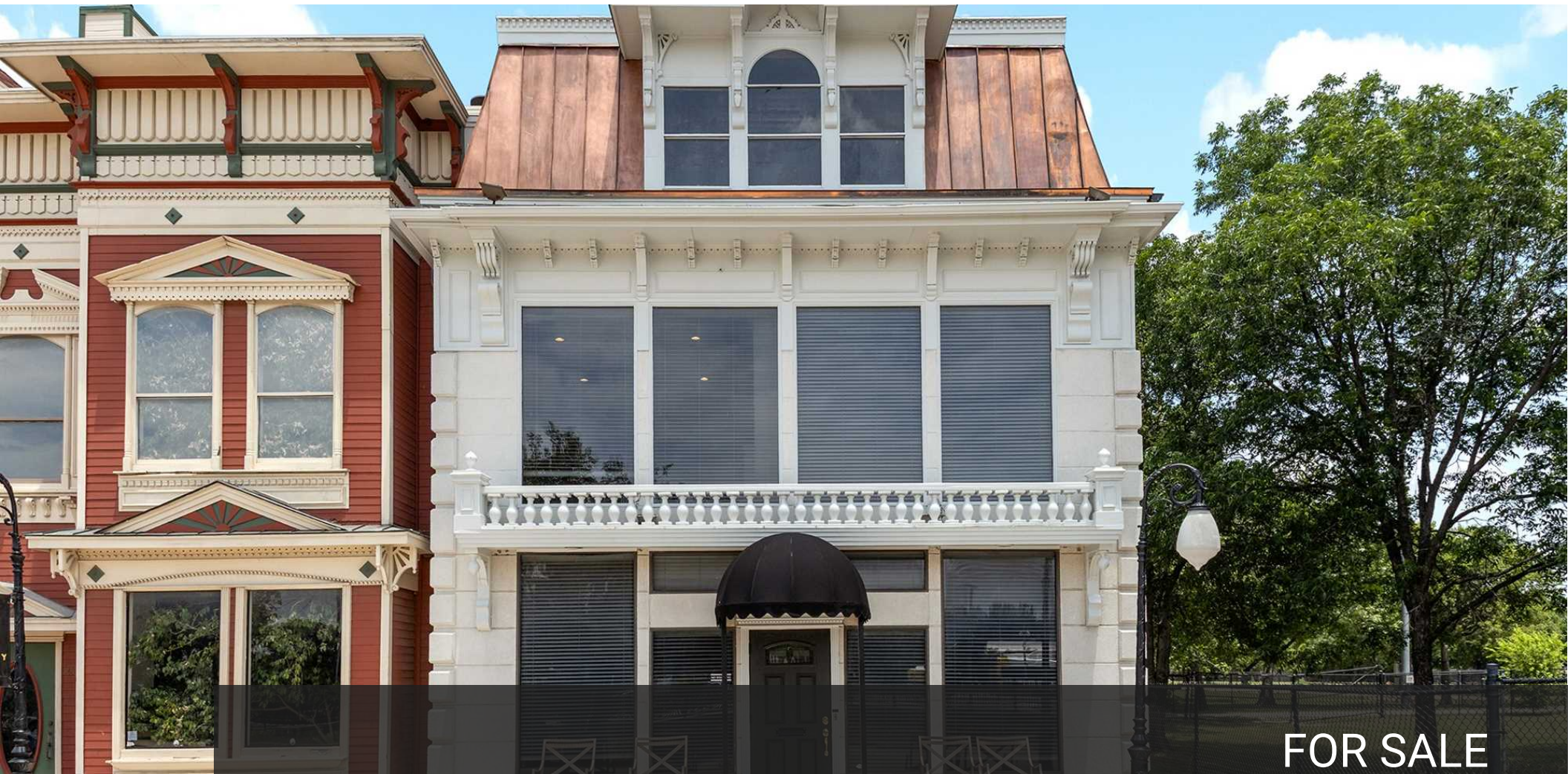


MIXED USE FOR SALE

4823 BROADWAY ST

4823 BROADWAY STREET, ADDISON, TX 75001



FOR SALE

KW COMMERCIAL | KW MCKINNEY

7200 W University Dr #300
McKinney, TX 75071



Each Office Independently Owned and Operated

PRESENTED BY:

JULIE SMITH

Sr. Director
O: (469) 556-3894
C: (469) 556-3894
juliesmith@kwcommercial.com
526313, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

4823 BROADWAY STREET



Property Summary

Building SF:	3,664
Lot Size:	2,701 SF
Parking:	Surface
Price:	\$2,500,000
Year Built:	1986
Year Renovated::	2024
Zoning:	Planned Development

Property Overview

- Victorian-style, fully refurbished commercial property
- 11 private offices with windows, large open room for collaborate space, 3 restrooms, and 1 full-service kitchen
- Features include stained glass, wood fireplaces, clawfoot tub, ornate molding
- Located adjacent to Addison Airport and near the new DART Silver Line Rail Station

Location Overview

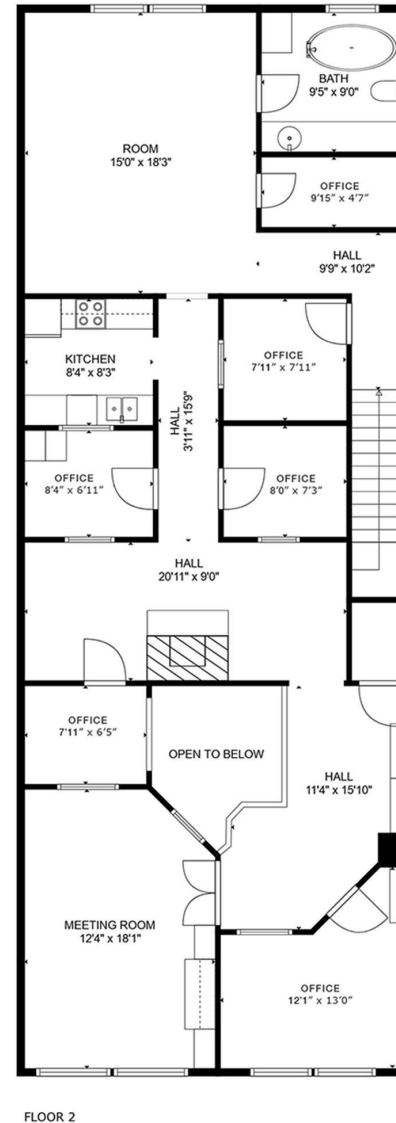
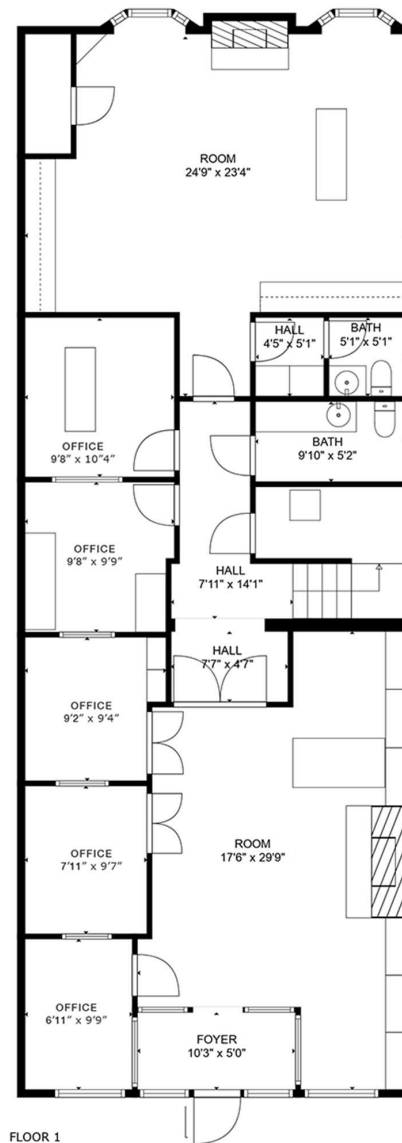
Addison Central Place is a completely refurbished Victorian commercial building located in the heart of historic Addison, just 15 miles north of downtown Dallas. Situated along the North Dallas Tollway, it provides convenient access to the North Dallas business districts and transportation hubs. The building offers a unique blend of historical elegance situated in the central part of a thriving commercial area of North Dallas.

PROPERTY PHOTOS
4823 BROADWAY STREET



FLOOR PLANS

4823 BROADWAY STREET

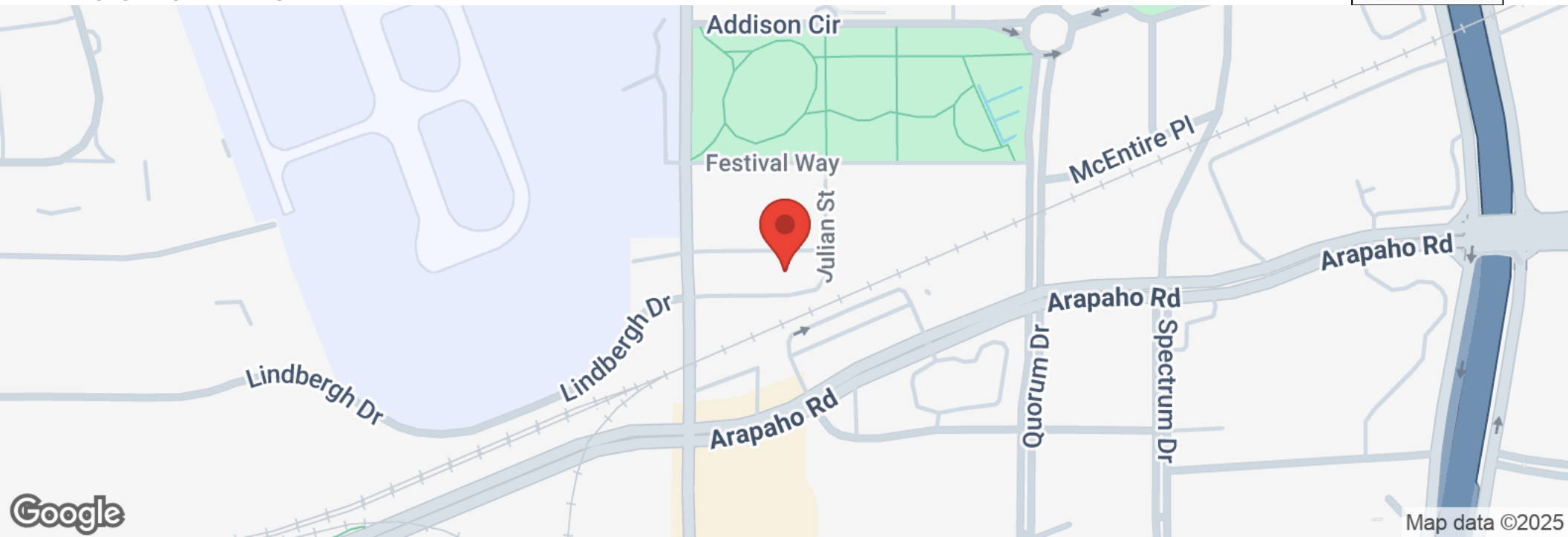


TOTAL: 3328 sq. ft
 FLOOR 1: 1701 sq. ft, FLOOR 2: 1627 sq. ft
 EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, FIREPLACE: 5 sq. ft, OPEN TO BELOW: 71 sq. ft
 WALLS: 185 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

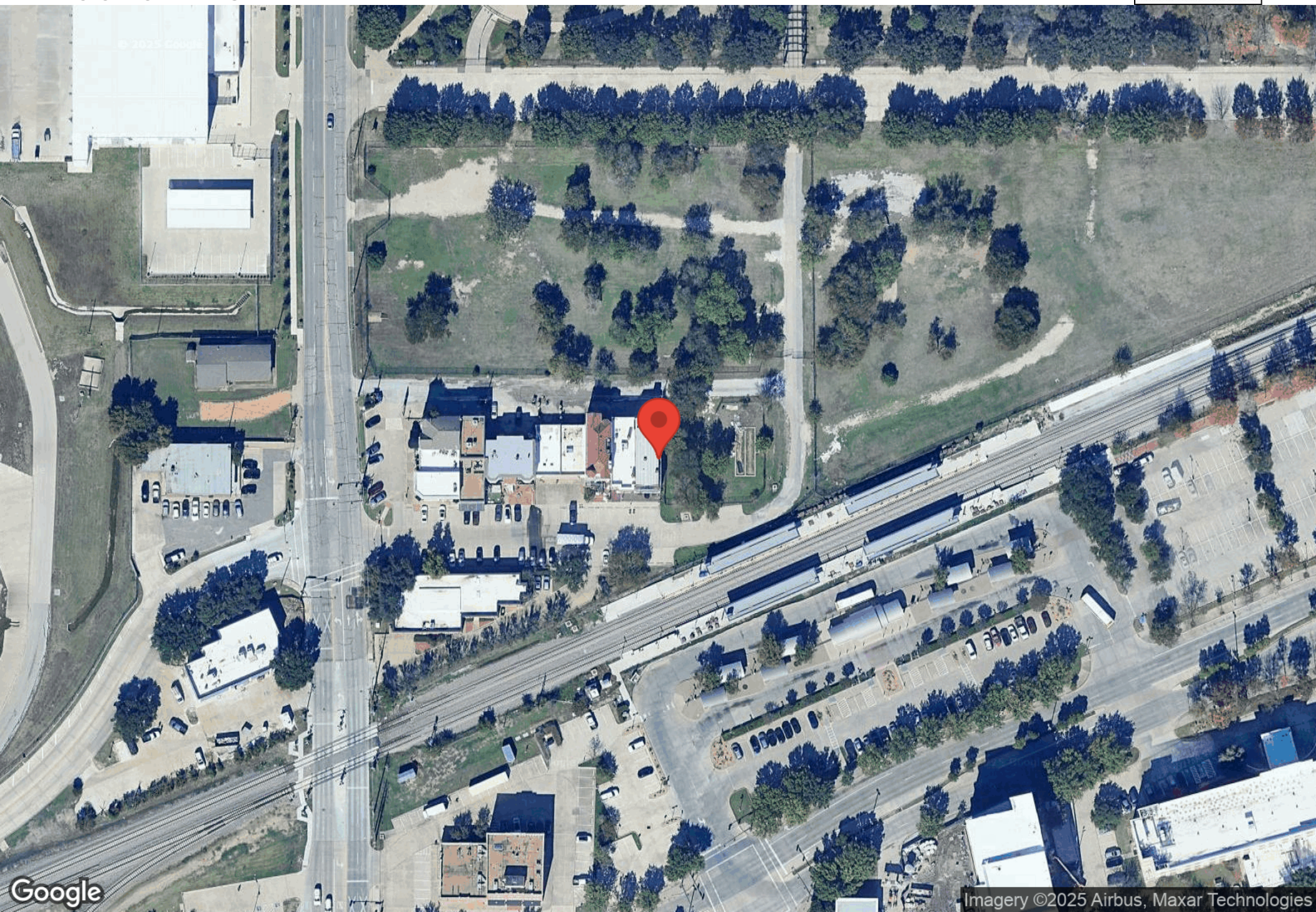
LOCATION MAPS

4823 BROADWAY STREET



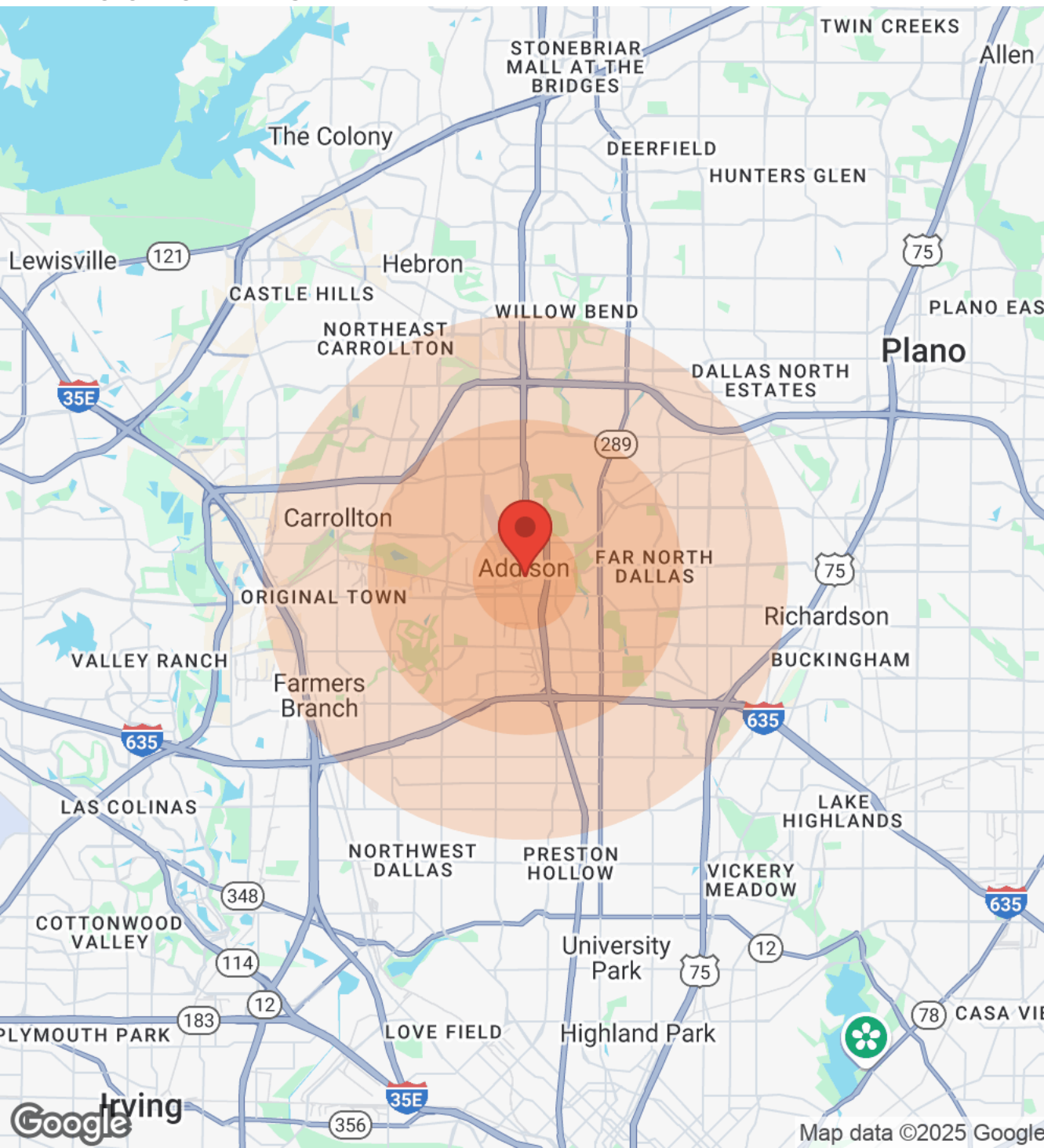
AERIAL MAP

4823 BROADWAY STREET



DEMOGRAPHICS

4823 BROADWAY STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,172	64,342	177,537
Female	7,339	66,793	183,998
Total Population	14,511	131,135	361,535

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,096	23,355	72,419
Ages 15-24	860	12,475	41,709
Ages 25-54	8,345	61,418	160,594
Ages 55-64	1,733	16,597	42,656
Ages 65+	1,477	17,290	44,157

Race	1 Mile	3 Miles	5 Miles
White	9,163	85,708	241,022
Black	2,252	17,375	38,879
Am In/AK Nat	76	364	1,057
Hawaiian	N/A	N/A	13
Hispanic	3,579	38,650	127,184
Multi-Racial	3,972	40,470	121,372

Income	1 Mile	3 Miles	5 Miles
Median	\$50,885	\$60,016	\$61,448
< \$15,000	749	5,224	14,284
\$15,000-\$24,999	795	6,967	15,923
\$25,000-\$34,999	1,073	6,986	18,058
\$35,000-\$49,999	1,601	9,419	23,127
\$50,000-\$74,999	2,092	12,962	28,552
\$75,000-\$99,999	1,050	7,239	16,705
\$100,000-\$149,999	782	7,481	19,843
\$150,000-\$199,999	278	2,863	8,069
> \$200,000	227	4,909	11,551

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,087	73,307	176,759
Occupied	8,939	66,768	161,869
Owner Occupied	1,438	24,464	72,642
Renter Occupied	7,501	42,304	89,227
Vacant	1,148	6,539	14,890



Information About Brokerage Services



Texas law requires all real estate licensees 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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Designated Broker of Firm	License No.	Email	Phone
Dawn Frentz	0539279	dawntfrentz@kw.com	(972)562-8883
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Julie Smith	0526313	JulieSmith@kwcommercial.com	(469)556-3849
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date