

FOR LEASE

3630 ALMAZON DR, DALLAS, TX 75220



3630 Almazon Dr.

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FOR LEASE



PROPERTY FACTS

Property Name	3630 Almazan Dr
Address	3630 Almazan Dr, Dallas, TX 75220
Property Type	Medical Office
Year Built/Renovated	1984
Available SF	1,500 SF
Height	1 Story
Typical Floor Size	1,500 SF
Class	C
Parking	14 Parking Spaces

AMENITIES

- Over \$9,000 Medical Equipment Included
- Lots of Natural Light
- Office Equipment Included
- 14 Parking Spaces
- Security System Installed

LEASING TEAM

Court Powell
Vice President
214 851 0556
court.powell@partnersrealestate.com

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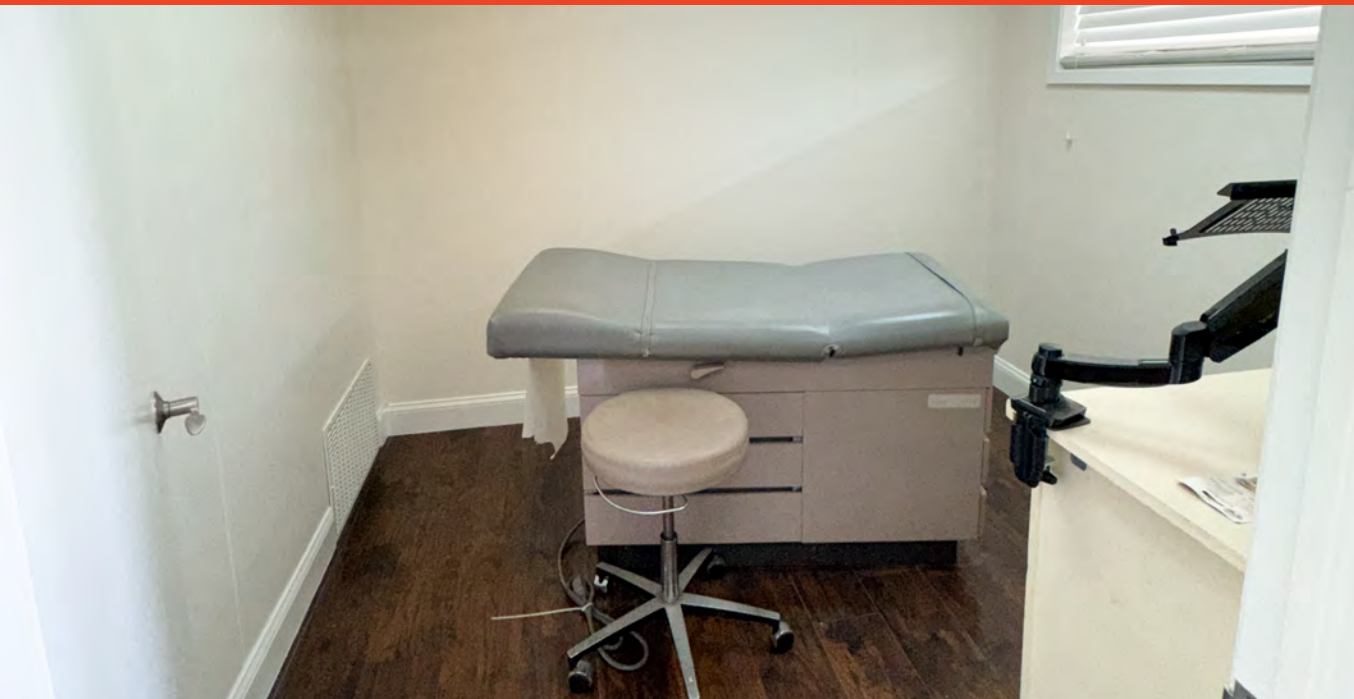
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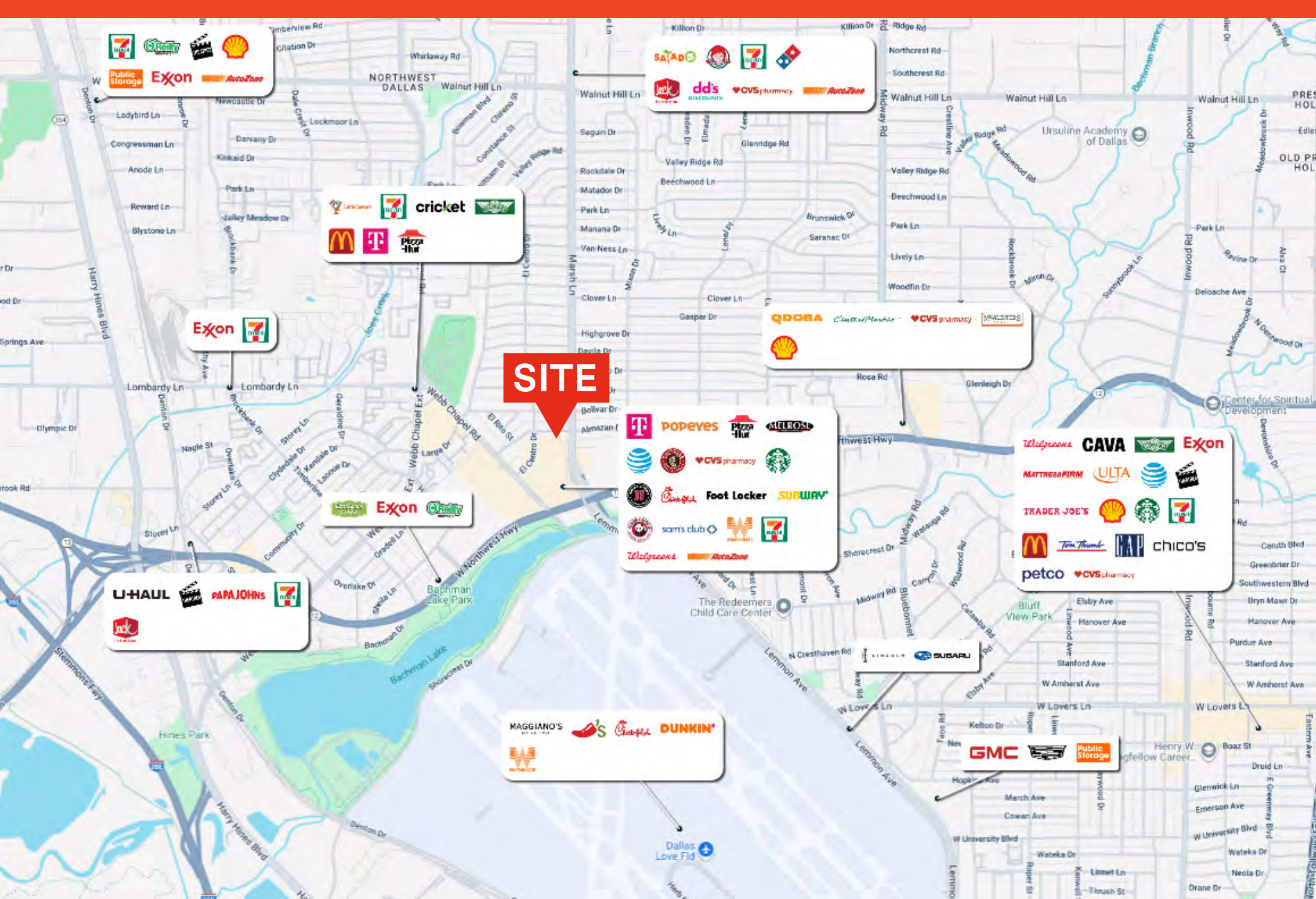
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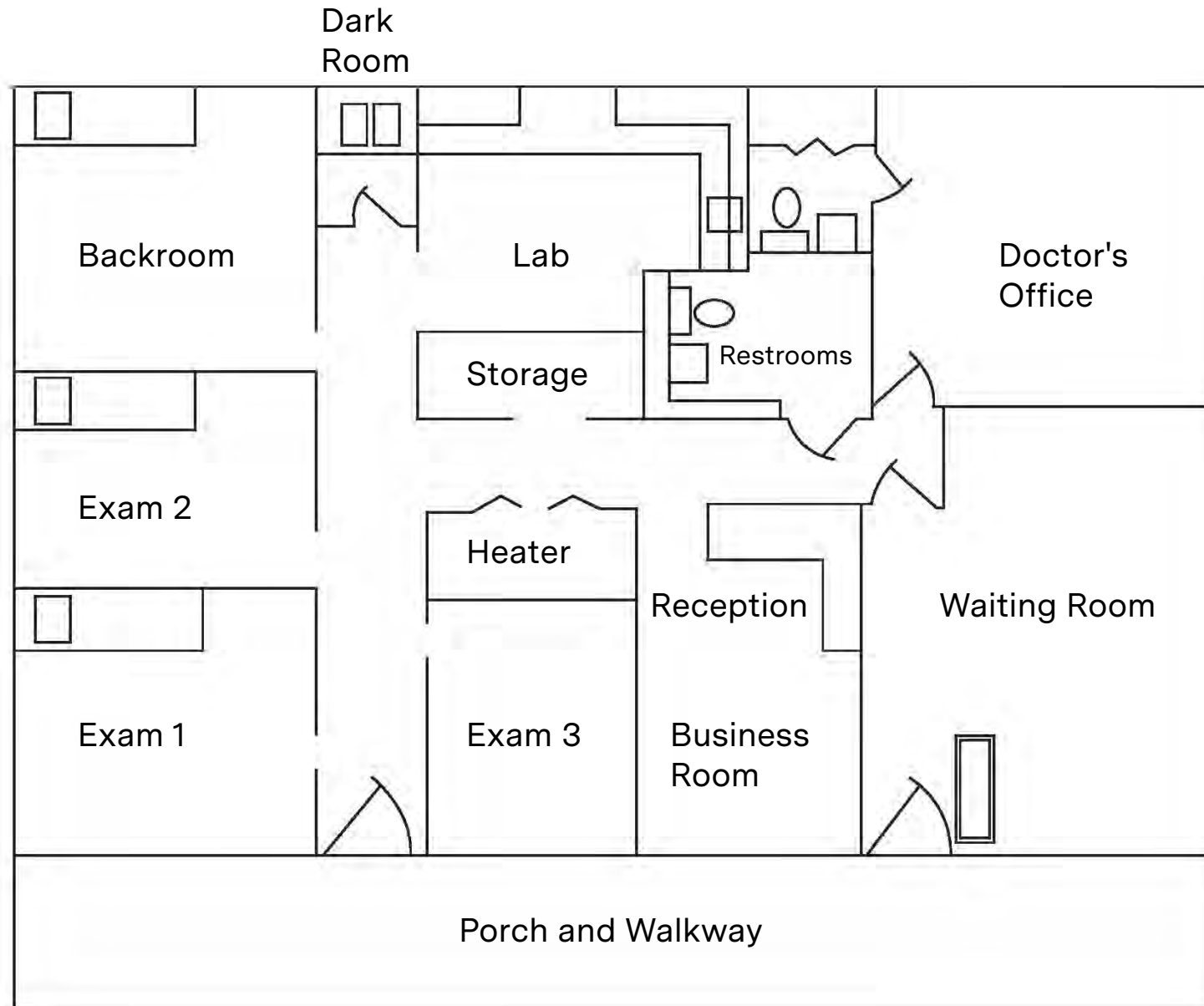
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Site Plan



Demographics

POPULATION	1 Mile	3 Miles	5 Miles
2025 Population	24,643	88,148	266,094
2030 Population Projection	23,117	83,034	254,439

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Households	8,938	33,148	113,796
2030 Household Projection	8,421	31,630	110,713

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Houeshold Income	\$104,943	\$181,504	\$198,433
Median Household Income	\$74,856	\$116,655	\$121,169

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	6,201	110,163	358,518
Total Businesses	638	10,335	33,327





Information About Brokerage Services



2-10-2025

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. **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.

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.

PCR Brokerage Dallas-Fort Worth, LLC, dba Partners Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9013094 License No.	licensing@partnersrealestate.com Email	214.550.2990 Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name R. Court Powell	License No. 590196	Email court.powell@partnersrealestate.com	Phone 214.851.0556
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

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