

RETAIL FOR LEASE

1910 S Harwood St, Dallas, TX 75215

THE CEDARS



J. ELMER TURNER
"SINCE 1898"

Ernest Rodriguez
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214.680.5272

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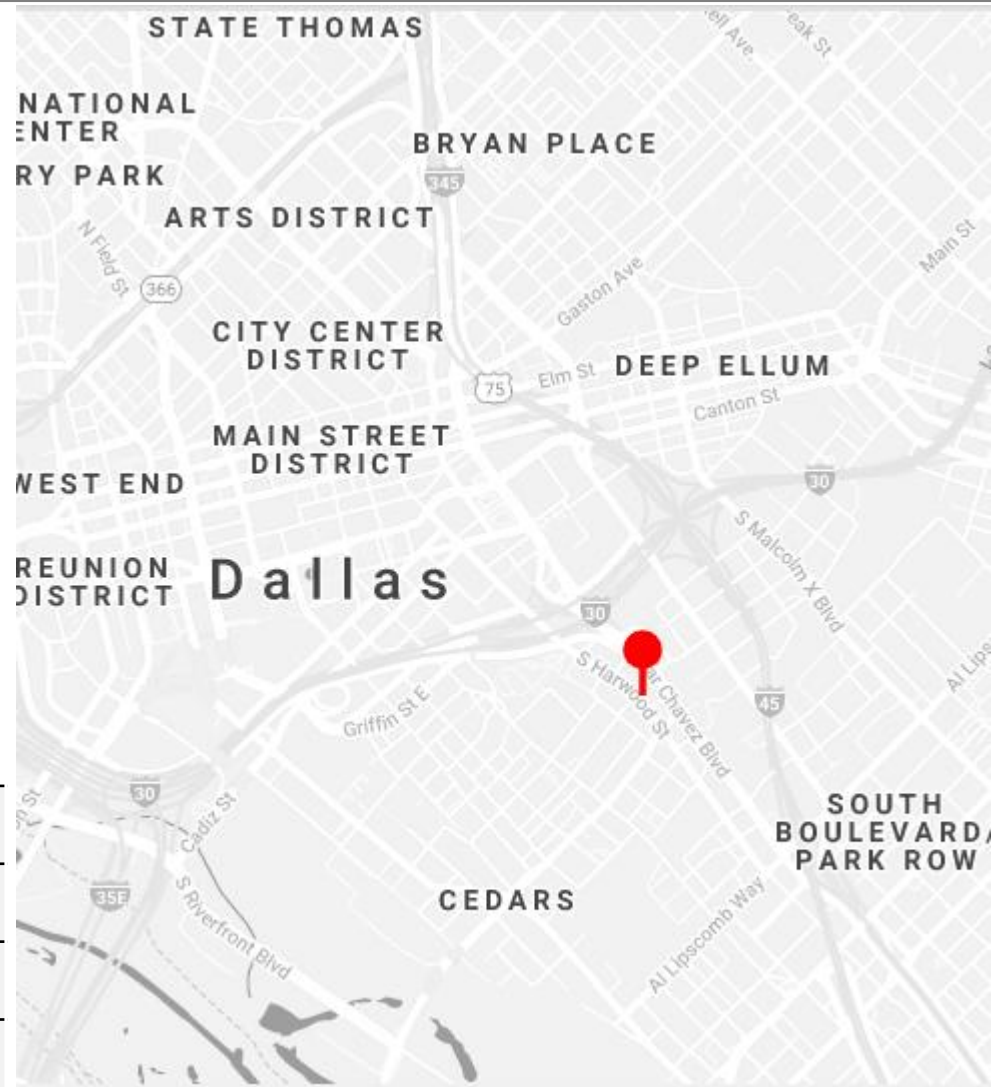
LOCATION: 1910 S Harwood St, Dallas, TX 75215

SIZE: 2,000 square feet

INFORMATION:

- Retail space available located at South Harwood Street in The Cedars with easy access to I30 and I45
- The Cedars has grown tremendously throughout recent years bringing development and gentrification in all directions

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,997	140,637	349,471
Average HH Income	\$84,868	\$89,596	\$97,272
Total Housing Units	7,366	75,457	166,789
Median Home Value	\$297,890	\$283,878	\$354,343



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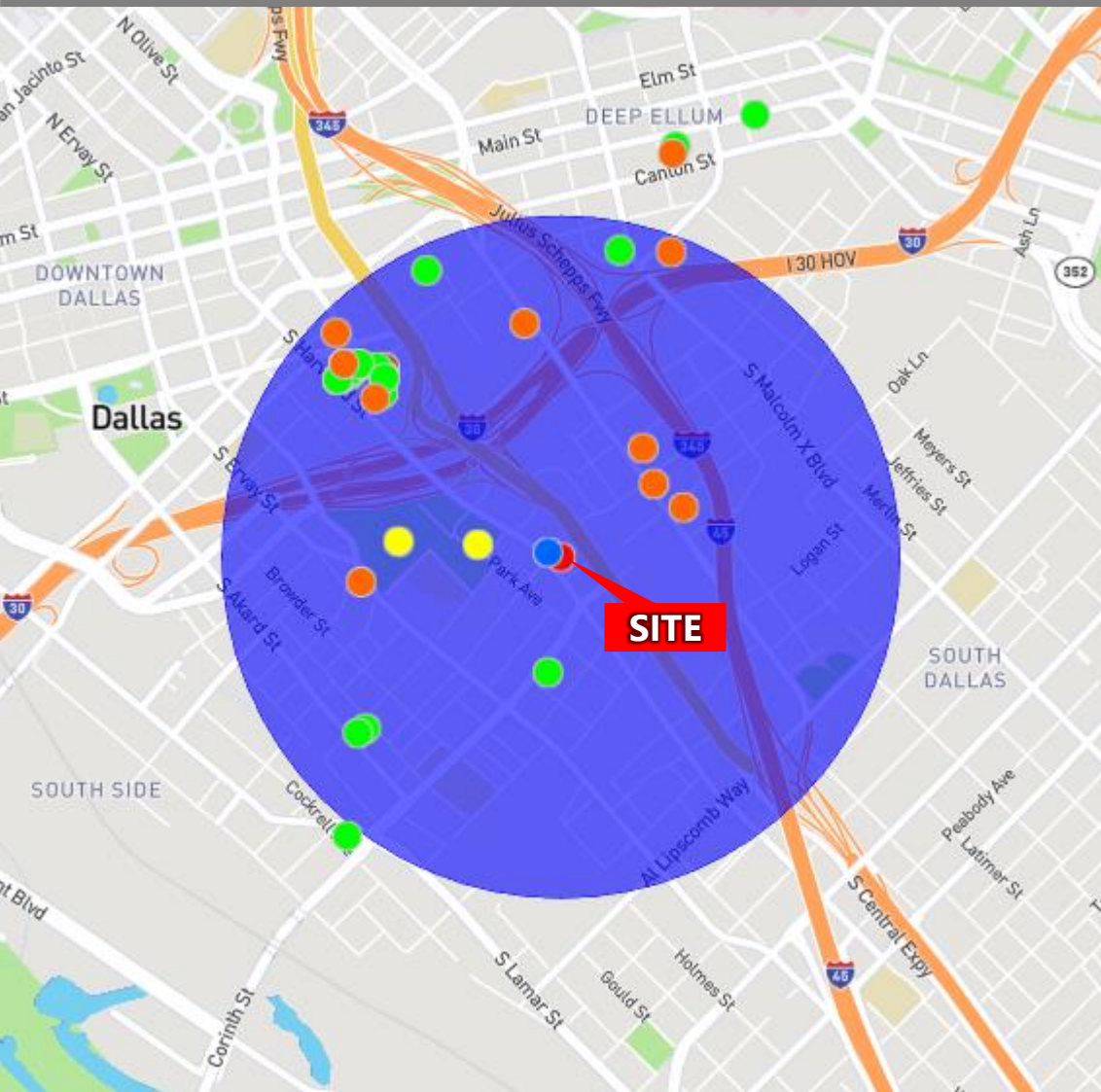
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PROXIMITY



ARTS & ENTERTAINMENT

1. Dallas Heritage Village
2. Texas Veggie Fair
3. Old City Park

BAKERIES

4. Proper Baking Company
5. Hannah's Gluten Free Bakery
6. D's Sourdough

BARS/LOUNGES

7. Mike's Gemini Twin
8. The 2nd Tap

CAFES

9. Palmieri Cafe
10. Yiayia's Greek Bakery

RESTAURANTS

11. Lee Harvey's
12. Caribbean Cabana
13. Rex's Seafood and Market
14. Baby Back Shak
15. Ka-Tip Thai Street Food
16. Nammi
17. 8 Cloves
18. Taqueria La Ventana
19. Bellatrino Pizzeria
20. Chelles Macarons
21. Cajun Tailgators
22. Chicken N Things
23. Brunchaholics
24. Sierra Valley Food

26. Beyond The Butcher
27. Dean's Smokin Bbq
28. El Mero Mero Tamalero
29. Pope N Company DbA Pope's Fried Chicken Ins
30. the Geaux Kitchen
31. The Corn Dog Guy
32. Arepa Nation
33. Roodie's Shack
34. Crazy Cajuns
35. Deep Ellum Taproom And Kitchen
36. STICKDOG Artisan Corn Dogs
37. Farm Shed Dinners

SHOPPING

38. Ruibal's Plants of Texas
39. Abundantly Aromatic
40. Soap Hope
41. Harper & Jones
42. The MAC
43. Charming
44. The Childress Fabrics and Furniture
45. The Container Store
46. The Container Store
47. Life Storage
48. SIXSITE Gear
49. Alpine Materials
50. Childress Custom Upholstery Mart

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CONTACT:

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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 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.

J. Elmer Turner, Realtors Inc.	381055	mike@jelmerturner.com	214-954-1221
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ernest Rodriguez	652737	ernest@jelmerturner.com	214-954-1221
Sales Agent/Associate's Name	License No.	Email	Phone

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"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
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