

UNDER MAJOR RENOVATION



 **VENTURE**

MEDALLION CENTER FOR LEASE

6464 NORTHWEST HWY
DALLAS, TX

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LOCATION

6464 NORTHWEST HWY

AVAILABLE SPACES

SUITE 138
5,845 SF

SUITE 144
7,510 SF
CAN DEMISE

SUITE 160
1,543 SF

SUITE 200
STORAGE SPACE
OPTION

SUITE 330
2,073 SF

SUITE 901 & 902
PAD SITE FOR GROUND LEASE
2,500 SF BUILDING

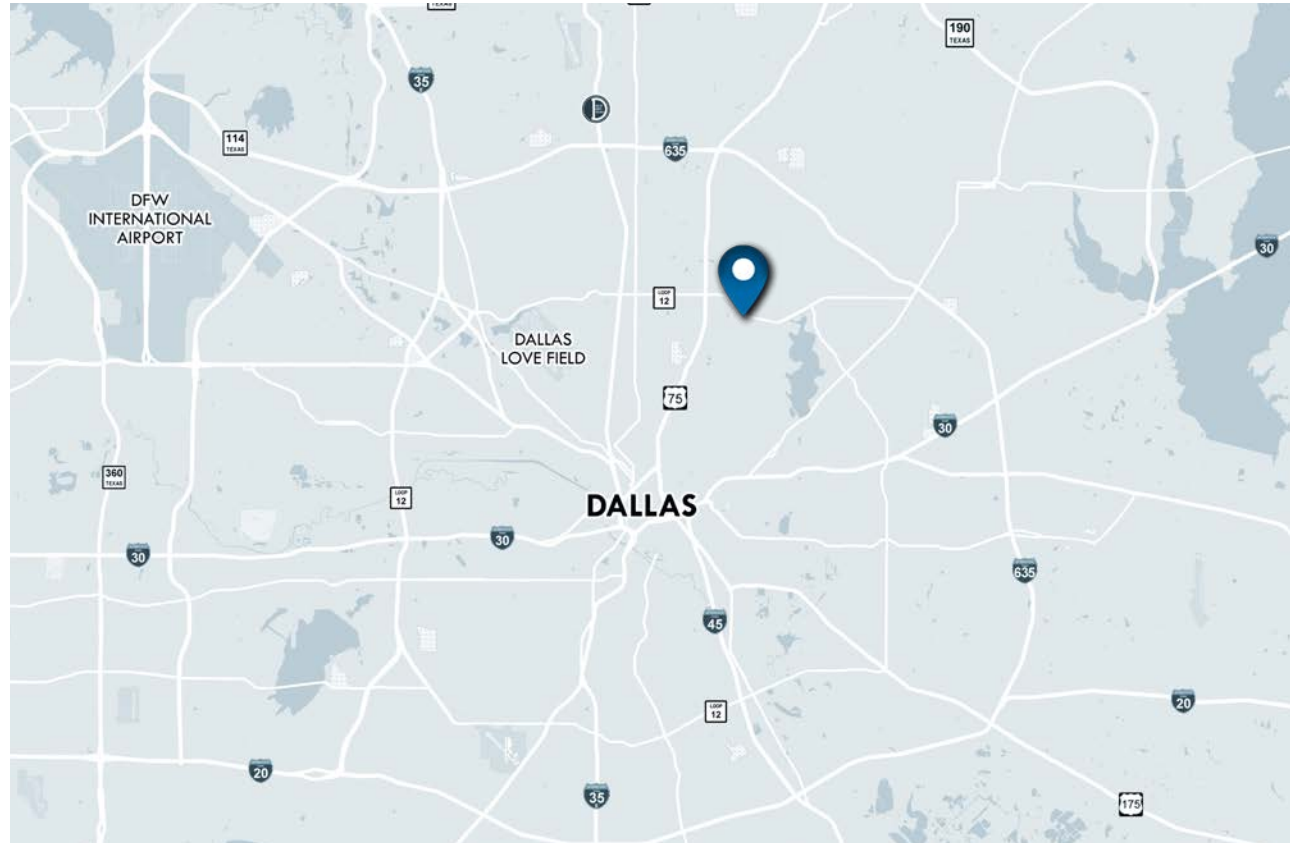
TRAFFIC COUNTS

NORTHWEST HWY
50,024 VPD 2022

SKILLMAN ST
25,889 VPD 2022

PROPERTY HIGHLIGHTS

- ★ TARGET ANCHORED CENTER
- ★ REGIONAL SHOPPING CENTER WITH ACCESS TO NORTHWEST HWY



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	31,337	153,862	423,951
EST. DAYTIME POPULATION	5,957	68,049	268,735
EST. AVG. HH INCOME	\$94,587	\$181,098	\$161,464

AREA ATTRACTIONS





UNIT	TENANTS	SF
BUILDING ONE		
125	Planet Fitness	25,000
127	Kohl's	63,925
	Summit Salon Suites	8,955
138	VACANT	5,845
144	VACANT - CAN DEMISE	7,510
150	Scrubs & Beyond	2,625
160	VACANT	1,543
170	Pet Supplies Plus	8,883
200	STORAGE SPACE (Can attach to Suite 144)	1st floor - 1,971 2nd floor - 1,145
BUILDING TWO		
212	Target	120,000
BUILDING THREE		
305	Party City	11,250
309	America's Best Contact & Eyeglasses	5,774
312	Bliss Nail Salon	3,075
314	Supercuts	1,070
316	Smallcakes	1,706
318	Salata	2,288
322	Subway	1,463
324	Smiley Dental	2,948
326	Unrefined Bakery	2,229
330	VACANT	2,073
331	Dr. Kobdich, Jr.	1,063
335	Yoga	2,860
339	Ingram's Donuts	1,050
341	Medallion Barbers	1,050
343	Christian Science Reading Room	1,345
345	Milan Laser	1,834
347	RDA Promart	1,392
349	The Skin & Body Co.	1,390
BUILDING FOUR		
400	CVS	12,900
BUILDING FIVE		
510	Applebee's	6,700
514	Mattress Firm	5,543
BUILDING SIX		
901 & 902	PAD SITE FOR GROUND LEASE	2,500 SF
BUILDING SEVEN		
701	7 Eleven	2,997





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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

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Date