

Former Retail Big Box For Sale

205,802 SF | 3155 W. Wheatland Road, Dallas, TX 75237



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THE SHOPS AT
RedBird
MEDICAL + OFFICE CAMPUS

67

20

SHOE PALACE EoS FITNESS bundt DTLR WELLS FARGO
Bath & Body Works SALLY BEAUTY Pizza Hut CROPPED CHILI
CITI TRENDS CVS pharmacy GNC SHOE CARNIVAL
five BELOW Rainbow target ROSS DRESS FOR LESS Bank of America
Starbucks Office DEPOT OfficeMax PETSMART DOLLAR TREE

156K VPD

205,802 SF
FOR SALE

67

20

Methodist
CHARLTON MEDICAL CENTER

Builders
FirstSource



156K VPD

205,802 SF
FOR SALE



E KIRKWOOD DR

Schlotsky's

THE HOME DEPOT

Little Caesars

SMOOTHIE KING

MURPHY USA

W WHEATLAND RD

17K VPD



POPEYES

TACO BELL





Demographic Summary Report

3155 W Wheatland Rd, Dallas, Texas, 75237

Prepared by Colliers

Latitude: 32.64761

Longitude: -96.87246

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	9,958	77,218	185,820
2010 Total Population	13,455	85,480	224,472
2020 Total Population	15,348	92,006	241,467
2025 Total Population	15,638	91,689	240,634
2025 Group Quarters	196	597	2,327
2030 Total Population	15,555	91,015	238,829
2000-2020 Growth Rate: Population (CAGR)	2.2%	0.9%	1.3%
2010-2020 Growth Rate: Population (CAGR)	1.3%	0.7%	0.7%
2020-2025 Growth Rate: Population (CAGR)	0.4%	-0.1%	-0.1%
2025-2030 Growth Rate: Population (CAGR)	-0.1%	-0.1%	-0.1%
2025 Total Daytime Population	19,395	93,507	221,301
Workers	11,035	44,365	97,857
Residents	8,360	49,142	123,444
2025 Workers % of Daytime Population	56.9%	47.5%	44.2%
2025 Residents % of Daytime Population	43.1%	52.5%	55.8%
Household Summary			
2000 Households	4,545	28,767	65,224
2010 Households	5,984	31,718	78,524
2025 Households	6,516	33,701	84,861
2025 Average Household Size	2.37	2.70	2.81
2030 Households	6,532	33,715	84,872
2000-2020 Growth Rate: Households (CAGR)	1.8%	0.8%	1.3%
2010-2020 Growth Rate: Households (CAGR)	0.8%	0.6%	0.7%
2020-2025 Growth Rate: Households (CAGR)	0.1%	0.1%	0.2%
2025-2030 Growth Rate: Households (CAGR)	0.1%	0.0%	0.0%
2010 Families	3,180	21,452	56,085
2025 Families	3,522	21,937	58,716
2030 Families	3,529	21,928	58,728
2025-2030 Annual Rate	0.04%	-0.01%	0.00%
Housing Unit Summary			
2025 Housing Units	6,971	35,584	89,993
Owner Occupied Housing Units	16.1%	46.8%	55.3%
Renter Occupied Housing Units	84.0%	53.2%	44.7%
Vacant Housing Units	6.5%	5.3%	5.7%
Owner Occupied Median Home Value			
2025 Median Home Value	\$304,230	\$290,993	\$292,758
2030 Median Home Value	\$397,564	\$387,632	\$369,341
Income			
2025 Per Capita Income	\$22,693	\$27,873	\$30,187
2025 Median Household Income	\$41,646	\$58,031	\$65,368
2025 Average Household Income	\$55,037	\$75,826	\$85,743
Household Income Base	6,516	33,701	84,861
<\$15,000	18.4%	11.1%	9.7%
\$15,000 - \$24,999	15.7%	8.7%	7.0%
\$25,000 - \$34,999	9.1%	8.4%	7.0%
\$35,000 - \$49,999	16.7%	13.6%	11.9%
\$50,000 - \$74,999	22.1%	22.7%	21.5%
\$75,000 - \$99,999	5.7%	11.2%	11.9%
\$100,000 - \$149,999	6.8%	14.3%	17.8%
\$150,000 - \$199,999	2.4%	4.9%	7.1%
\$200,000+	3.1%	5.1%	6.1%



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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.

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- 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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