

FOR SALE

# 2727 OAK LAWN AVE

BUILDING CURRENTLY OCCUPIED BY CITYVET CLINIC/OFFICES, DALLAS, TX 75219



## PROPERTY INFO

- + POTENTIALLY FOR SALE: this property is not currently on the market but could possibly be purchased. Call for pricing.
- + Very well located office building
- + Designed by Howard Meyer, modernist architect
- + Great corporate office opportunity
- + Site has 54 parking spaces
- + Located in the heart of Oak Lawn neighborhood district
- + This section of Oak Lawn is experiencing significant development activity
- + Huge daytime population and high traffic volume
- + Building has been updated and is ready for occupancy

### GROSS LEASABLE AREA

- + 18,065 SF 2-story building;  
33,840 SF land



### Traffic Counts

<b>Oak Lawn Ave</b>	34,490 vpd
<b>Cedar Springs Rd</b>	20,854 vpd
<b>Maple Ave</b>	15,710 vpd

Source: CoStar 2017

### 2017 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	37,276	175,414	372,414
Daytime Population	59,483	385,165	645,394
Average HH Income	\$107,806	\$105,063	\$103,700
Median Age	34.0	33.5	33.9

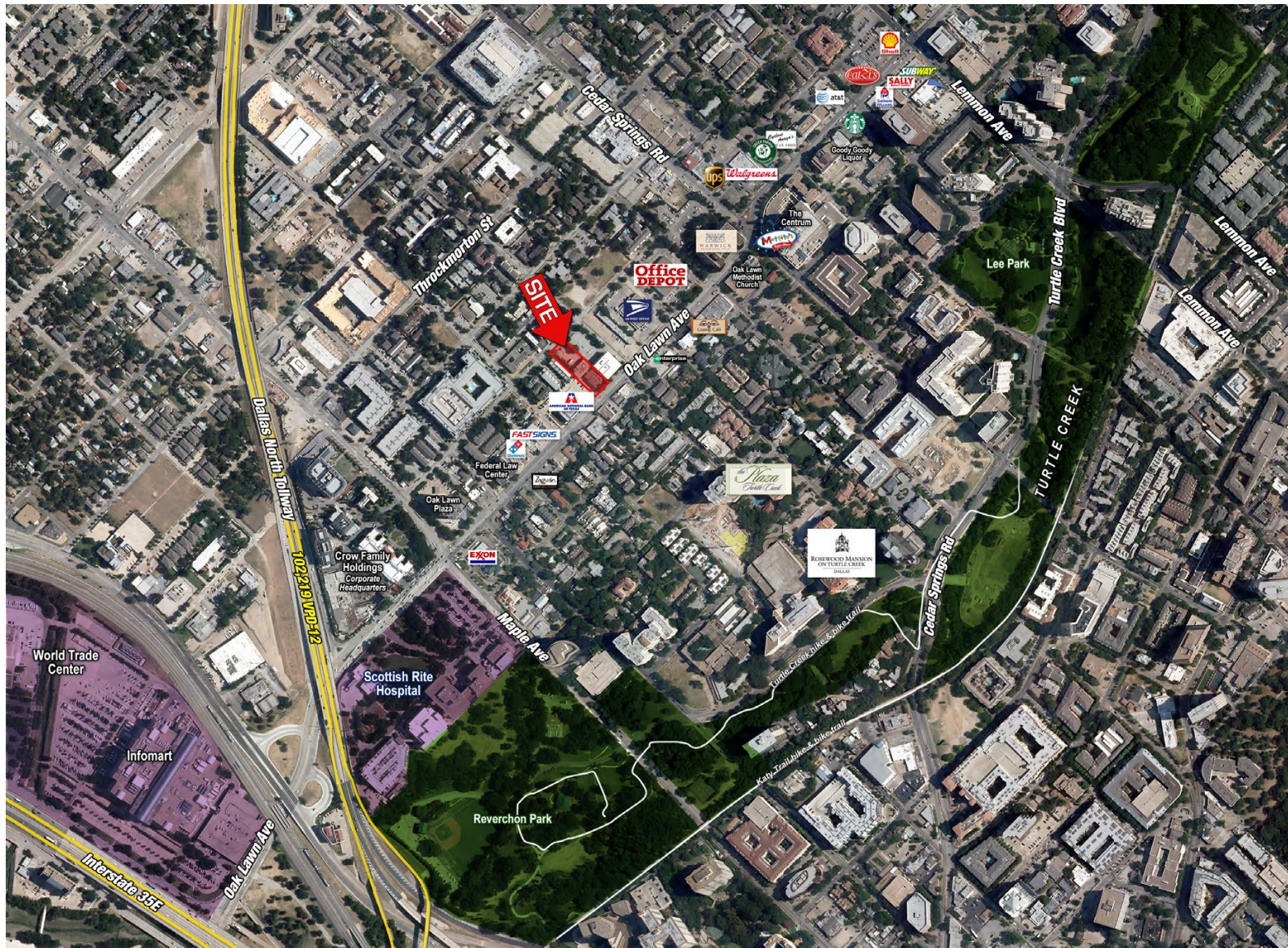
Retail Science from CBRE

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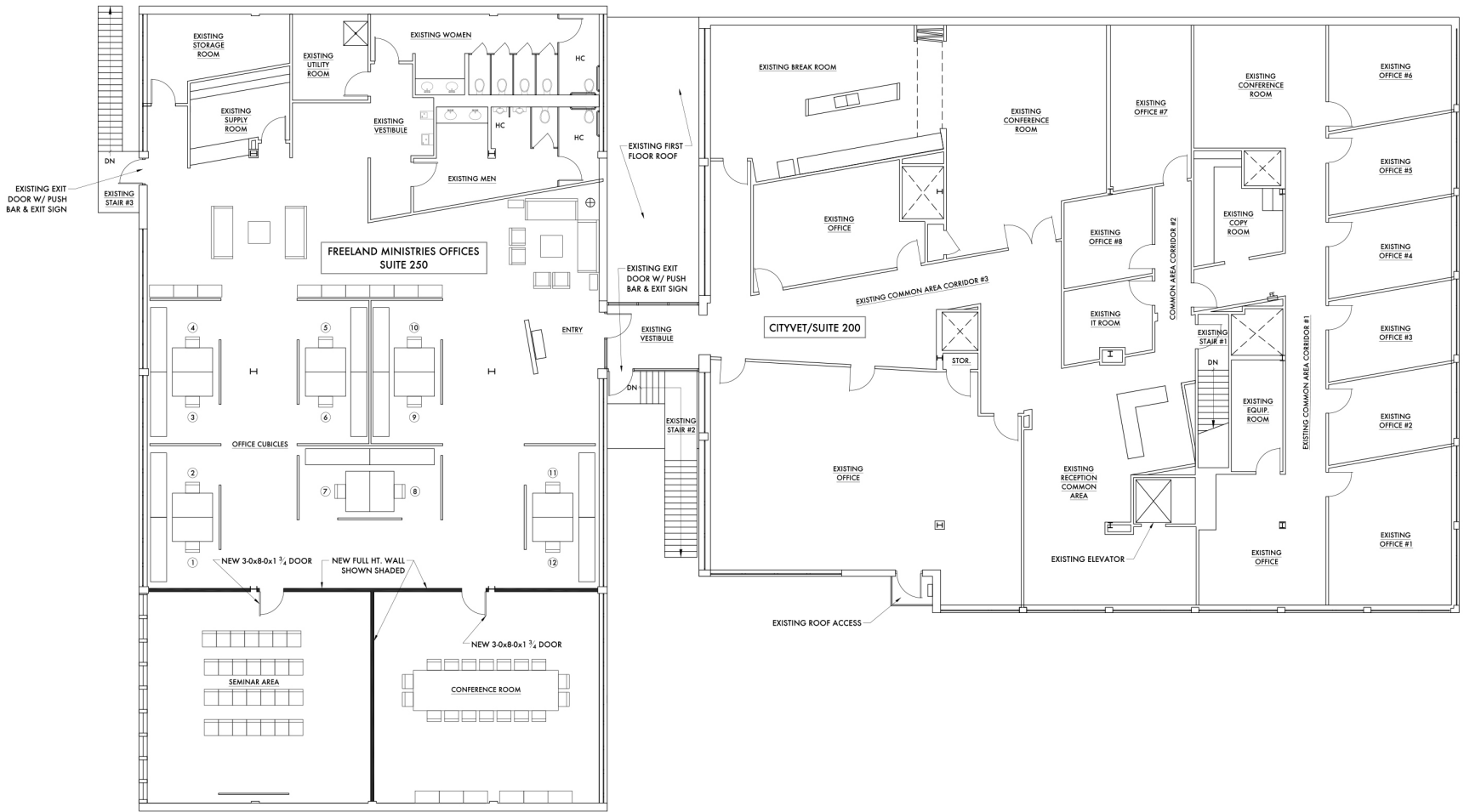










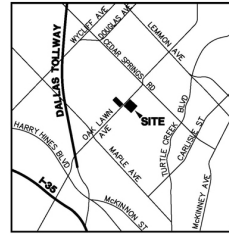


01 2ND FLOOR PLAN  
FREELAND MINISTRIES

SCALE: 1/8" = 1'-0"

**KEY NOTES**

- ① EXISTING 9'-9" WOOD FENCE
- ② EXISTING 9" BLACK WROUGHT IRON FENCE
- ③ EXISTING 6" BLACK WROUGHT IRON FENCE
- ④ EXISTING 6" CHAIN-LINK FENCE



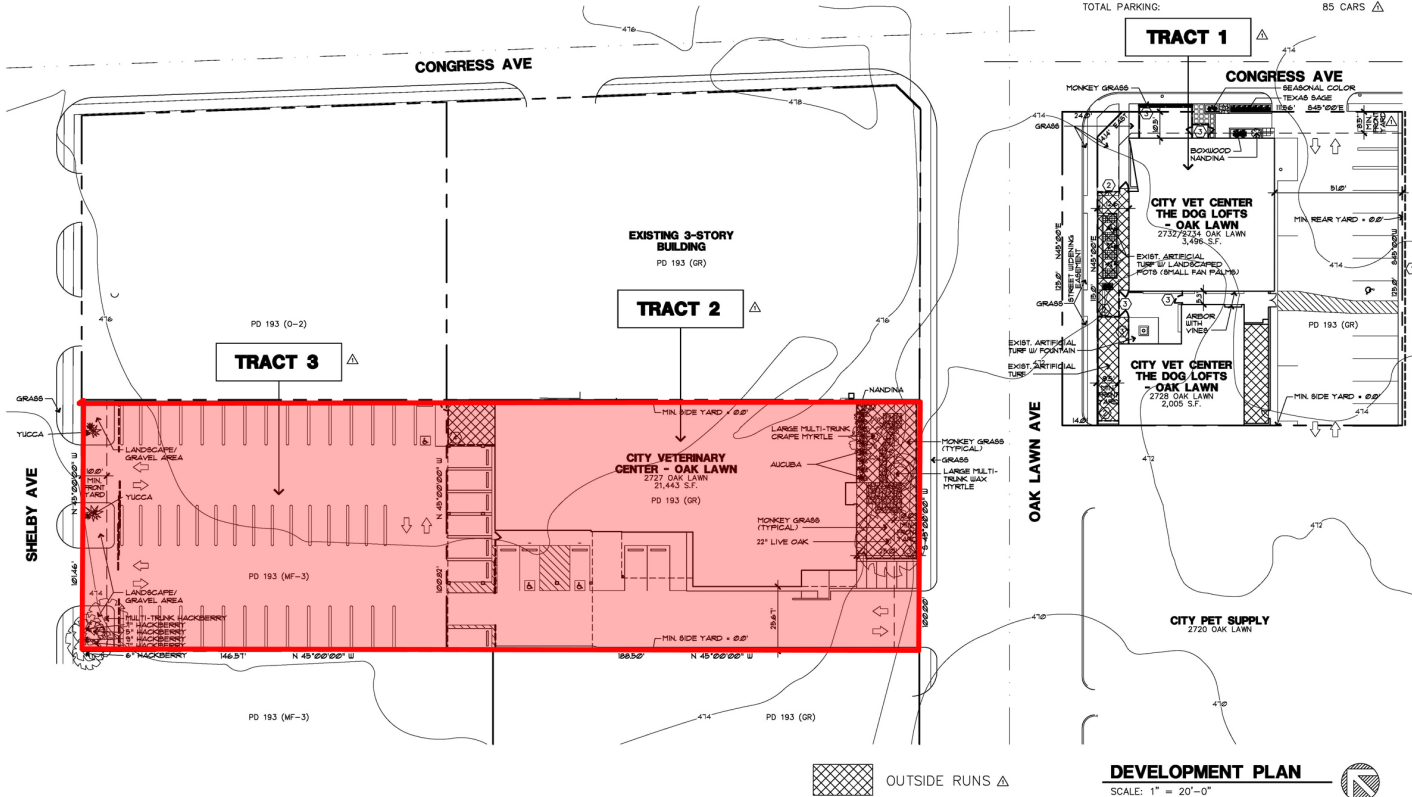
**AREA MAP**  
NOT TO SCALE

**SITE DATA**

<b>ZONING:</b>	FLOOR AREA RATIO (FAR):	0.555
REASON FOR ZONING REQUEST: TO ALLOW DOGS TO BE WITHIN FENCED OUTDOOR AREAS OF THE PROPERTY DURING THE HOURS OF 7:00 A.M. TO 7:00 P.M.	LOT COVERAGE:	29.3%
CURRENT: PD 193 (GR) & PD 193 (MF-3)	AREA OF IMPERVIOUS COVERAGE:	
PROPOSED: PDD WITHIN PD 193 (GR)	BUILDING:	14,246 SQ. FT.
	PAVING & WALKS:	30,380 SQ. FT.
	TOTAL:	44,626 SQ. FT.
		92%
<b>USE:</b>	<b>PARKING:</b>	
CURRENT: ANIMAL CLINIC WITHOUT OUTSIDE RUNS AND OFFICE	REQUIRED:	
(INCLUDES INDOOR ANIMAL DAY CARE & INDOOR BOARDING)	VET CLINIC:	
PROPOSED: ANIMAL CLINIC & KENNEL WITH OUTSIDE RUNS AND OFFICE	21,065 SQ. FT. @ 1 CAR/300 SQ. FT. =	70 CARS
	OFFICE:	
	5,879 SQ. FT. @ 1 CAR/366 SQ. FT. =	16 CARS
	TOTAL PARKING REQUIRED:	86 CARS
	<b>PROVIDED:</b>	
	2727 OAK LAWN:	
	EXISTING:	54 CARS
	PLUS DELTA CREDITS:	5 CARS
	PLUS PAYMENT INTO OAK LAWN TRANSIT FUND:	5 CARS
	TOTAL PARKING:	64 CARS
	2728 & 2732/2734 OAK LAWN:	68 CARS
	TOTAL PARKING:	17 CARS
		85 CARS
		△

**OUTSIDE RUN TABULATION** △

<b>TRACT 1 :</b>	
GROSS BUILDING FLOOR AREA:	5,501 SQ. FT.
LAND AREA OF OUTSIDE RUNS:	1,335 SQ. FT.
<b>TRACT 2 :</b>	
GROSS BUILDING FLOOR AREA:	21,443 SQ. FT.
LAND AREA OF OUTSIDE RUNS:	1,809 SQ. FT.
<b>TRACT 3 :</b>	
GROSS BUILDING FLOOR AREA:	0 SQ. FT.
LAND AREA OF OUTSIDE RUNS:	0 SQ. FT.



**DANIELS & ASSOCIATES ARCHITECTS**  
4324 N. Beltline Rd.  
Suite C202  
Irving, Texas 75038  
972-255-1515  
972-255-4141 fex

GRAPHIC SCALE  
0 25' 50' 100'

**ZONING PROPOSAL**  
CASE NUMBER: 2078-238

**2727, 2728 & 2732/2734 OAK LAWN AVE.**  
LOTS 6,7,12 & 13 OF BLOCK 1/1337 & PART OF BLOCK 2/1025  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**OWNER: CANNON PROPERTIES LP**  
2727 Oak Lawn Ave, Suite 201  
Dallas, Texas 75219  
214-522-0030/214-522-0040 fex

ISSUE DATE: 5-28-08	JOB NO: 0788 X3
REVISED: △ 9-4-08	

**A1**

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building designed by Howard Meyer



## CONTACT US

### Greg Pierce

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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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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	