

PROPERTY NEAR DOWNTOWN DALLAS

3,066 SF Office Building & Shop on 51k SF Lot - For Sale

3030 Cedar Crest Blvd, Dallas, Texas 75203

RE/MAX
ARBORS



**NWC of Cedar Crest Blvd & Morrell Ave
Dallas, Texas 75203**

PROPERTY HIGHLIGHTS

- Near Downtown Dallas and I-35E
- 3,066 SF office building & shop on a 51k SF lot
- Many updates in the last 5 years on this property
- Approximately 300 Feet of frontage on Cedar Crest Blvd
- Development in the area includes townhomes, restaurants, as well as rehab of existing homes.
- 25 Acre Roland G. Parrish Park is being developed just south of this property
- Replatted from 5 lots to one; Partial flood plain on most northern portion of property
- Zoning is Community Retail
- Lot size allows for many uses

ASKING PRICE

\$1,100,000

3 MILE DEMOGRAPHIC SNAPSHOT

Population
109,752

Households
42,951

Avg HH Income
\$85,340

TRAFFIC COUNTS

Cedar Crest Blvd
10,230 VPD ('24)

Becky Charles | 972.571.3809 | beckycharles@remax.net
RE/MAX Arbors | 103 Executive Ct, Suite 2 | Waxahachie, Texas 75165

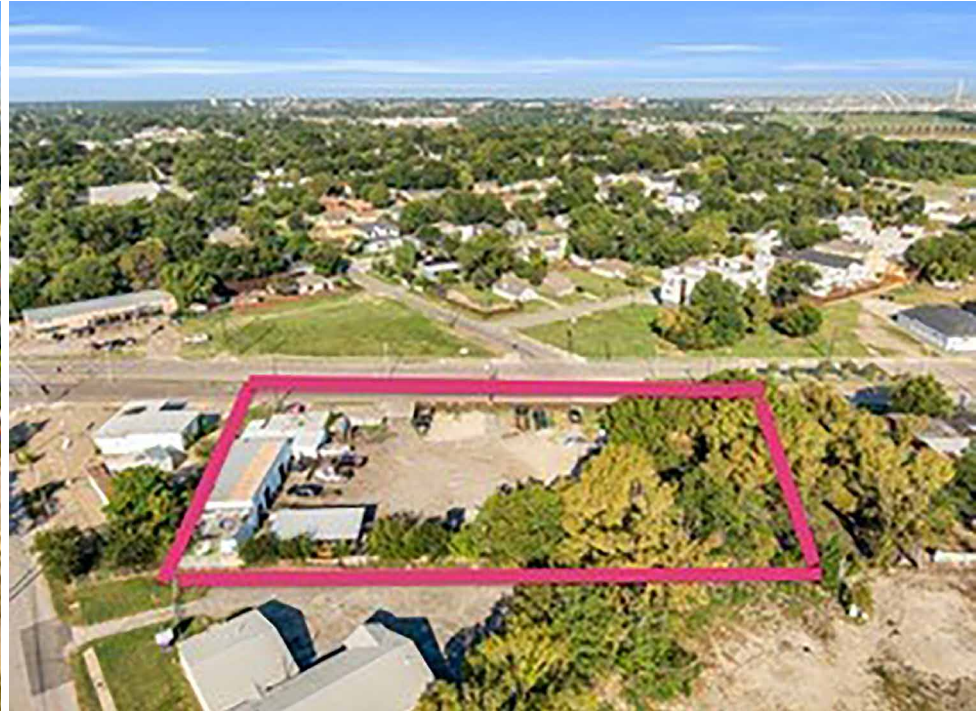
This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

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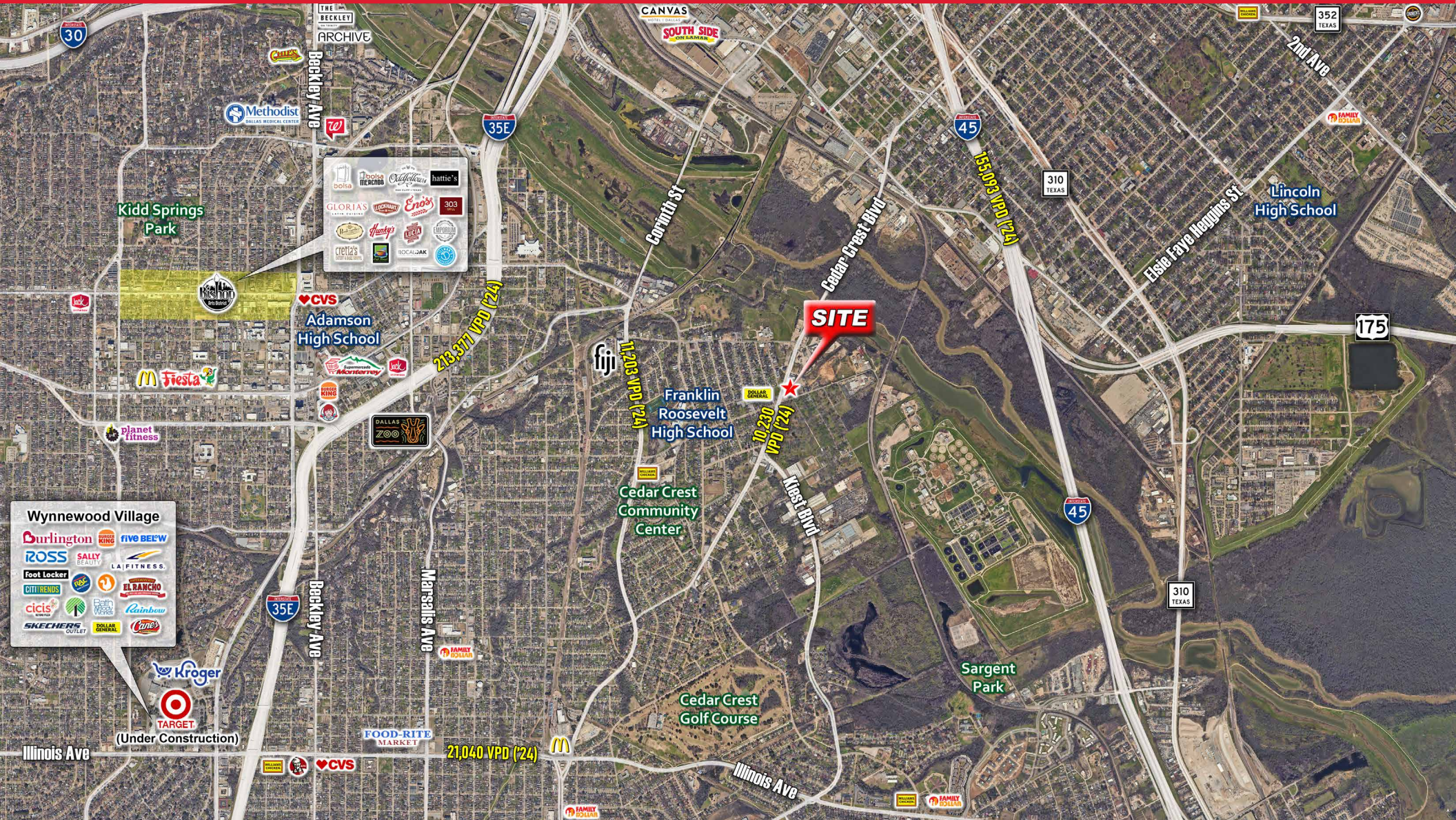
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2025 POPULATION

5,177	1 mile
109,752	3 mile
344,101	5 mile



AVERAGE HH INCOME

\$51,538	1 mile
\$85,340	3 mile
\$104,290	5 mile



5 YR PROJ. GROWTH

0.15%	1 mile
1.34%	3 mile
0.89%	5 mile



DAYTIME POPULATION

4,505	1 mile
165,560	3 mile
449,643	5 mile



MEDIAN AGE

34.1	1 mile
34.8	3 mile
33.8	5 mile



TRAFFIC COUNTS

Cedar Crest Blvd: 10,230 VPD
11th St: 7,296 VPD
(TXDOT 2024)

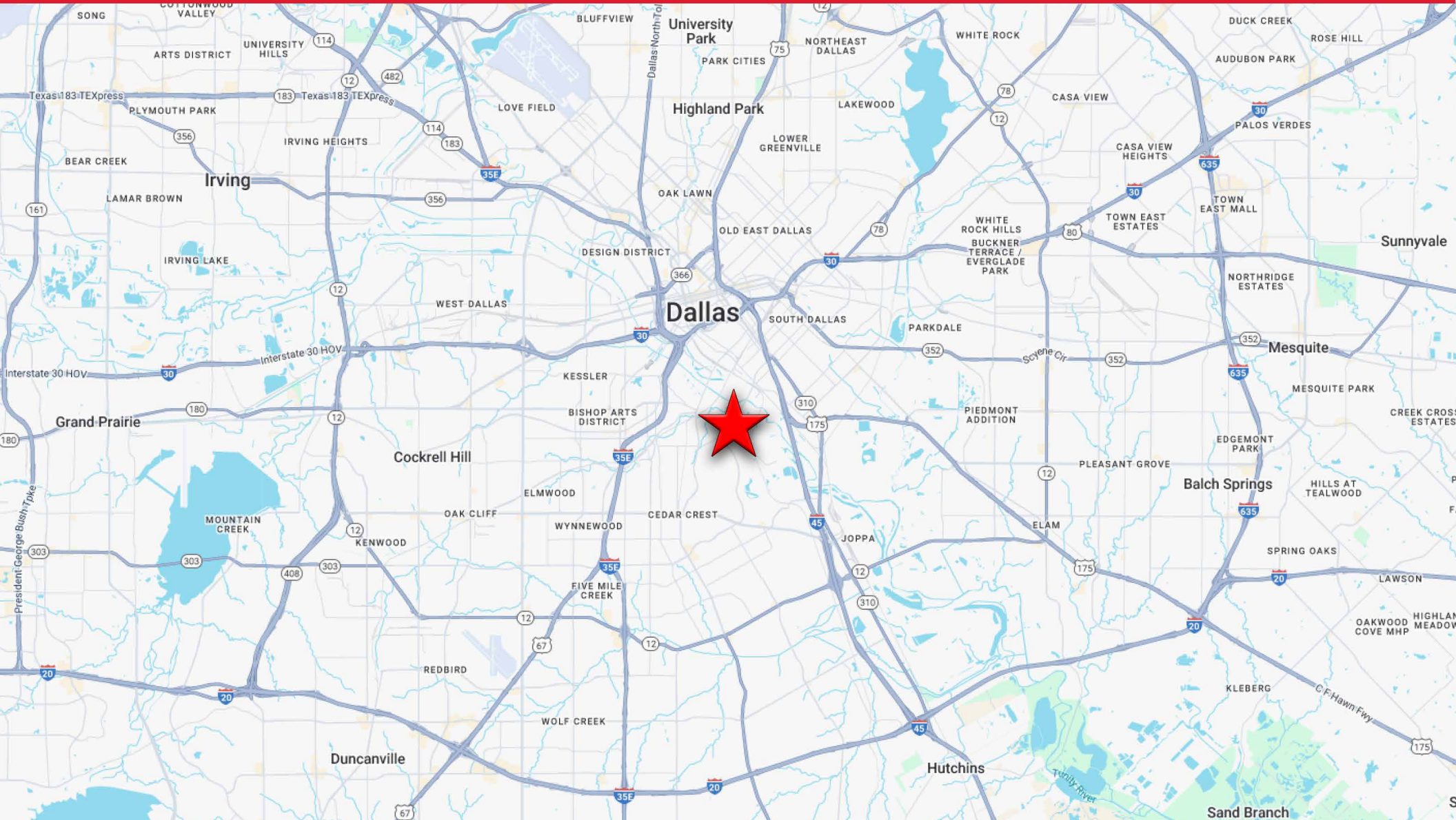
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Information About Brokerage Services

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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