DALLAS, TX | 6300 Samuell Blvd.





DESCRIPTION:

Village II shopping center is a neighborhood retail center located in the SEQ of Jim Miller Road and Samuell Blvd in Dallas, Texas. The center is anchored by Fresenius Medical Care and restaurants Cici's Pizza and El Regio Restaurant. Village II has abundant parking, easy access from I-30, I-635 and Hwy 80.

DEMOGRAPHICS:

	i mile	3 miles	5 miles
2019 Population	16,839	119,917	363,157
Households	5,919	41,201	126,196
Daytime Population	14,258	106,885	324,469
Average HH Income	\$66,993	\$67,176	\$73,292

AVAILABLE:

Ste 112 - 2,892 SF

RATE:

\$10.00 - \$12.00 PSF

NNN:

\$4.18 PSF (2024)

TRAFFIC COUNTS:

Samuell Blvd.: 14,631 VPD Jim Miller Rd.: 21,220 VPD

(Kalibrate 2019)



MANUEL RAMON 972.591.4429

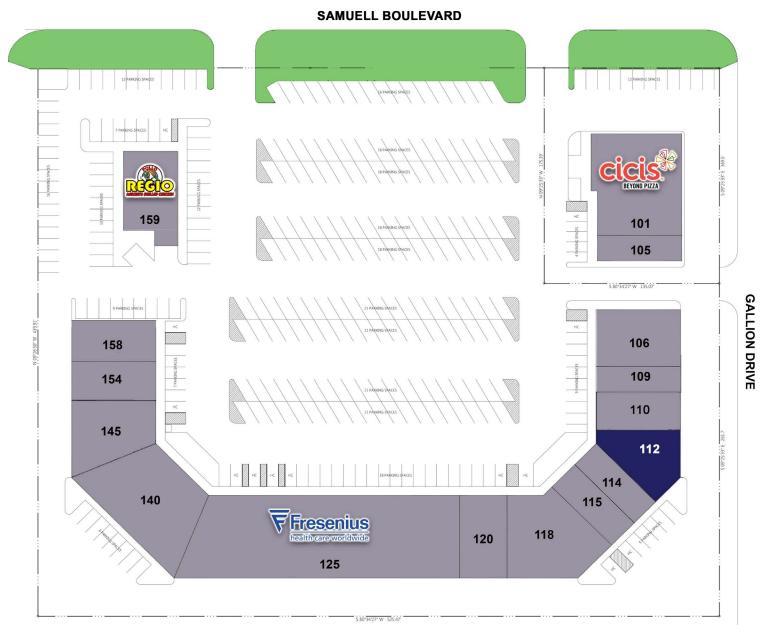
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MICHAEL DUBOIS 214-629-4042

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TENANT	SUITE	SIZE	TENANT	SUITE	SIZE
CiCi's Pizza	101	5,397	Safe Med Pharmacy	118	2,000
Nationwide Insurance	105	1,200	Urban Clinic Grace Southern	120	3,748
Texas Best Air	106/109	2,900	Village Dialysis	125	12,800
Dream Cuts	110	1,215	7 Day Deals	140	7,450
AVAILABLE	112	2,892	Leased	145	3,266
Linda Salon	114	1,200	Women's Clinic	154	1,985
Drug Test First	115	1,442	Los Del Jalisco	158	1,755
			El Pollo Regio	159	2,808



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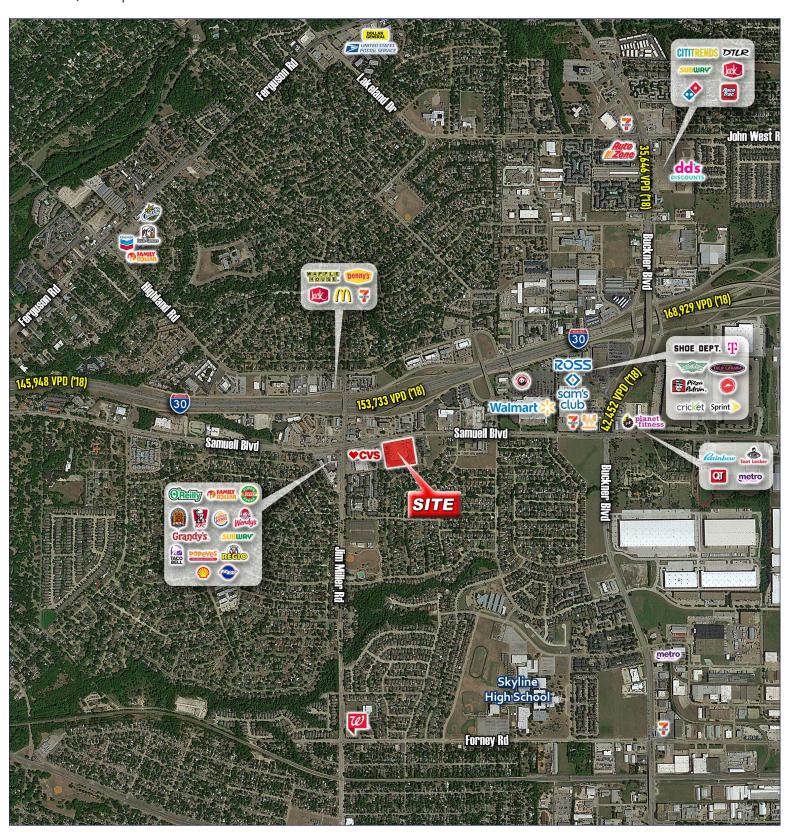
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Information About Brokerage Services

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

Pride Retail Properties LLC	9008564	manuel@pridedfw.com	972-591-4429	
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	
Buver/Ter	nant/Seller/Landlord	Initials Date		