



SITE

LOWE'S

PETSMART

SONIC

Chick-fil-A

Forestwood ANTIQUE MALL

petbar

STREET'S

Comerica

26,697 AADT '19

26,970 AADT '19

Forest Ln

Inwood Rd

DNT TOLL

AVAILABLE

Lowe's Carve Out

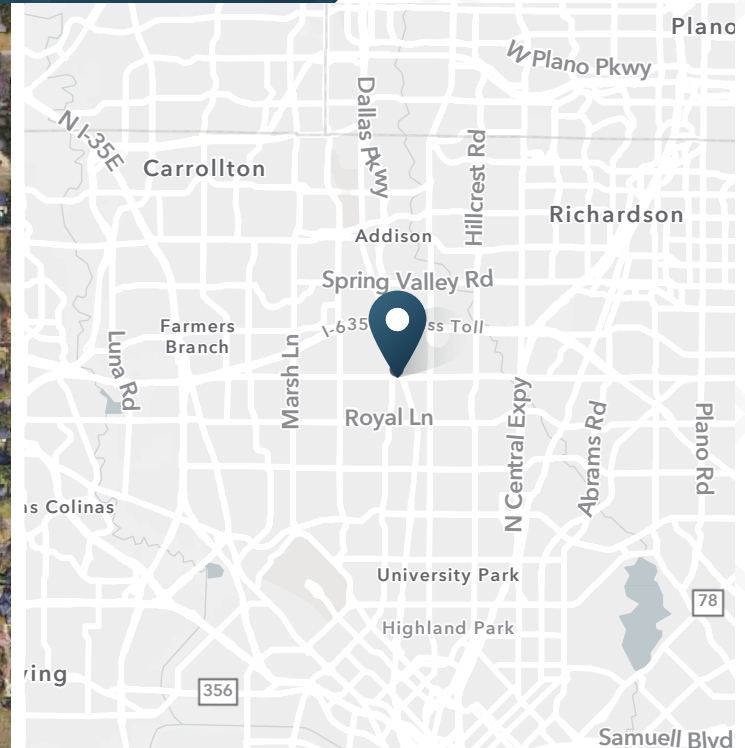
11920 Inwood Rd | Dallas, TX 75244



Table: however, accuracy Imagery: 2023 Google, T40 Internal: Primary Research, Venals-Trade Areas, Texas, Dallas, Dallas TX, Inwood Rd&ForestLn, AERIAL, zoomIn Dallas TX, Inwood Rd&ForestLn, AERIAL, zoomIn PSD

Lowe's Carve Out

11920 Inwood Rd | Dallas, TX 75244



AVAILABLE

0.54± AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- The property is approximately a 0.54 acre pad site located south of IH 635 (LBJ Fwy), and just West of DNT, along the east side of Inwood Rd, on the NEQ of the intersection with Forest Ln.
- The site has two major points of access: the north side of the project off Inwood Road and on the south side of the pad site along side of Forestwood Center a convenience anchored strip center also fronting on Inwood Rd.
- Located within a mile from other national retailers such as Lowe's, PetSmart, Whole Foods Market, Tom Thumb, Staples, CVS, Walgreens and multiple OSR's including Chick-fil-A and Sonic Drive-In. In addition, this stretch of Inwood Rd is near Jesuit Dallas High School and The Hockaday School.

JOIN THESE RETAILERS



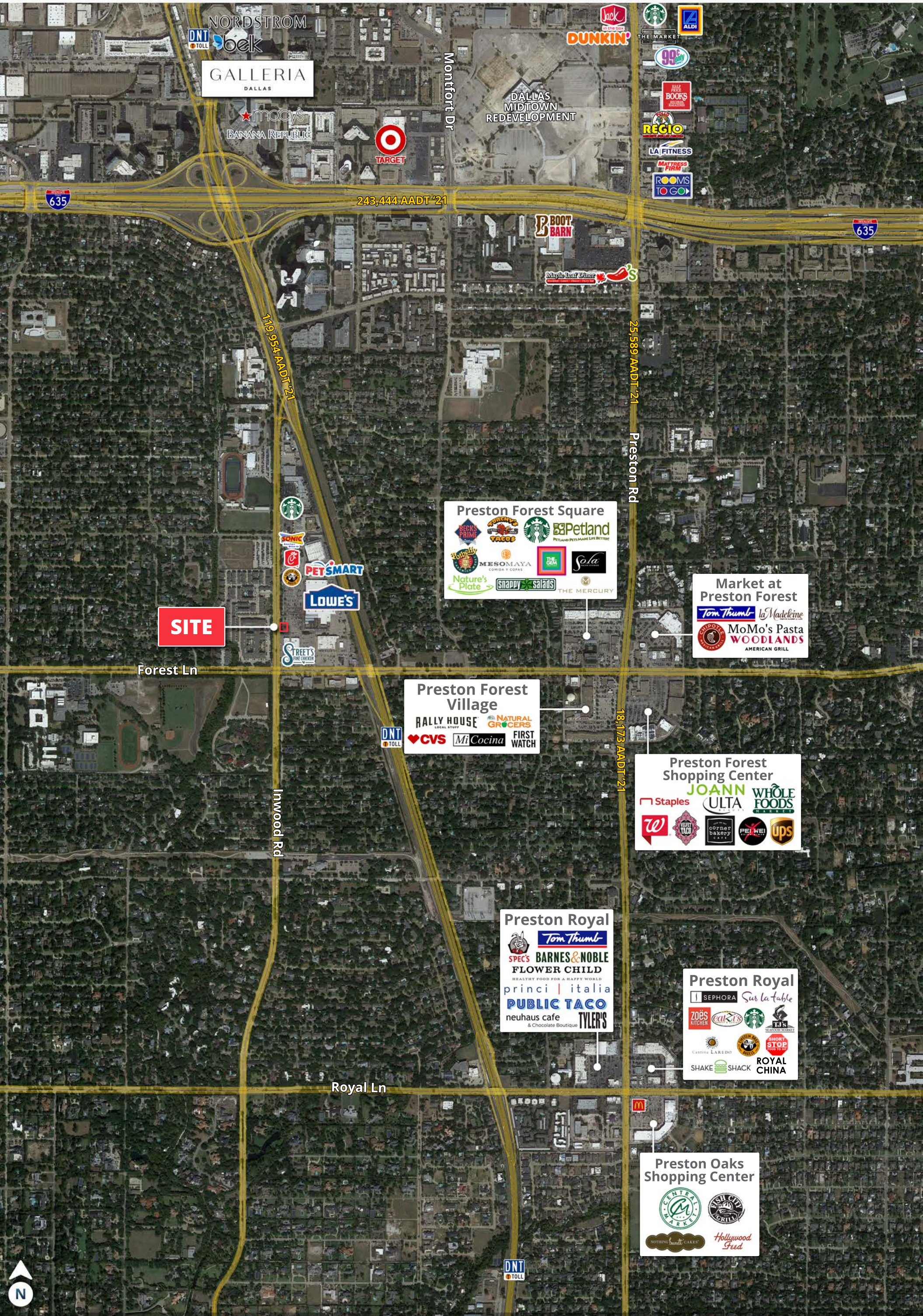
TRAFFIC COUNTS

Dallas North Tollway	112,209 AADT '22
Inwood Rd	18,146 AADT '19
Forest Ln	26,697 AADT '22

Source: TxDOT

North Preston Hollow

Dallas, TX



SITE





SITE

Inwood Rd

Willow Ln

Forest Ln

Forest Ln

130,239 AADT '22

26,697 AADT '19

26,970 AADT '19

Inwood Rd

DNT TOLL



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	10,357	111,657	373,342
2028 Projected Population	10,538	114,672	377,085
Projected Annual Growth Rate 2023 to 2028	0.35%	0.53%	0.20%

Daytime Population

	1 mile	3 miles	5 miles
2023 Daytime Population	21,948	208,772	591,407
Workers	16,640	163,436	427,378
Residents	5,308	45,336	164,029

Income

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$216,776	\$149,845	\$130,944
2023 Est. Median Household Income	\$121,628	\$84,472	\$73,648

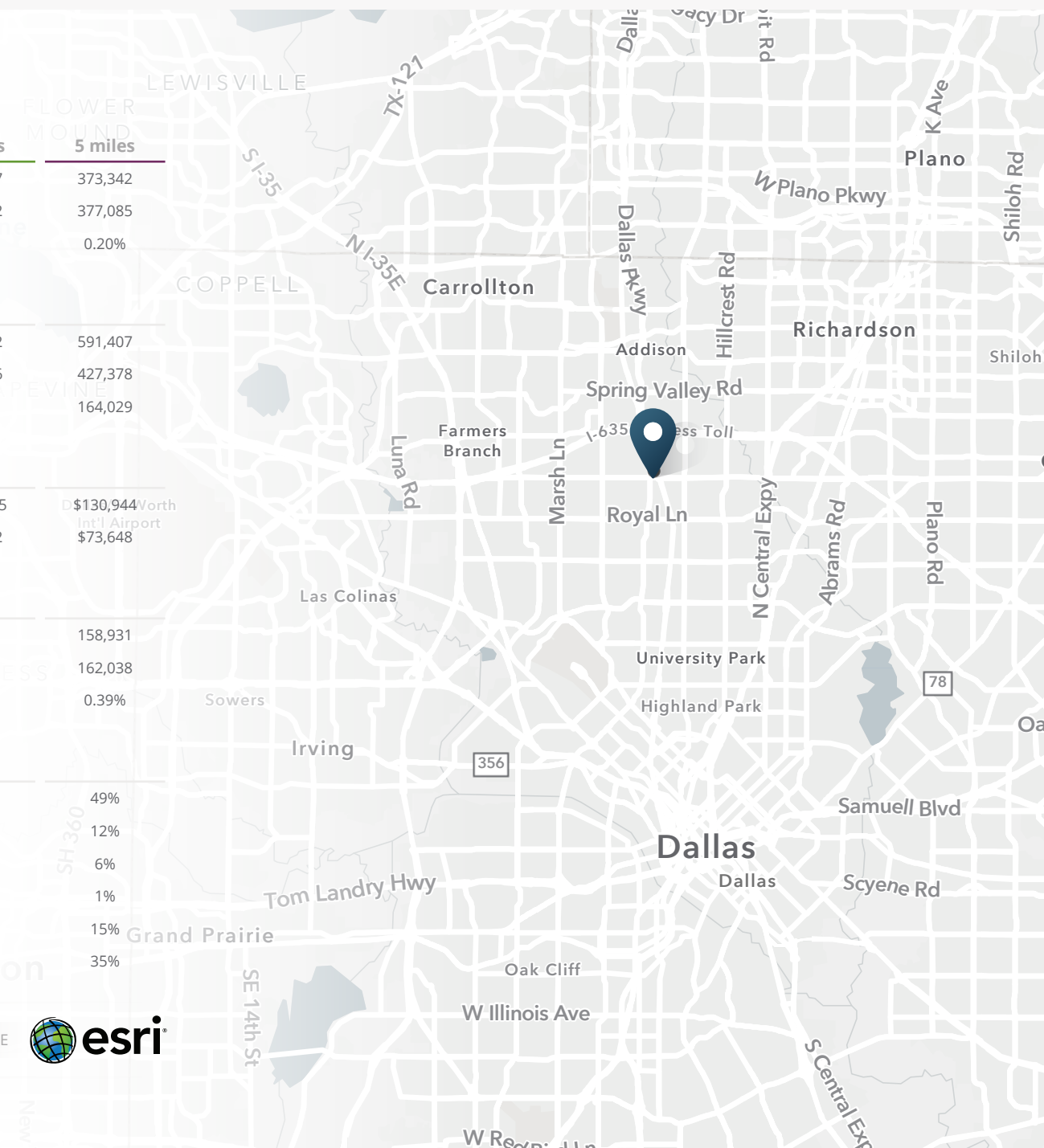
Households & Growth

	1 mile	3 miles	5 miles
2023 Estimated Households	4,049	51,499	158,931
2028 Estimated Households	4,105	53,257	162,038
Projected Annual Growth Rate 2023 to 2028	0.28%	0.67%	0.39%

Race & Ethnicity

	1 mile	3 miles	5 miles
2023 Est. White	68%	54%	49%
2023 Est. Black or African American	6%	13%	12%
2023 Est. Asian or Pacific Islander	6%	7%	6%
2023 Est. American Indian or Native Alaskan	0%	1%	1%
2023 Est. Other Races	8%	11%	15%
2023 Est. Hispanic	20%	26%	35%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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