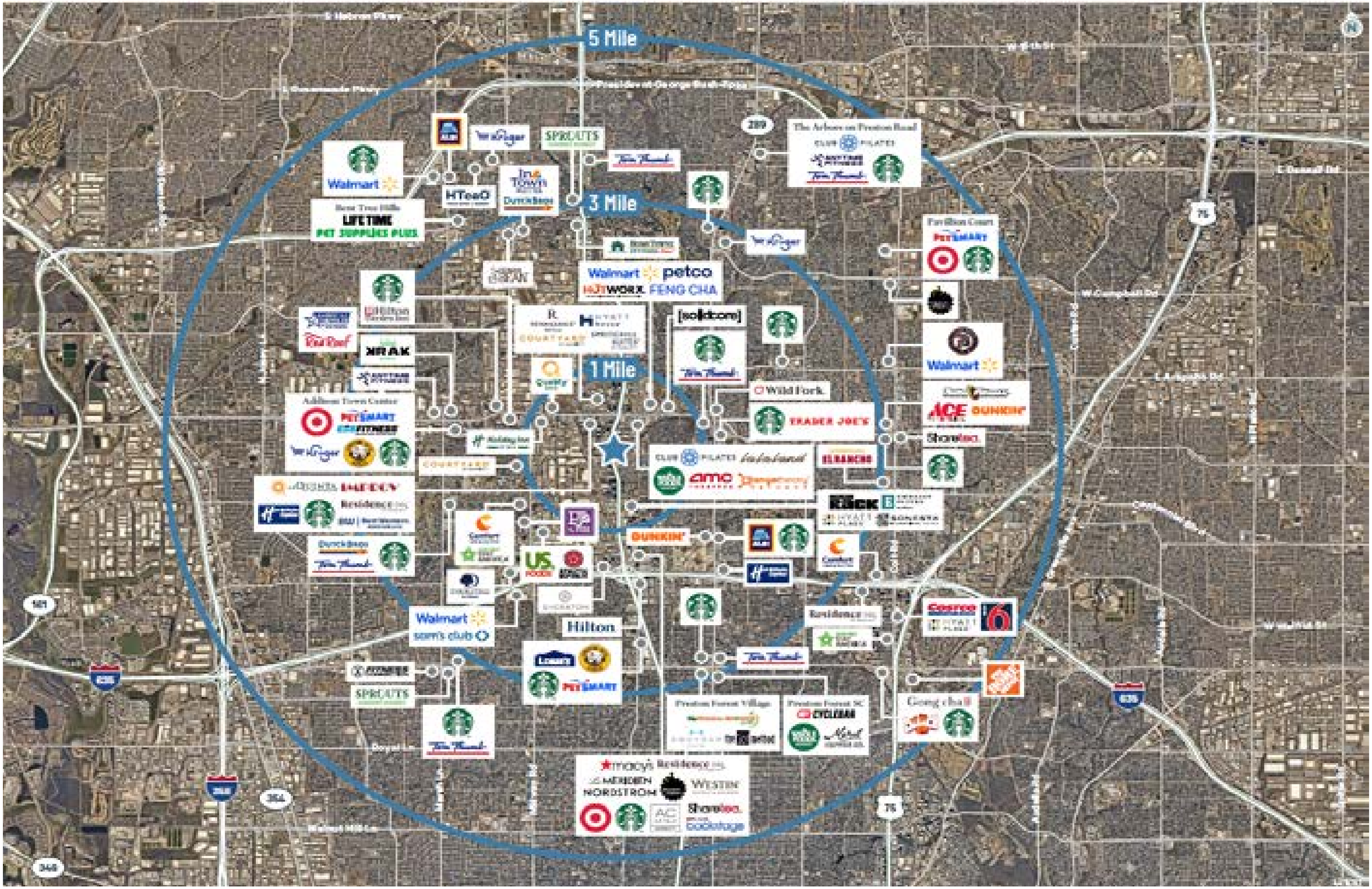

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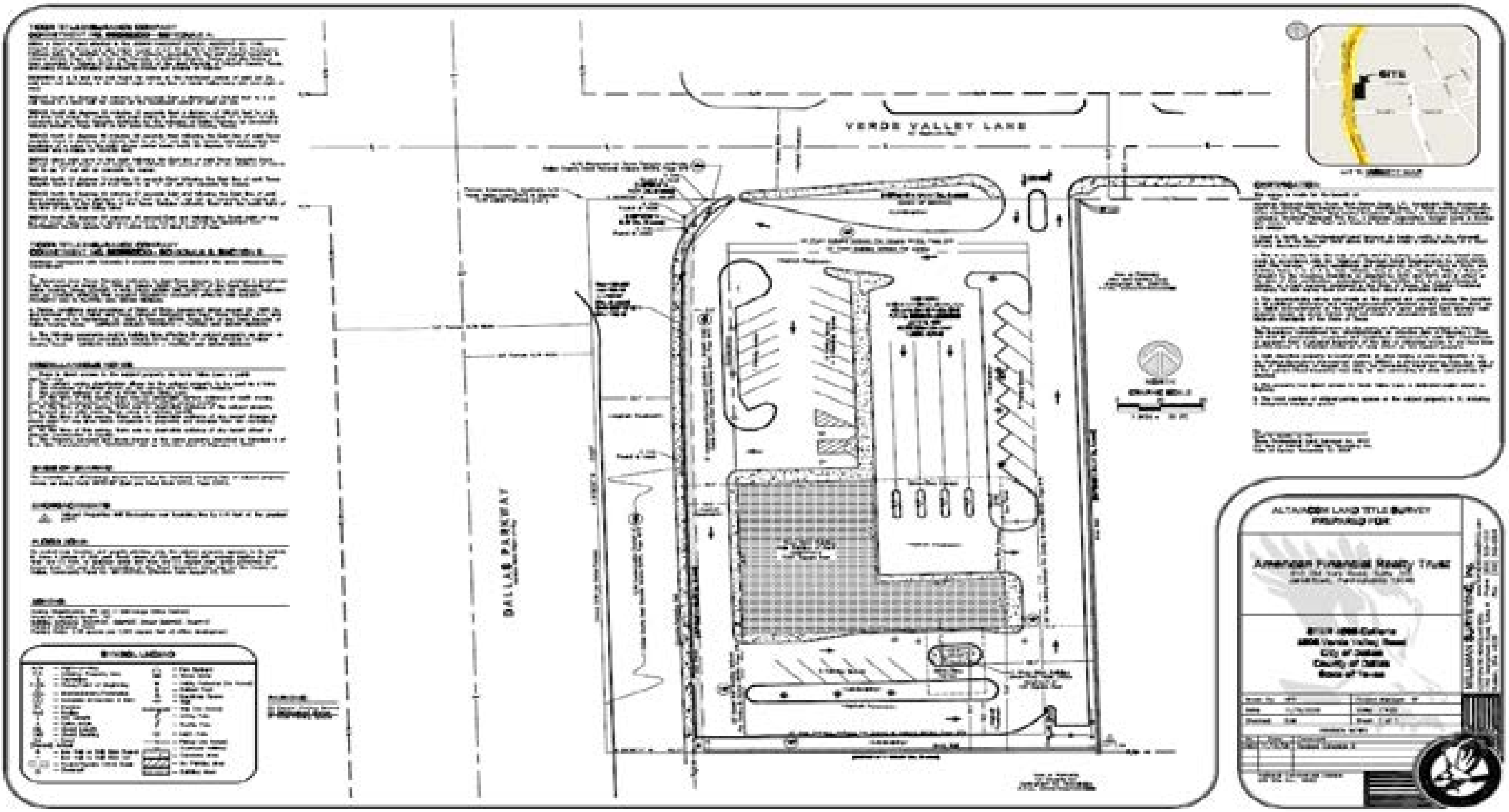

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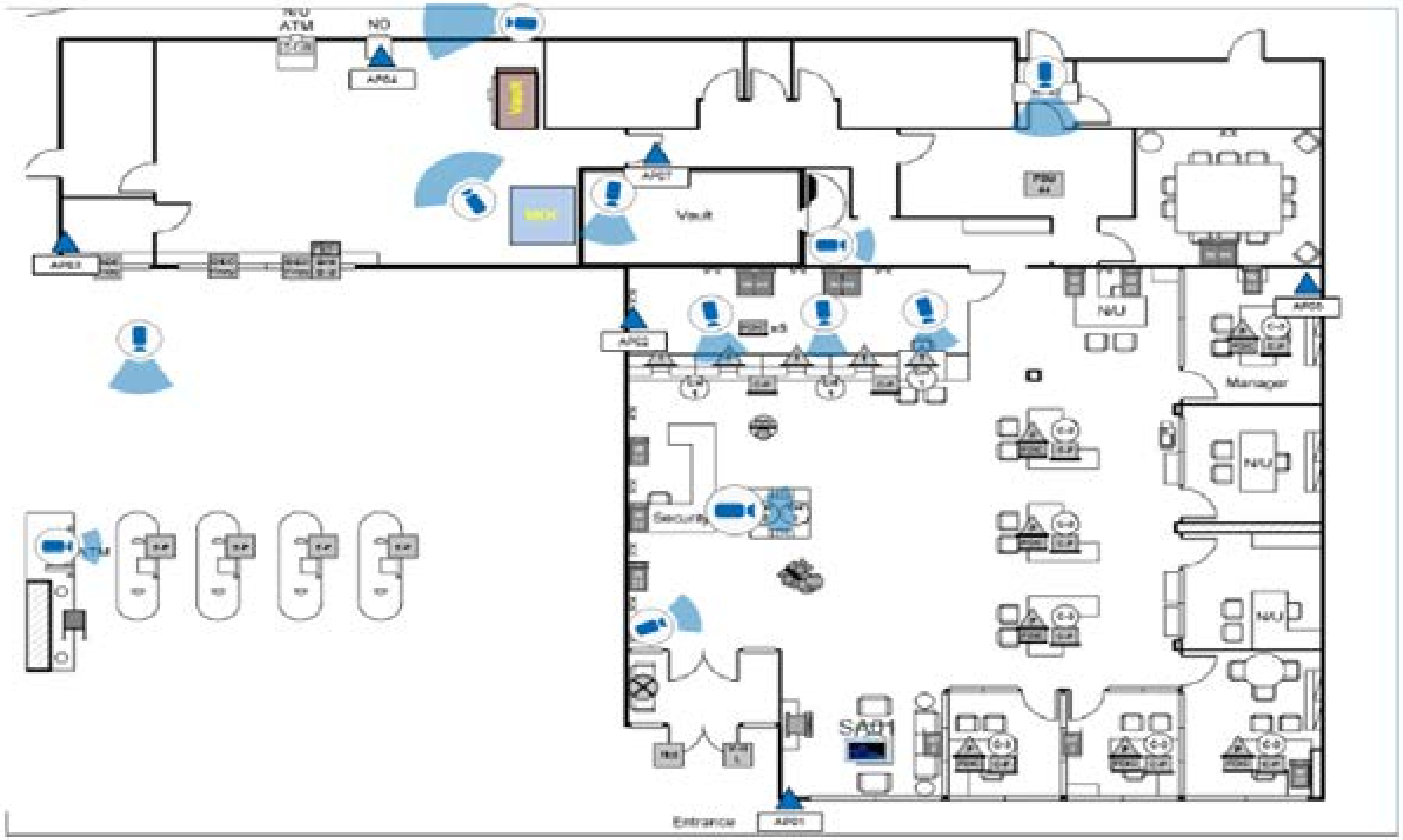

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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 ______________

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