

# 0.38 Acres Beckley Pad Site For Lease - Bishop Arts District

423 N Beckley Ave, Dallas, TX 75203



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey

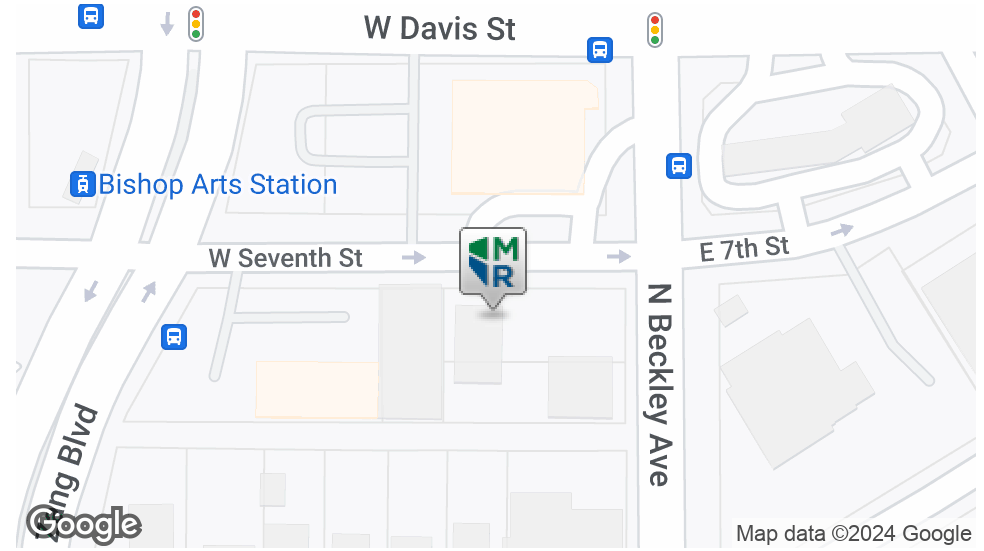
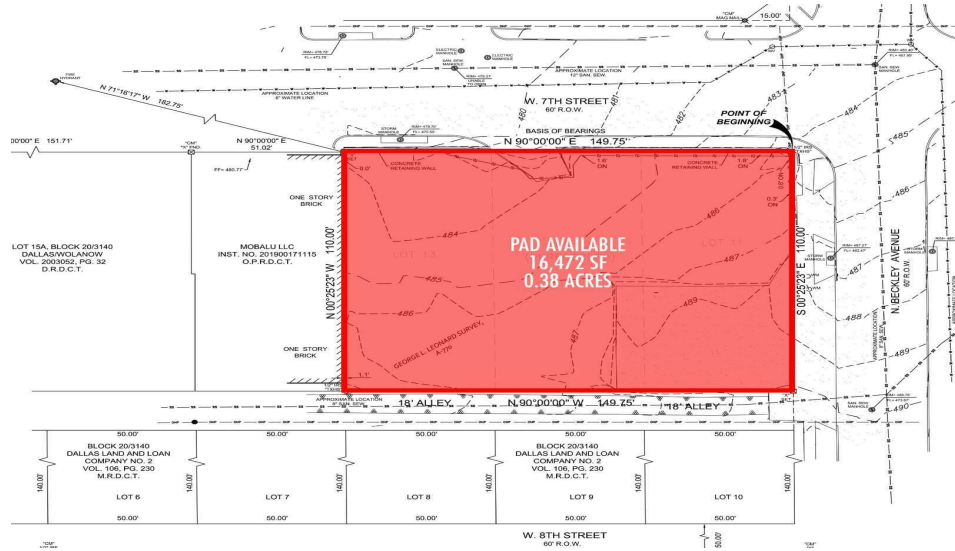
FOR MORE INFORMATION:  
**Brent Fredricks**  
bfredricks@moodyrambin.com  
713.572.3500



The information contained herein was obtained from sources believed reliable; however, Moody Rabin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# 0.38 Acres Beckley Pad Site For Lease - Bishop Arts District

423 N Beckley Ave, Dallas, TX 75203



## OFFERING SUMMARY

Available SF:	16,472 SF
Lot Size:	0.38 Acres
Submarket:	Bishop Arts District
Annual Rent:	Contact Broker

## PROPERTY OVERVIEW

The 0.38-acre Beckley pad site is a rare opportunity to own a piece of the Bishop Arts District, one of Dallas' most vibrant and up-and-coming neighborhoods. The site is located at the corner of Beckley and 7th Streets, just steps away from some of the area's most popular restaurants, shops, and galleries. The property benefits from an abundance of foot traffic, density, and upcoming commercial and residential developments.

## LOCATION OVERVIEW

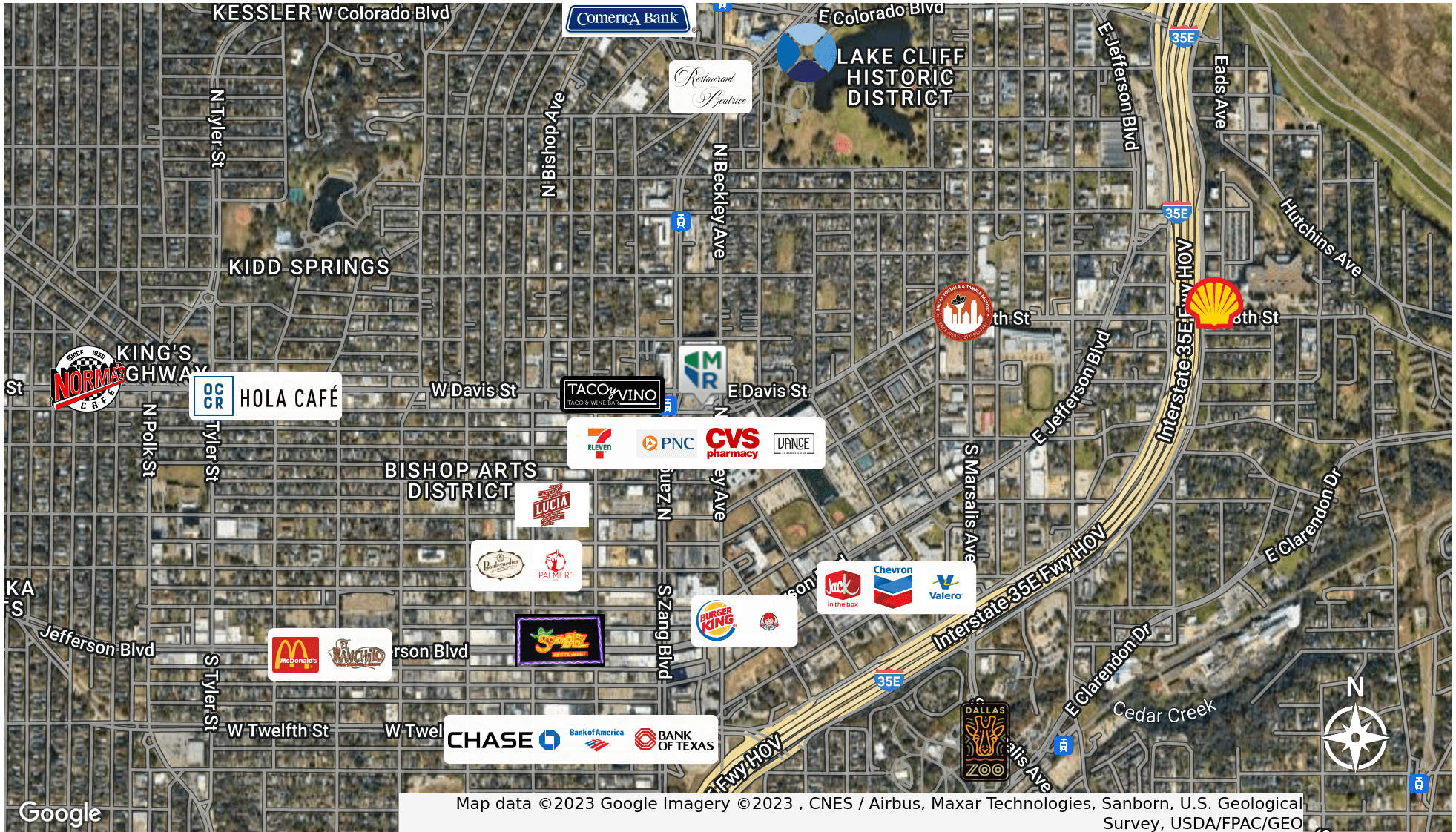
The district is home to over 60 retailers, restaurants, and bars, which generate a significant amount of foot traffic. It is home to a thriving arts and culture scene which attracts visitors from all over the Dallas area. The district is also undergoing a period of notable growth, demonstrating substantial potential for future development.

FOR MORE INFORMATION:  
**Brent Fredricks**  
bfredricks@moodyrambin.com  
713.572.3500



# 0.38 Acres Beckley Pad Site For Lease - Bishop Arts District

423 N Beckley Ave, Dallas, TX 75203



Map data ©2023 Google Imagery ©2023, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

FOR MORE INFORMATION:  
**Brent Fredricks**  
bfredricks@moodyrambin.com  
713.572.3500



# 0.38 Acres Beckley Pad Site For Lease - Bishop Arts District

423 N Beckley Ave, Dallas, TX 75203

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,523	367,410	1,080,972
Average Age	33.6	33.6	33.7
Average Age (Male)	36.4	33.0	32.8
Average Age (Female)	31.7	34.2	34.6

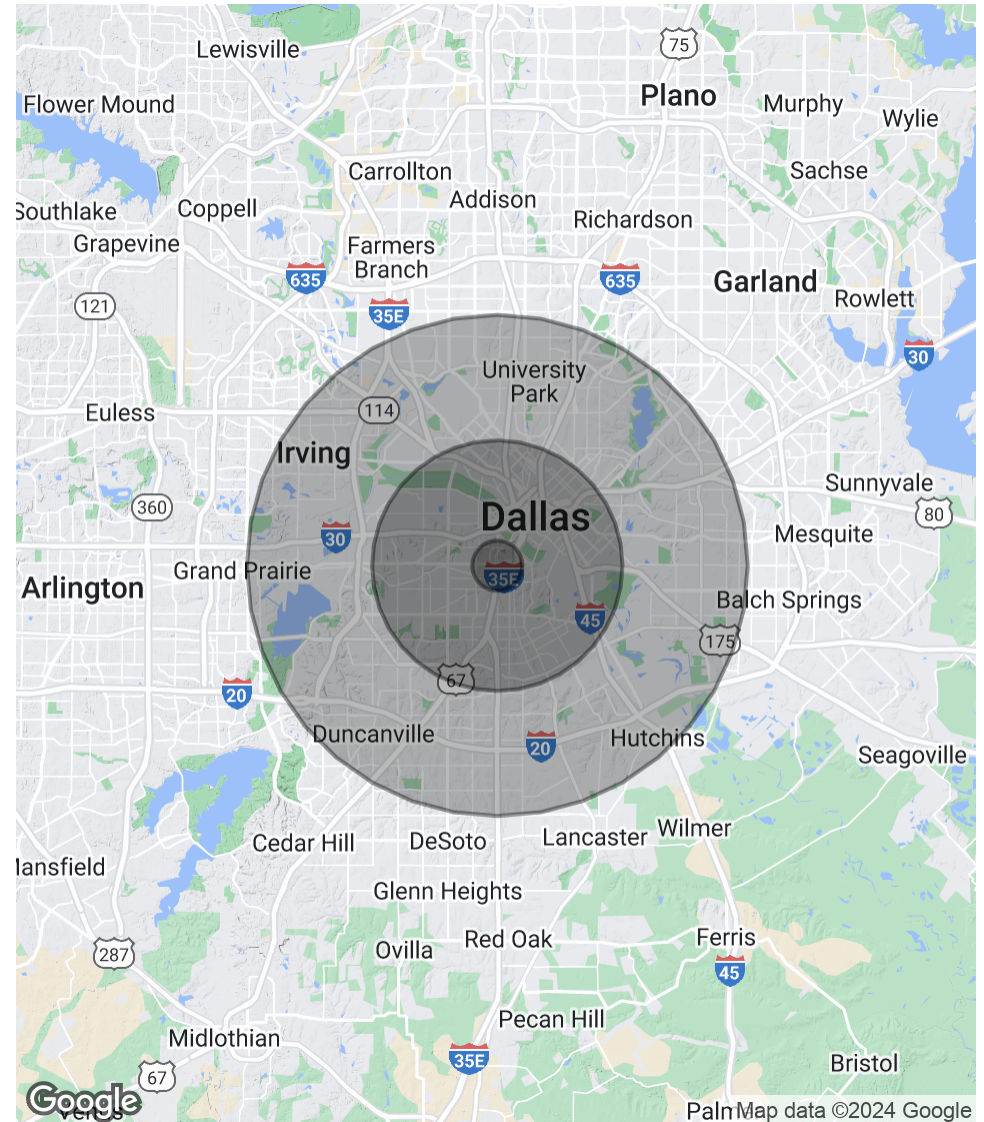
  

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,908	160,763	443,479
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$67,094	\$70,148	\$81,251
Average House Value	\$264,987	\$203,017	\$246,528

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	13,413	216,588	633,962
Total Population - Black	1,379	97,146	265,919
Total Population - Asian	80	8,305	29,445
Total Population - Hawaiian	10	139	380
Total Population - American Indian	212	1,567	3,890
Total Population - Other	1,124	22,819	78,339

2020 American Community Survey (ACS)



PalmMap data ©2024 Google

FOR MORE INFORMATION:  
**Brent Fredricks**  
 bfredricks@moodyrambin.com  
 713.572.3500





## 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 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:
  - 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.

<b>MRIO, Inc. (Moody Rambin)</b>	<b>542512</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Robert O. Cromwell II</b>	<b>385561</b>	<b>bcromwell@moodyrambinint.com</b>	<b>(713) 773-5500</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brent Fredricks</b>	<b>350464</b>	<b>bfredricks@moodyrambinint.com</b>	<b>(713) 572-3500</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date