



BENT TREE GARDENS

17130 Dallas Parkway, Dallas, Texas 75248

FOR SALE/LEASE

DALLAS, TEXAS

Wynmark Commercial Real Estate Group presents a premier commercial condominium project located at 17130 Dallas Parkway, offering units available for sale or lease. The project features a recently renovated building encompassing approximately 26,950 square feet, with a more modern and streamlined aesthetic.

The building sits at a highly desirable Dallas North Tollway address, minutes from major medical and employment centers including Baylor Medical Center, Texas Health Resources, and Methodist Hospital — offering strong accessibility, visibility, and long-term investment appeal.

AVAILABLE UNITS:

1ST FLOOR:

- Unit 110: 2,962 SF
- Unit 115: 3,793 SF
- Unit 110 & 115: 6,755 SF
- Unit 140: Sold
- Unit 160: Leased
- Unit 170: 1,392 SF

2ND FLOOR:

- Unit 265: 1,263 SF

CONDITION:

- Unit 110: Cold Dark Shell
- Unit 115: Cold Dark Shell
- Unit 170: Move-in Ready
- Unit 265: Move-in Ready

DETAILS:

- Allowed Uses: Office & Medical
- Parking Ratio: 1/350 (84 spaces)
- Renovated: 2025/2026
- Zoning: SP2 Professional Office
- Structure: Condo

ECONOMICS:

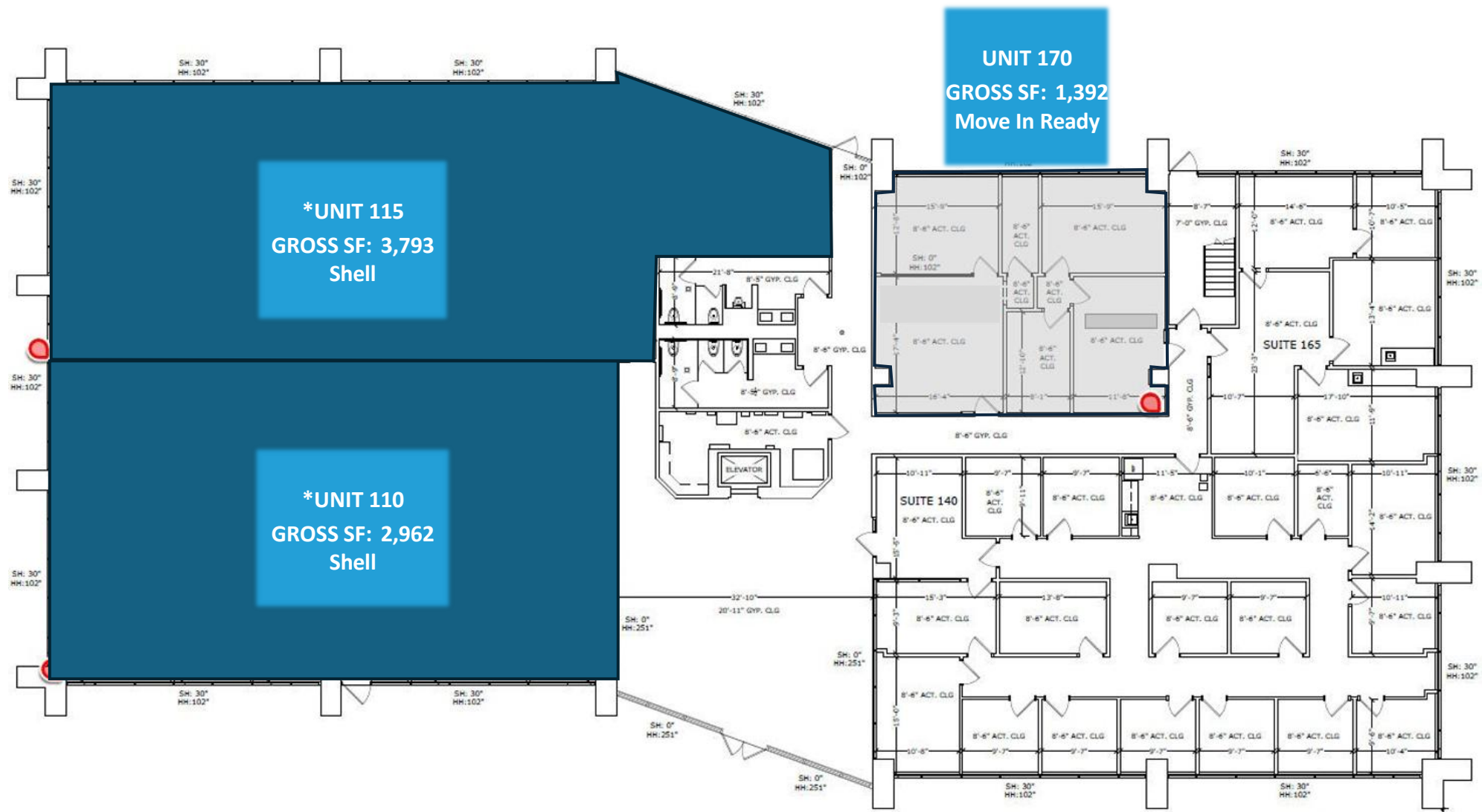
Cold Dark Shell—Suites 110 and 115:

- Purchase Price: \$350 PSF
- Lease Rate: \$19.75 + NNN
- NNN (est): \$7.77 PSF
- Condo Fee: \$4.85 PSF (**includes electric)

Move-in Ready—Suites 170 & 265:

- Purchase Price: \$375 PSF
- Lease Rate: \$18.00 + NNN
- NNN (est): \$7.77 PSF
- Condo Fee: \$4.85 PSF (**includes electric)

FLOOR PLAN



***Units 110 and 115 can be combined for a total sf of 6,755**

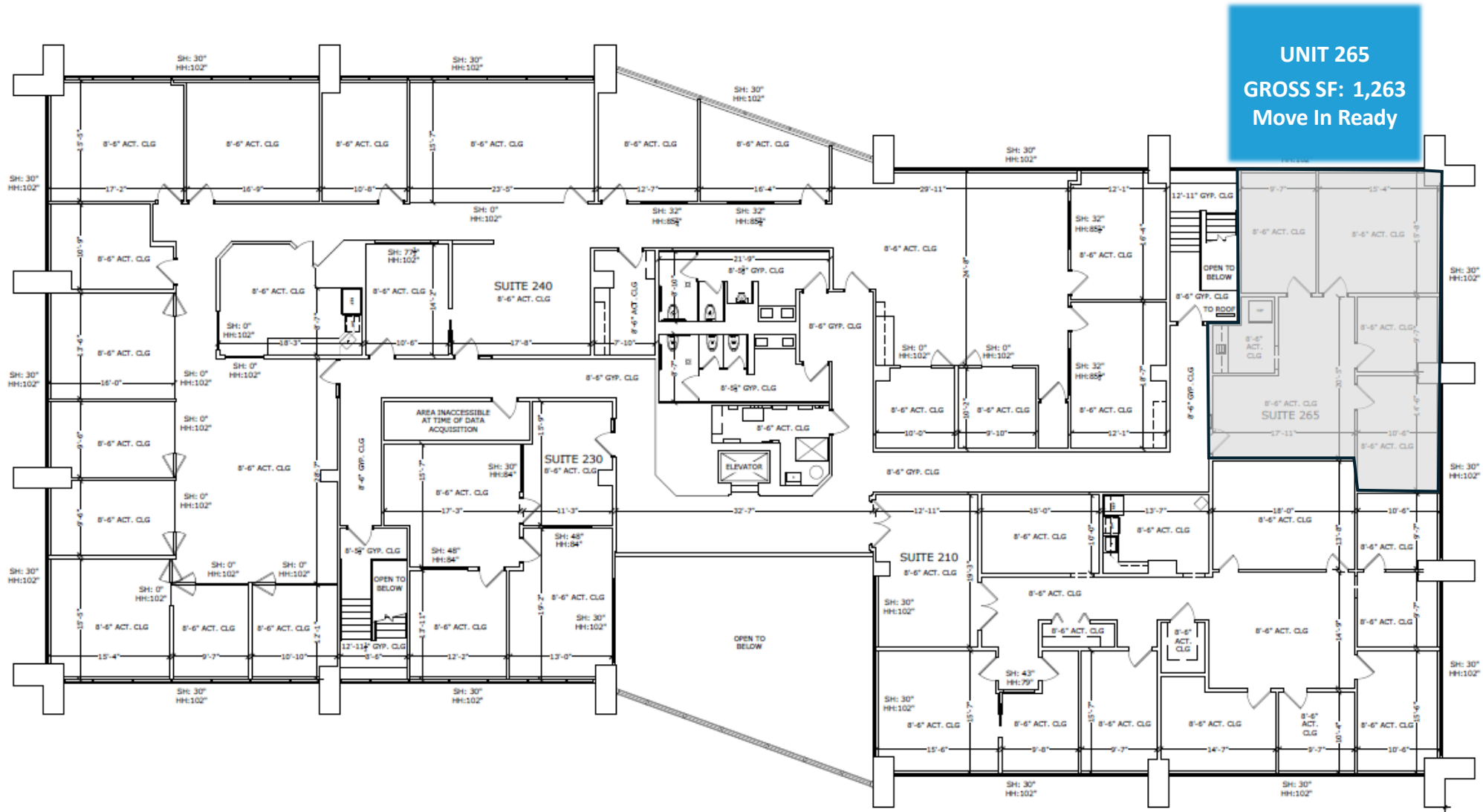


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FLOOR PLAN



UNIT 265
GROSS SF: 1,263
Move In Ready

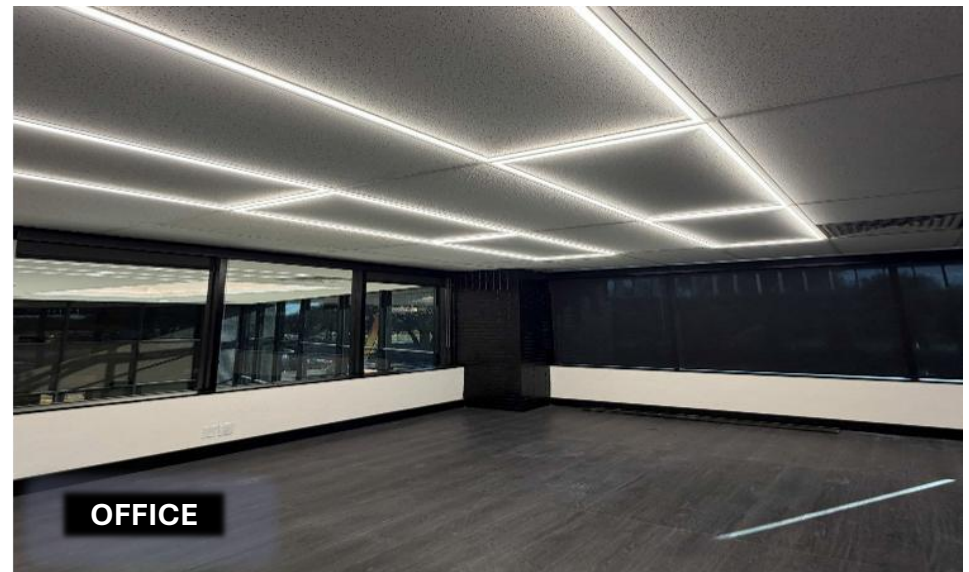
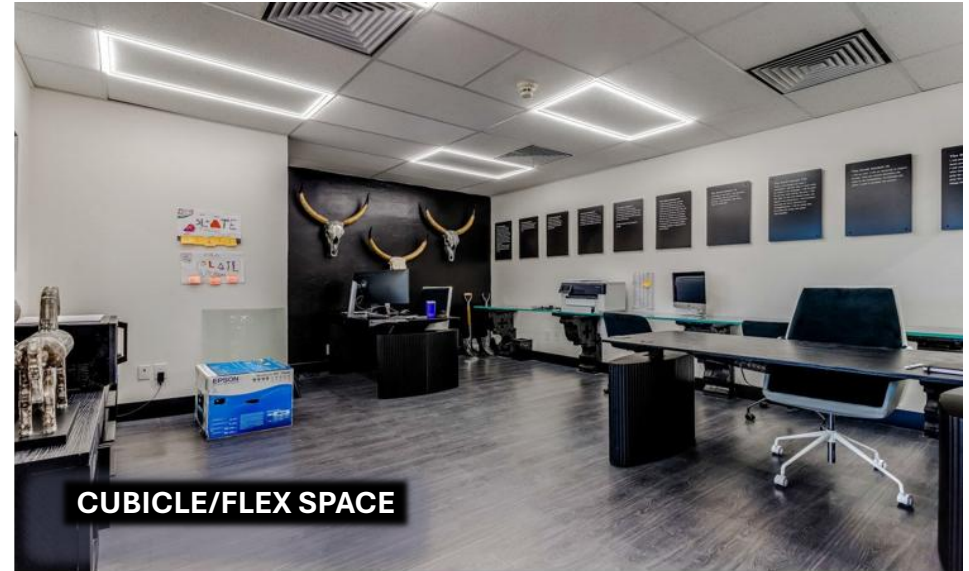


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UNIT 220 INTERIOR PHOTOS - LEASED



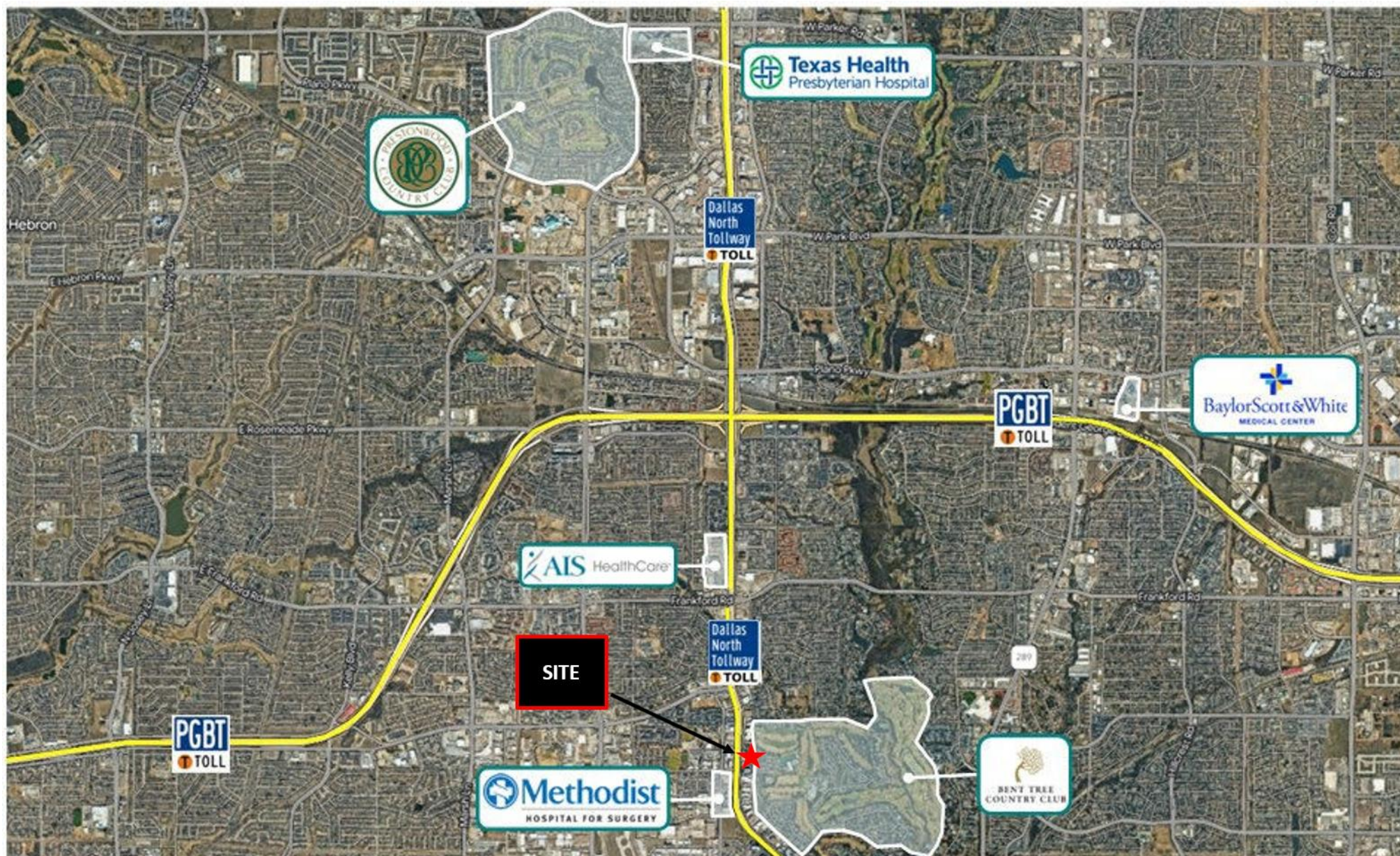
UNIT 140 INTERIOR PHOTOS - SOLD



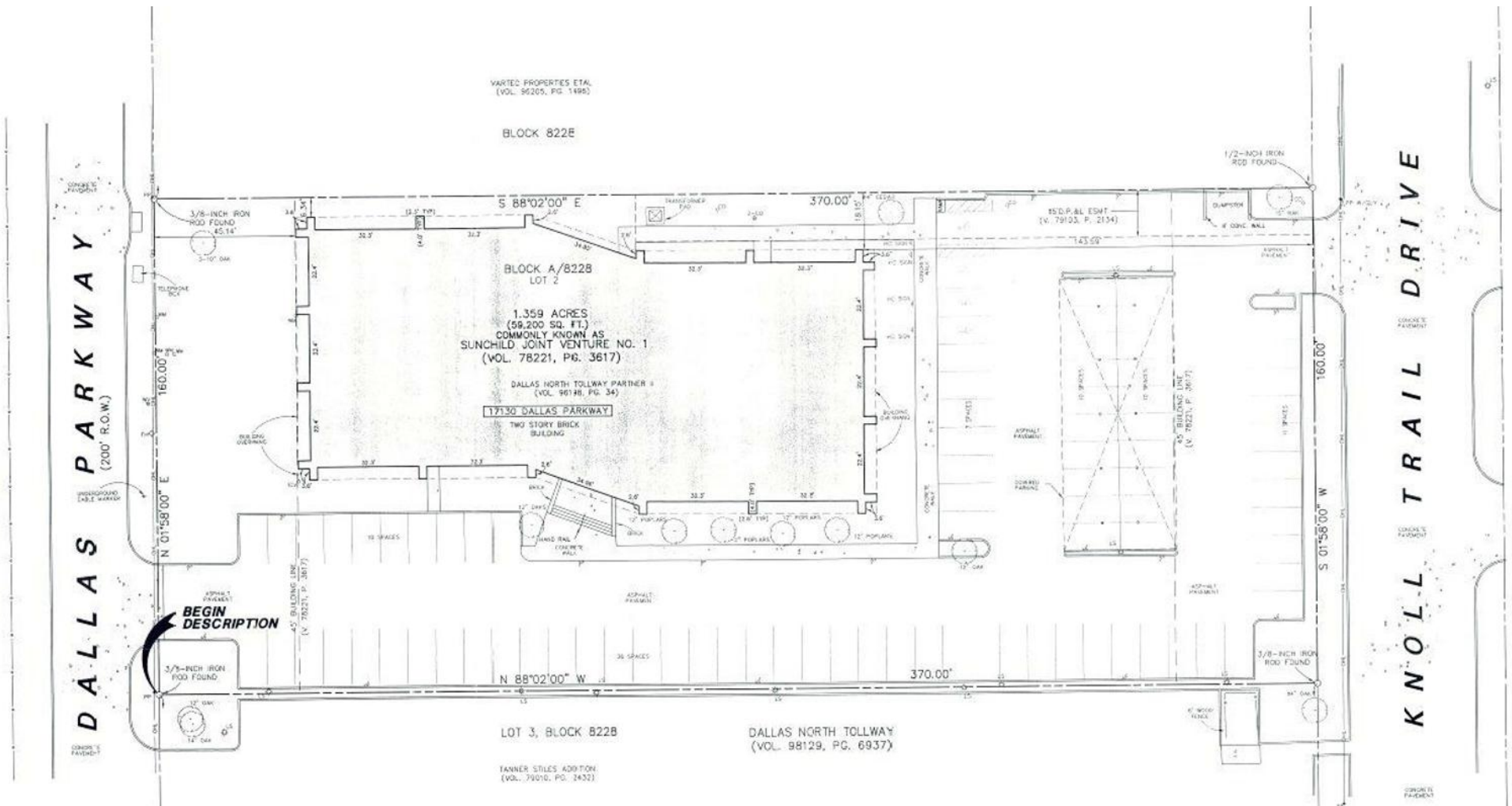
EXTERIOR PHOTOS



LOCATION



SITE PLAN



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	72,065	384,384	1,290,342
2024 Population	74,647	400,647	1,351,138
2029 Population Projection	84,126	442,207	1,485,123
Annual Growth 2020-2024	0.9%	1.1%	1.2%
Annual Growth 2024-2029	2.5%	2.1%	2.0%
Median Age	37.3	37.3	37
Bachelor's Degree or Higher	51%	49%	49%
U.S. Armed Forces	33	204	698

Households

	2 miles	5 miles	10 miles
2020 Households	37,902	165,305	526,694
2024 Households	38,952	172,385	553,072
2029 Household Projection	43,754	191,222	609,516
Annual Growth 2020-2024	0.8%	1.2%	1.3%
Annual Growth 2024-2029	2.5%	2.2%	2.0%
Owner Occupied Households	11,661	80,021	265,465
Renter Occupied Households	32,093	111,200	344,051
Avg Household Size	1.9	2.2	2.4
Avg Household Vehicles	1	2	2
Total Specified Consumer Sp...	\$1.1B	\$5.4B	\$18B



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.

11-2-2015



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

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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