



 **VENTURE**

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SYLVAN THIRTY FOR LEASE

1818 SYLVAN AVENUE
DALLAS, TX

LOCATION

1818 SYLVAN AVE

SIZE

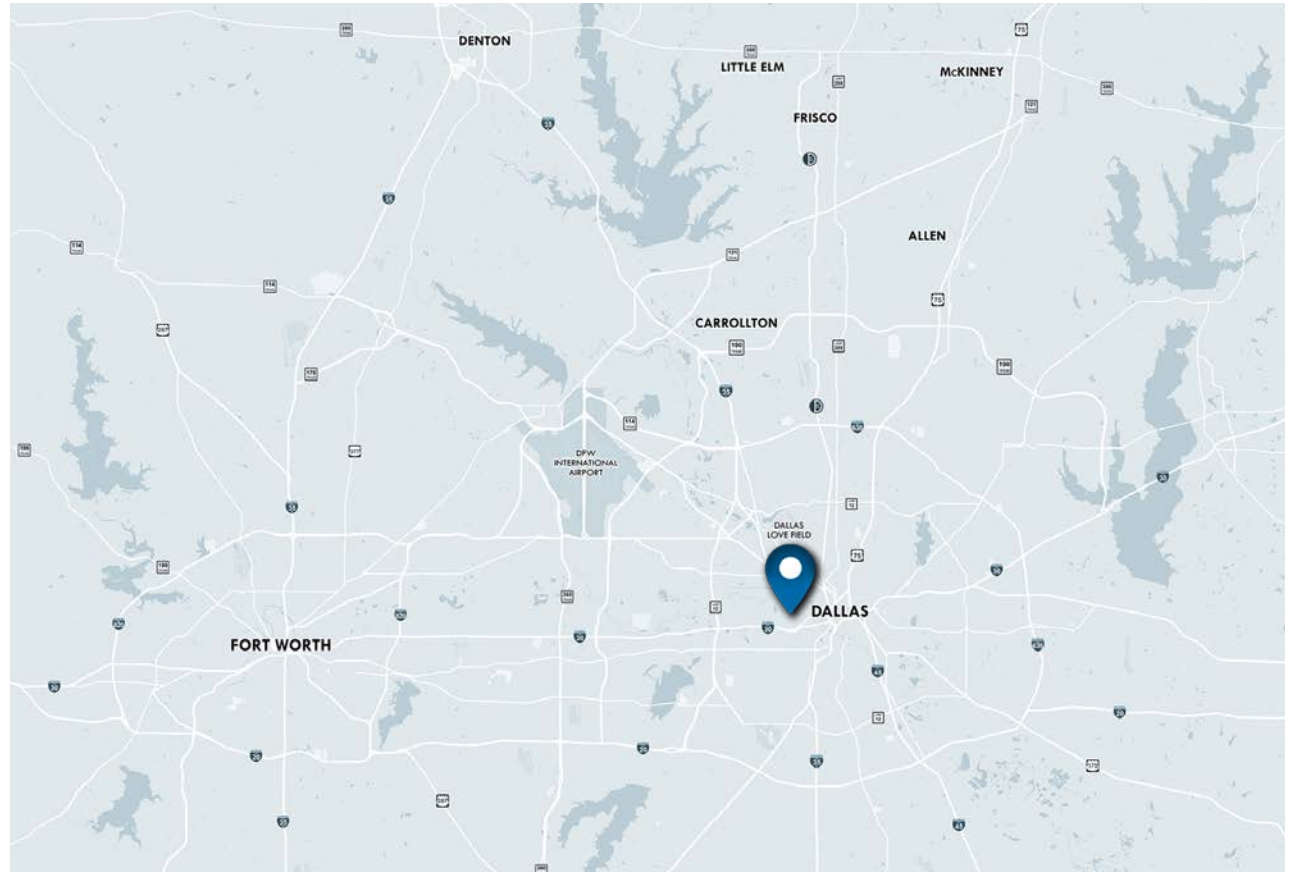
BUILDING
47,038 SF

AVAILABLE SPACES

SUITE B100 1,292 SF	SUITE C120 1,660 SF
SUITE D150 1,588 SF	SUITE F120 645 SF
SUITE F200 3,800 SF	SUITE H120 1,024 SF
SUITE H130 1,355 SF	SUITE H140 3,557 SF
SUITE H120 & H130 COMBINED 2,379 SF	

TRAFFIC COUNTS

SYLVAN AVE	I-30
16,921 VPD 2019	169,204 VPD 2022



PROPERTY HIGHLIGHTS

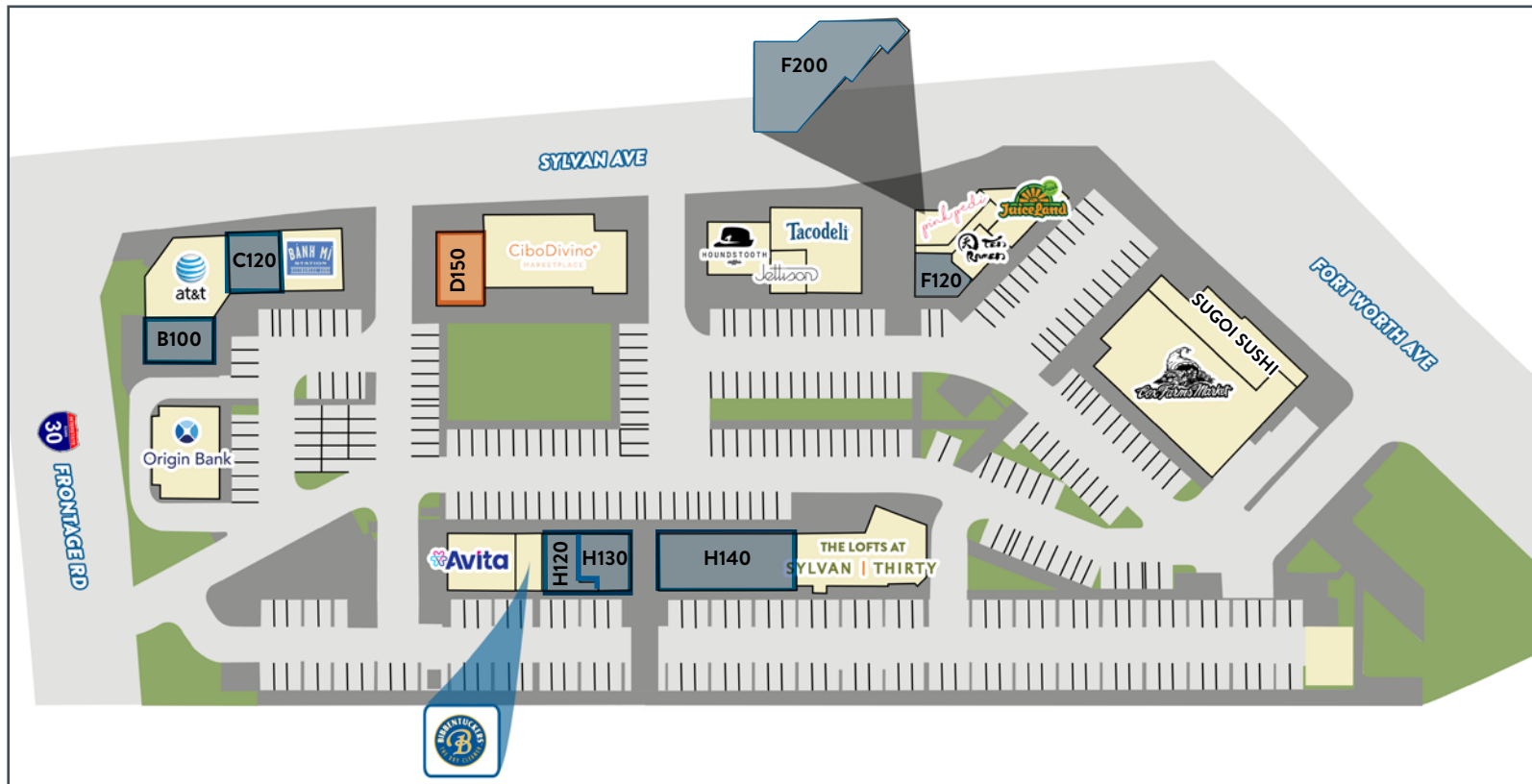
- ★ **EXCELLENT ACCESS AND VISIBILITY TO I-30, SYLVAN AVE AND FORT WORTH AVE**
- ★ **STRONG NEARBY MULTI-FAMILY GROWTH WITH A SUBSTANTIAL NUMBER OF UNITS CURRENTLY UNDER CONSTRUCTION**
- ★ **EXCEPTIONAL NEIGHBORHOOD-CENTRIC TENANT MIX**

2024 DEMOGRAPHIC SUMMARY

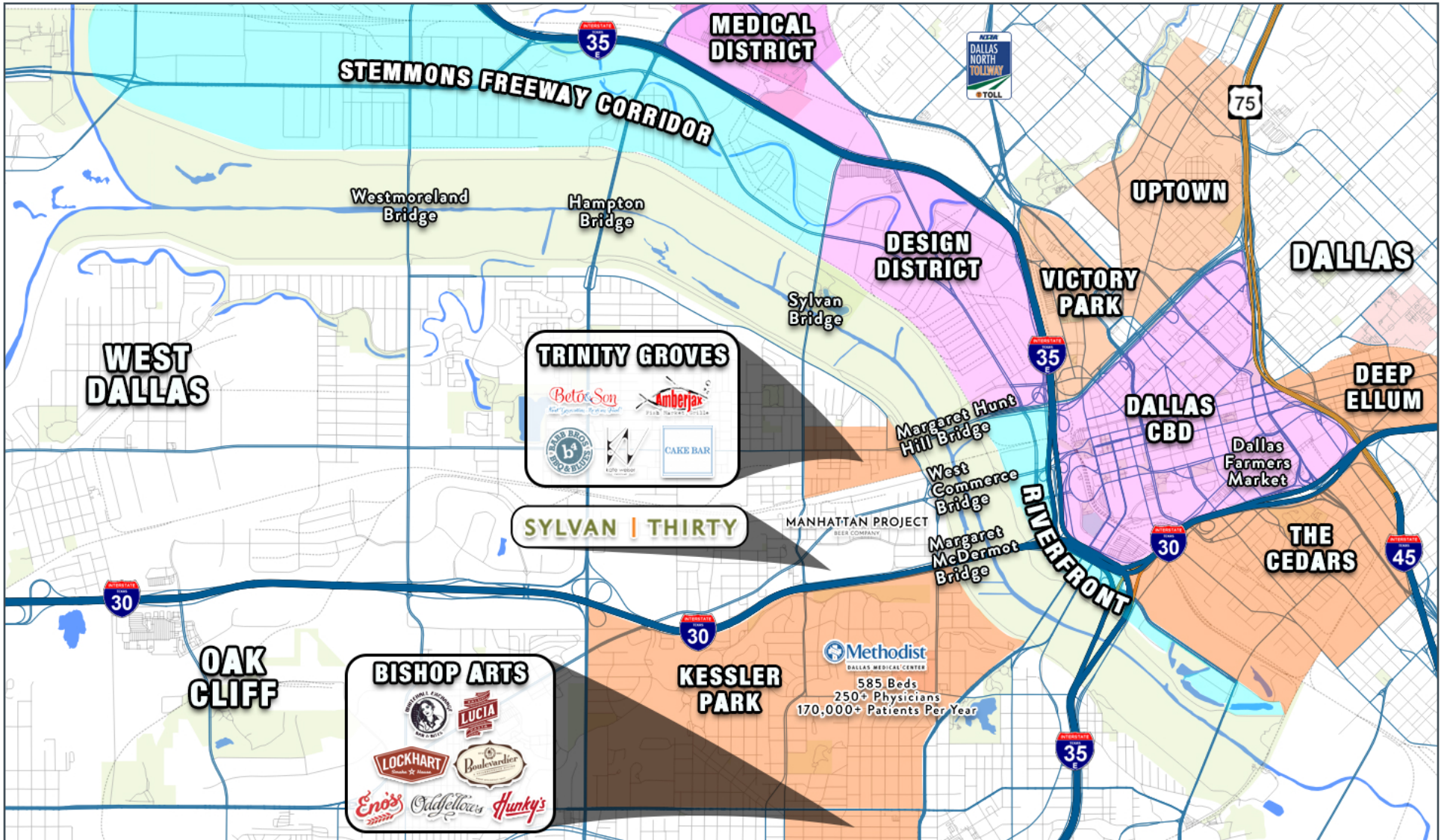
	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,448	140,697	384,410
EST. DAYTIME POPULATION	8,827	194,063	349,452
EST. AVG. HH INCOME	\$126,284	\$116,519	\$113,710

AREA ATTRACTIONS

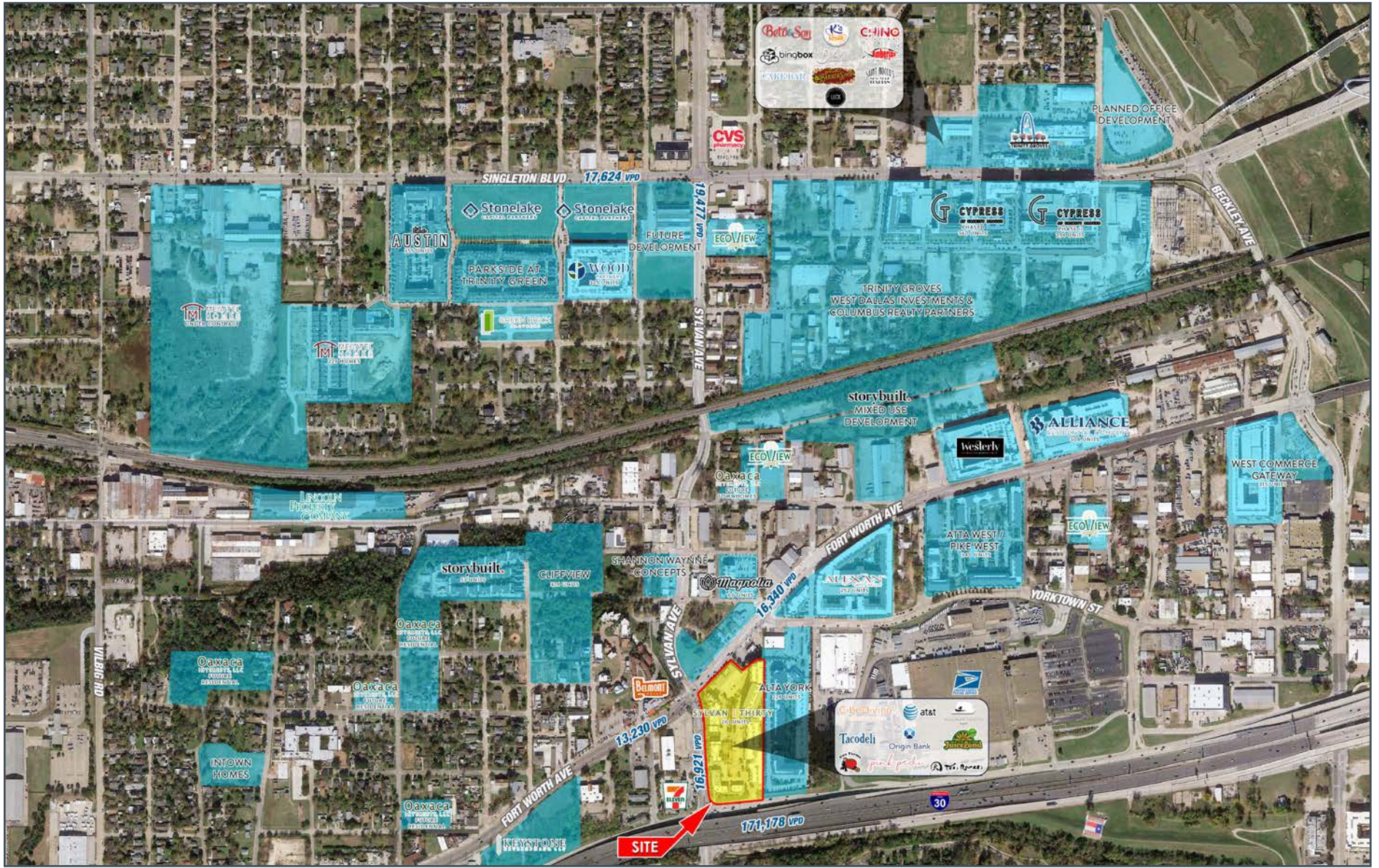


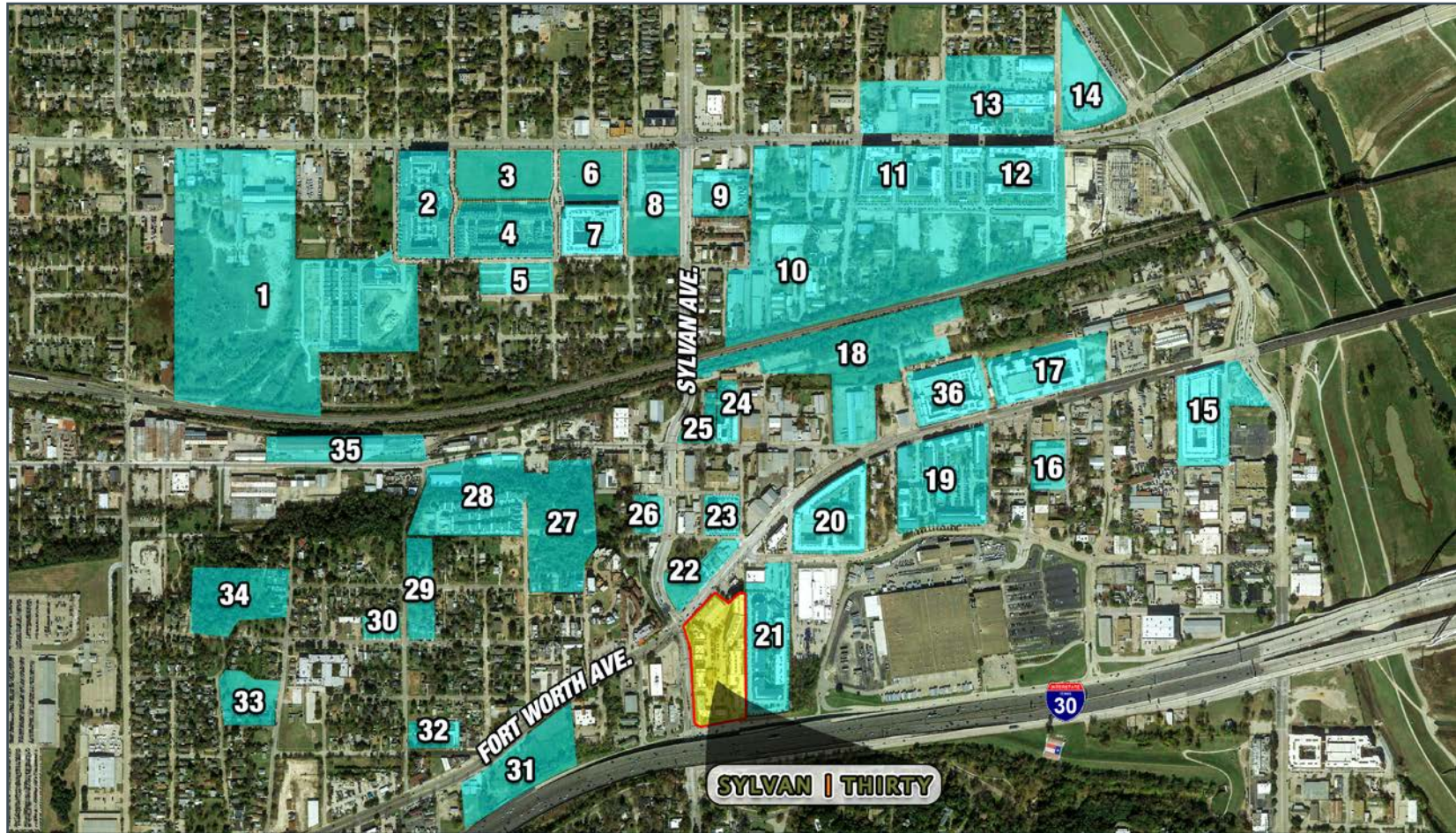


UNIT	TENANTS	SF	UNIT	TENANTS	SF
A100	Origin Bank	2,649	F120	AVAILABLE 1/1/25 (2nd GEN RESTAURANT)	645
B100	AVAILABLE	1,292	F140	Pink Pedi	700
C100	Bahn Mi Station	1,440	F150	Juiceland	1,342
C120	AVAILABLE	1,660	F200	AVAILABLE	3,800
C150	AT&T	2,651	G100	Cox Farms Market	8,000
D100	CiboDivino Marketplace	4,380	G150	Sugoi Sushi	3,100
D150	DEAL PENDING	1,588	H100	Avita Pharmacy	1,616
E100	Tacodeli	2,662	H110	Bibbentuckers	700
E150	Houndstooth Coffee	2,177	H120	AVAILABLE	1,024
F100	Ten Ramen	700	H130	AVAILABLE	1,355
			H140	AVAILABLE	3,557









EXISTING AND PLANNED RESIDENTIAL - MORE THAN 3,646 UNITS

- | | | | |
|--|---|-------------------------------------|---|
| 1. Megatel Soho Neighborhood | 10. Trinity Groves Mixed-use Development | 19. Atta West/Pike West - 252 Units | 28. PSW Homes - 53 Units |
| 2. The Austin at Trinity Green - 355 Units | 11. Cypress at Trinity Groves - 360 Units | 20. Alexan West Dallas - 340 Units | 29. Oaxaca Interests Future Residential |
| 3. Stonelake Capital | 12. Cypress at Trinity Groves - 296 Units | 21. Alta York - 226 Units | 30. Oaxaca Interests Future Residential |
| 4. Parkside at Trinity Green | 13. Trinity Groves | 22. Future Chase Bank | 31. Keystone Development |
| 5. Green Brick Partners | 14. Planned Office Development | 23. Magnolia - 60 Units | 32. Oaxaca Interests Future Residential |
| 6. Stonelake Capital | 15. West Commerce Development | 24. Ecoview Homes | 33. Intown Homes |
| 7. Wood Partners - 325 Units | 16. Ecoview Homes | 25. Haciendas Townhomes | 34. Oaxaca Interests Future Residential |
| 8. Future Development | 17. Alliance Residential | 26. Shannon Wynne Concepts | 35. Lincoln Property Company |
| 9. Ecoview Homes | 18. PSW Homes Mixed-use Development | 27. Cliffview - 326 Units | 36. Westerly Luxury Apartments |





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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
Ben Hines	667680	bhines@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
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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

Buyer/Tenant/Seller/Landlord Initials

Date