



HIGHPOINT VILLAGE - FOR LEASE

12101 Greenville Ave, Dallas, TX 75243



ERIK FULKERSON

Broker

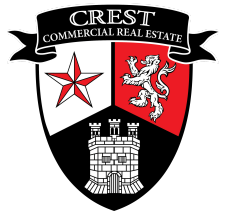
214.696.6677

erik@crestcommercial.com

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PROPERTY HIGHLIGHTS

- Strong Tenant Mix: Complementary blend of regional and local retailers creating synergy and consistent customer traffic
- High Visibility: Prominent frontage along Greenville Avenue with exposure to over 30,000 vehicles per day
- Dense Trade Area: More than 400,000 residents within a 5-mile radius, driving strong consumer demand
- Surrounded by Top National Retailers: Walmart Supercenter, Costco, Kroger, Marketplace, ALDI, Chick-fil-A, Family Dollar, McDonald's and Whataburger

OFFERING SUMMARY

Lease Rate:	\$25 (\$6.45 NNN)
Number of Units:	22
Available SF:	2,581 SF
Lot Size:	168,350 SF
Building Size:	37,733 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,820	70,455	168,801
Total Population	18,328	168,907	400,917

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LEASE INFORMATION

Lease Type:	\$6.45 NNN	Lease Term:	3-5 Years
Total Space:	2,581 SF	Lease Rate:	\$25

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
101	Available	2,581 SF
100	Dante's Italian Restaurant	4,000 SF
102	Hannah's Grocery	2,581 SF
103	Citi Cafe	1,317 SF
104	Perfect Nails	963 SF
105-106	Desta Ethiopian Restaurant	5,279 SF
107	Abuged Grocery	1,986 SF
108	Blade 21	2,282 SF
109	JG's Hamburgers	2,745 SF
109B	Dynamics Photography	2,060 SF
110	Smoke Shop	1,754 SF
112-114	Gold Seven Beauty Supply	8,112 SF
118	Funeral Home & Cremations	3,400 SF
120	Sadie's Dog Grooming	1,068 SF



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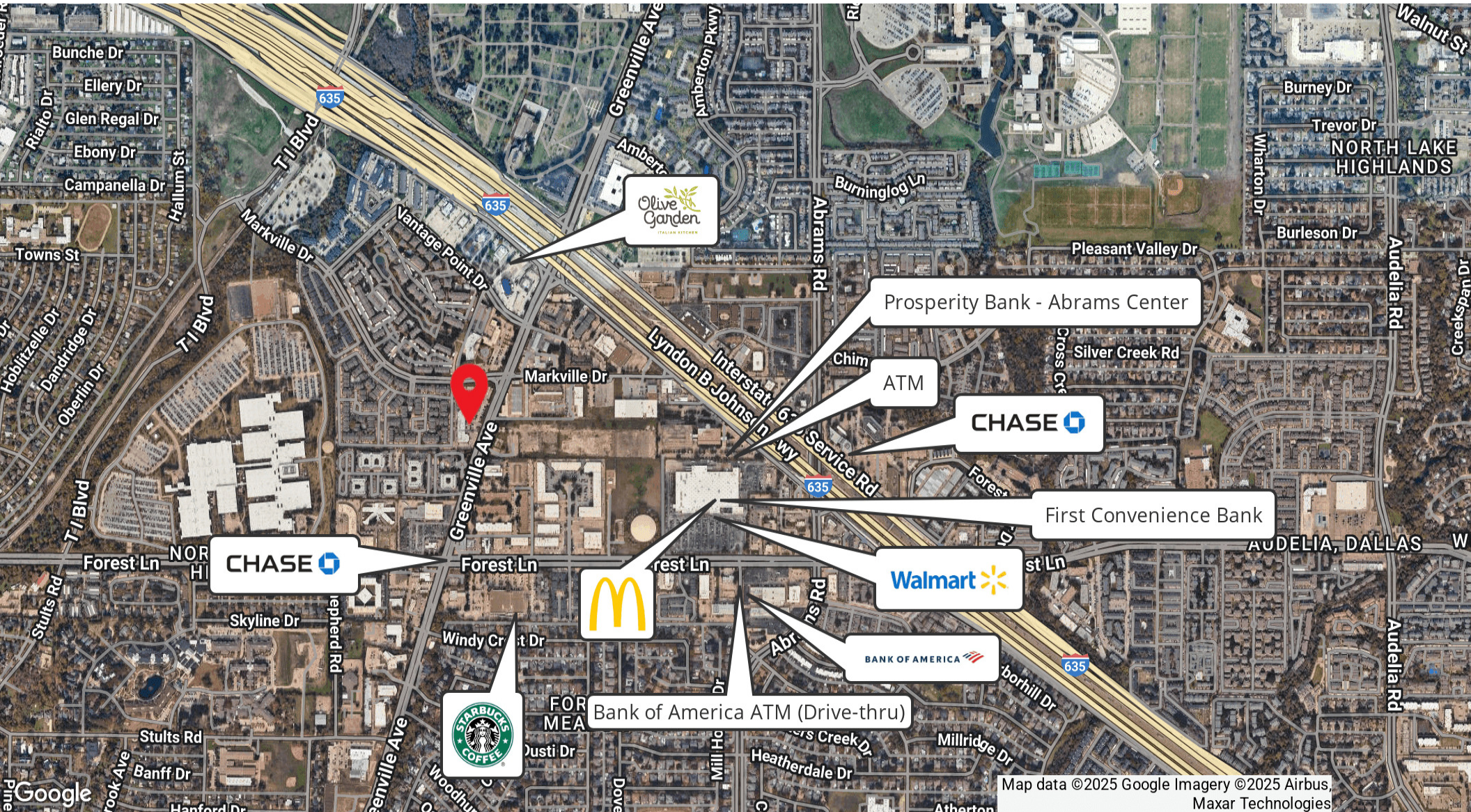
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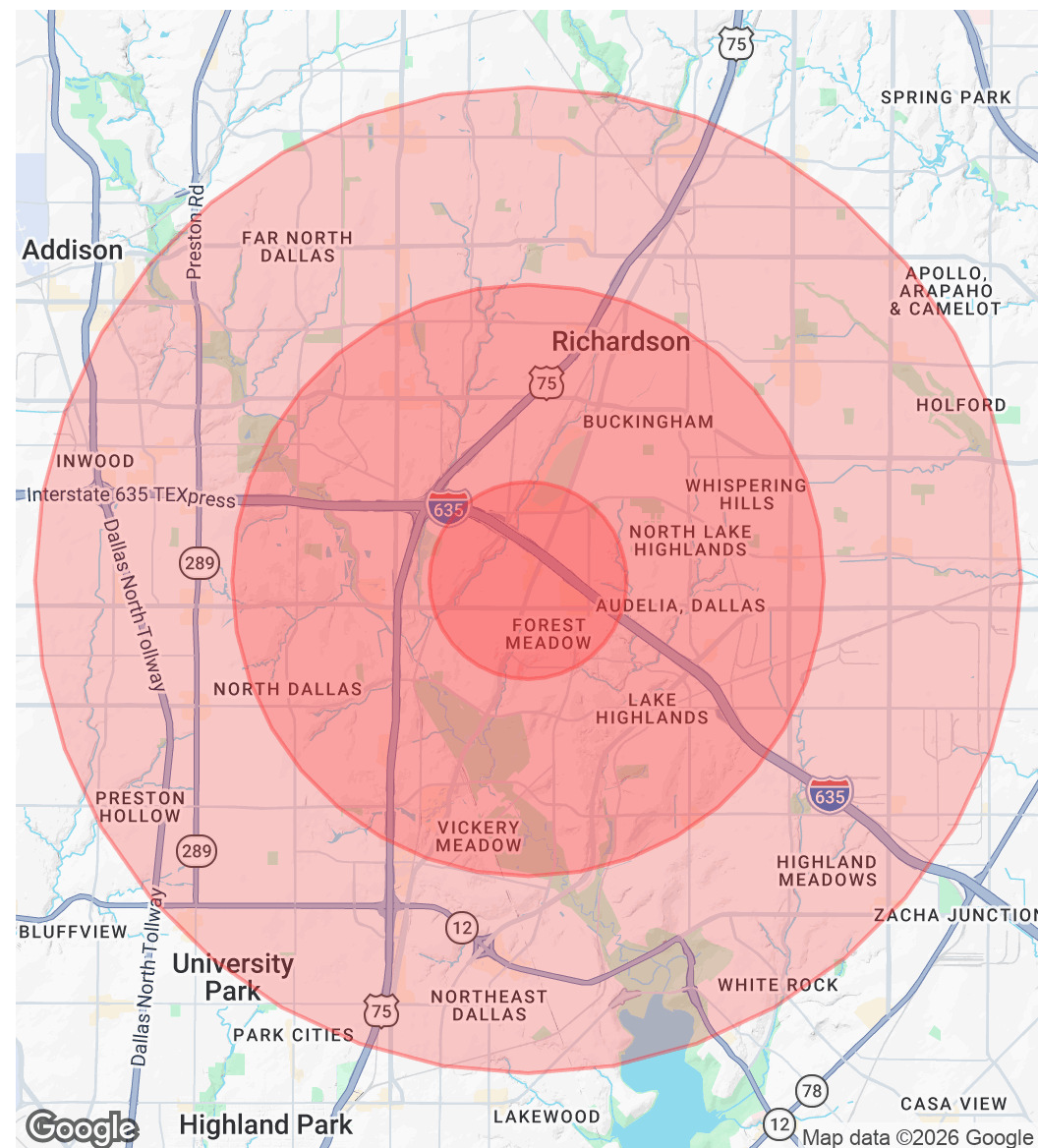
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,328	168,907	400,917
Average Age	38	37	39
Average Age (Male)	37	37	38
Average Age (Female)	39	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,820	70,455	168,801
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$85,073	\$101,083	\$116,280
Average House Value	\$316,356	\$439,699	\$496,783

2020 American Community Survey (ACS)



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	214-696-6677
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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