

PRESTON TOWER - RETAIL CONDO FOR SALE

DALLAS, TEXAS

6211 W NORTHWEST HWY



2,225 SF CONDOMINIUM FOR SALE - SUITE C100



DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

*DC Commercial Group is brokered by Exp Realty, LLC.

PROPERTY INFORMATION

LOCATION:

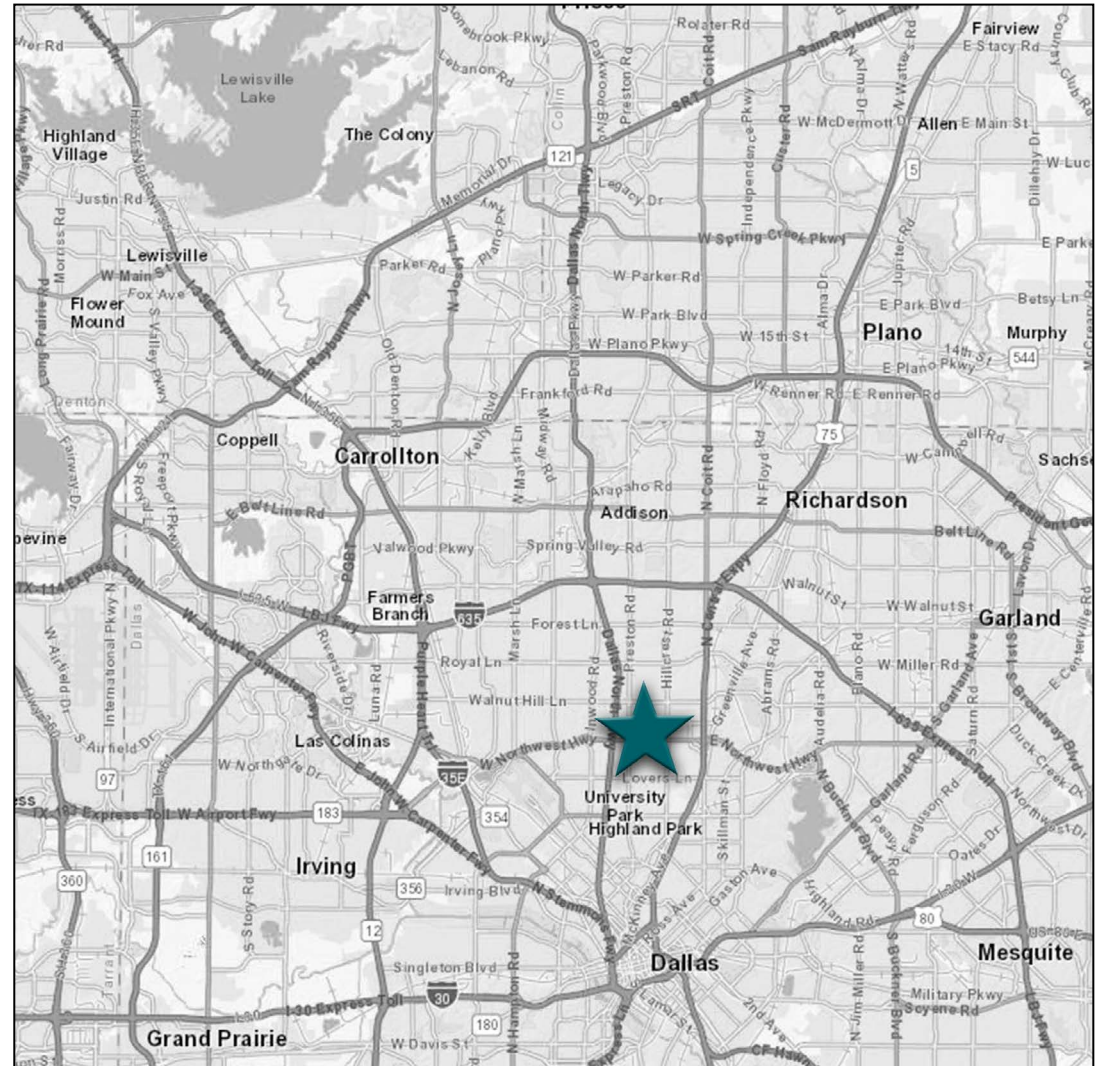
6211 W. Northwest Hwy, Dallas, Texas 75225

AVAILABLE:

- Suite C100: 2,225 SF
- Sale Price: Contact Broker

PROPERTY HIGHLIGHTS:

- The first 2 floors consist of 33 commercial units including:
 - Dining & Hospitality
 - Bernie's Cocktail Lounge: A retro-vibe bar and lounge offering drinks and food for residents and the public
 - Yia Yia Coffee House: A coffee shop operating right off the first-floor lobby
 - Personal Care & Grooming
 - Barber and Beauty Shops: Multiple suites featuring independent hair stylists, barbers, and estheticians
 - Specialty Retail Services
 - Tailor & Alteration Shop
 - Florist
 - Professional & Wellness Suites
 - Wellness & Massage Rooms: Private practitioners offering spa and wellness services
 - Office Suites: Small professional practices (such as accounting and legal consults) located in the C-Wing commercial units
- 350 residential condominiums above the 2nd floor



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	15,007	144,363	426,650
Daytime Population	27,131	190,604	590,024
Average HH Income	\$352,355	\$216,657	\$169,874

DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by DC Commercial. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. DC Commercial has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



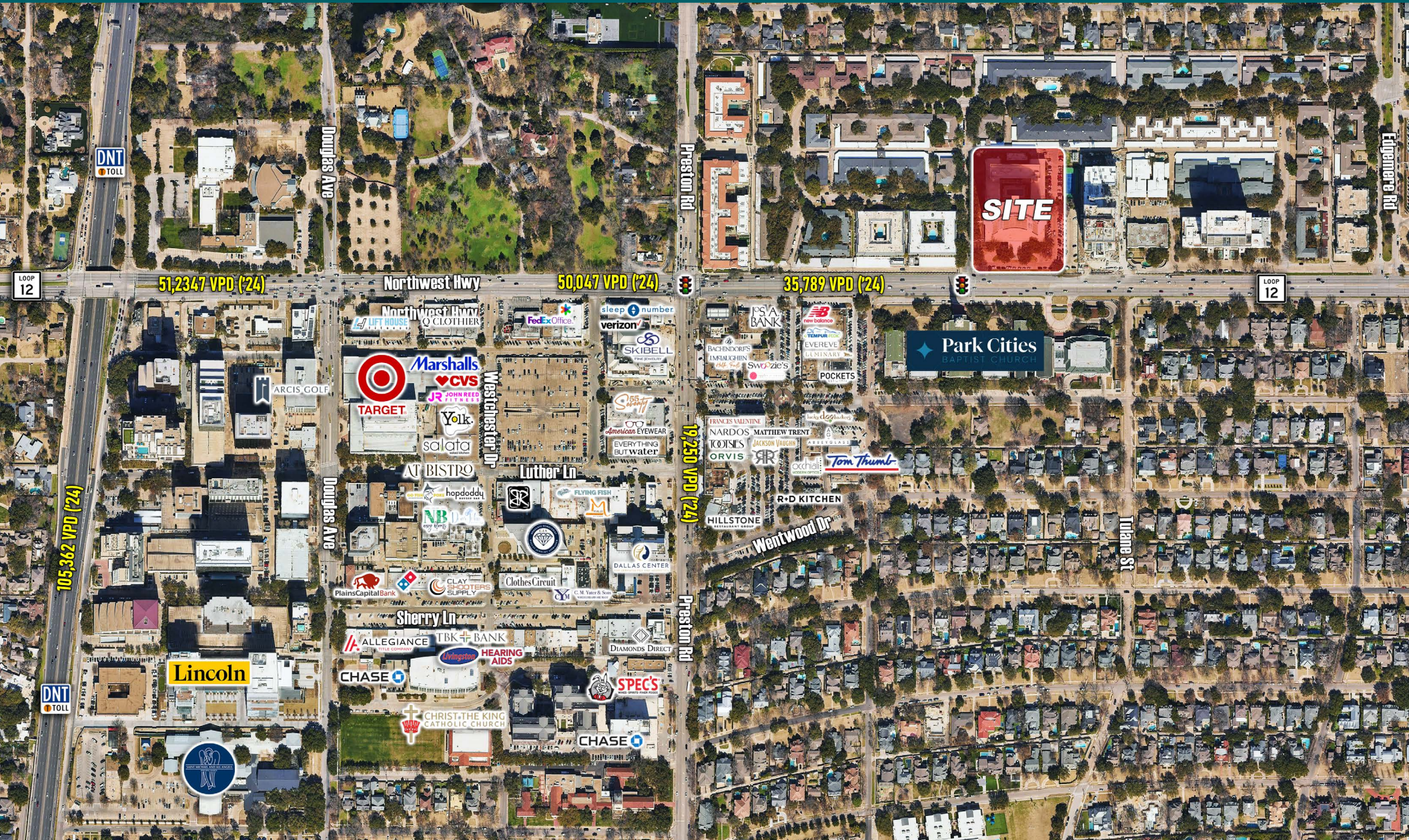
INTERSECTION AERIAL



6211 W NORTHWEST HWY, STE. C100
DALLAS, TEXAS 75225

DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by DC Commercial. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. DC Commercial has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



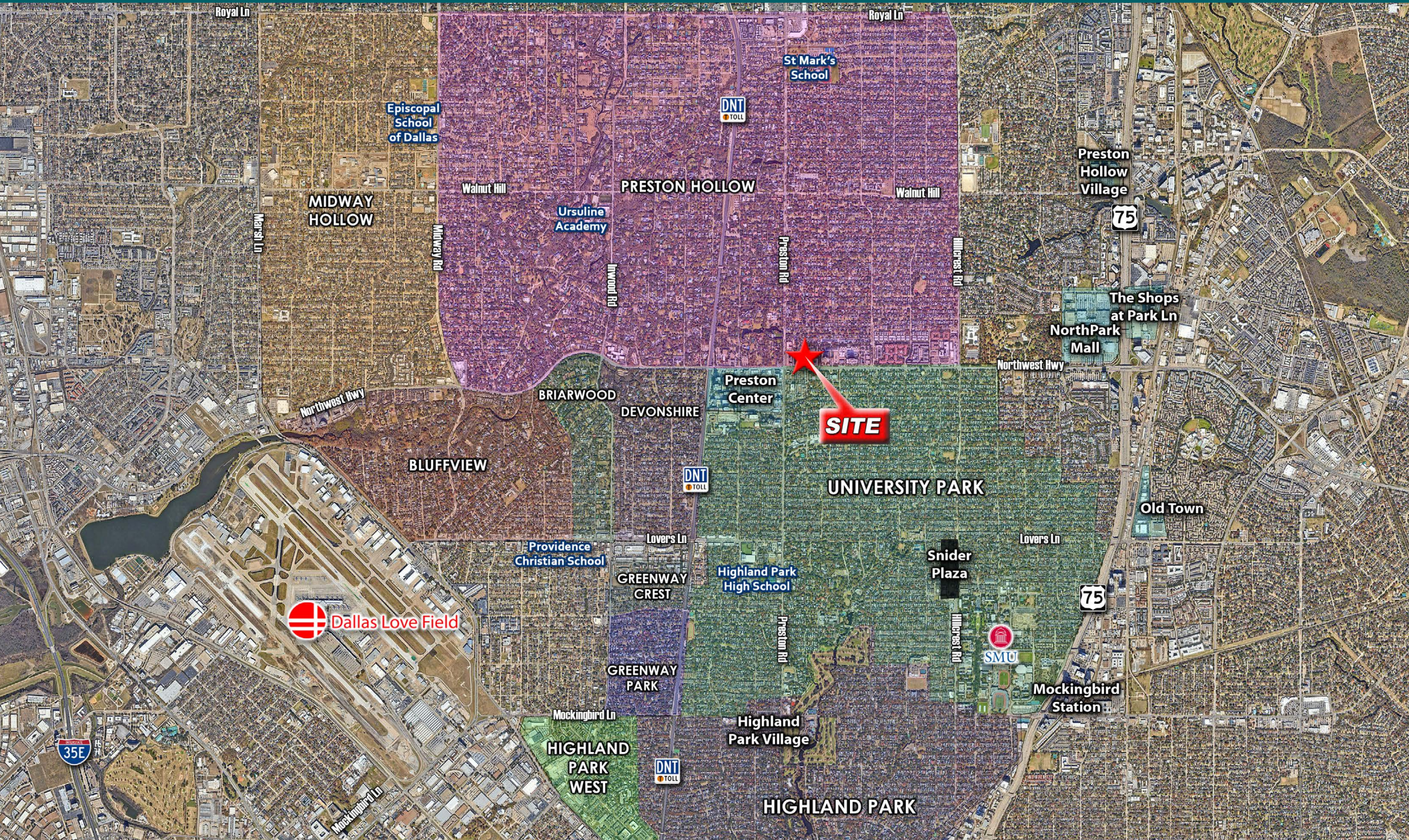
6211 W NORTHWEST HWY, STE. C100
DALLAS, TEXAS 75225



DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by DC Commercial. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. DC Commercial has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.

MARKET AERIAL

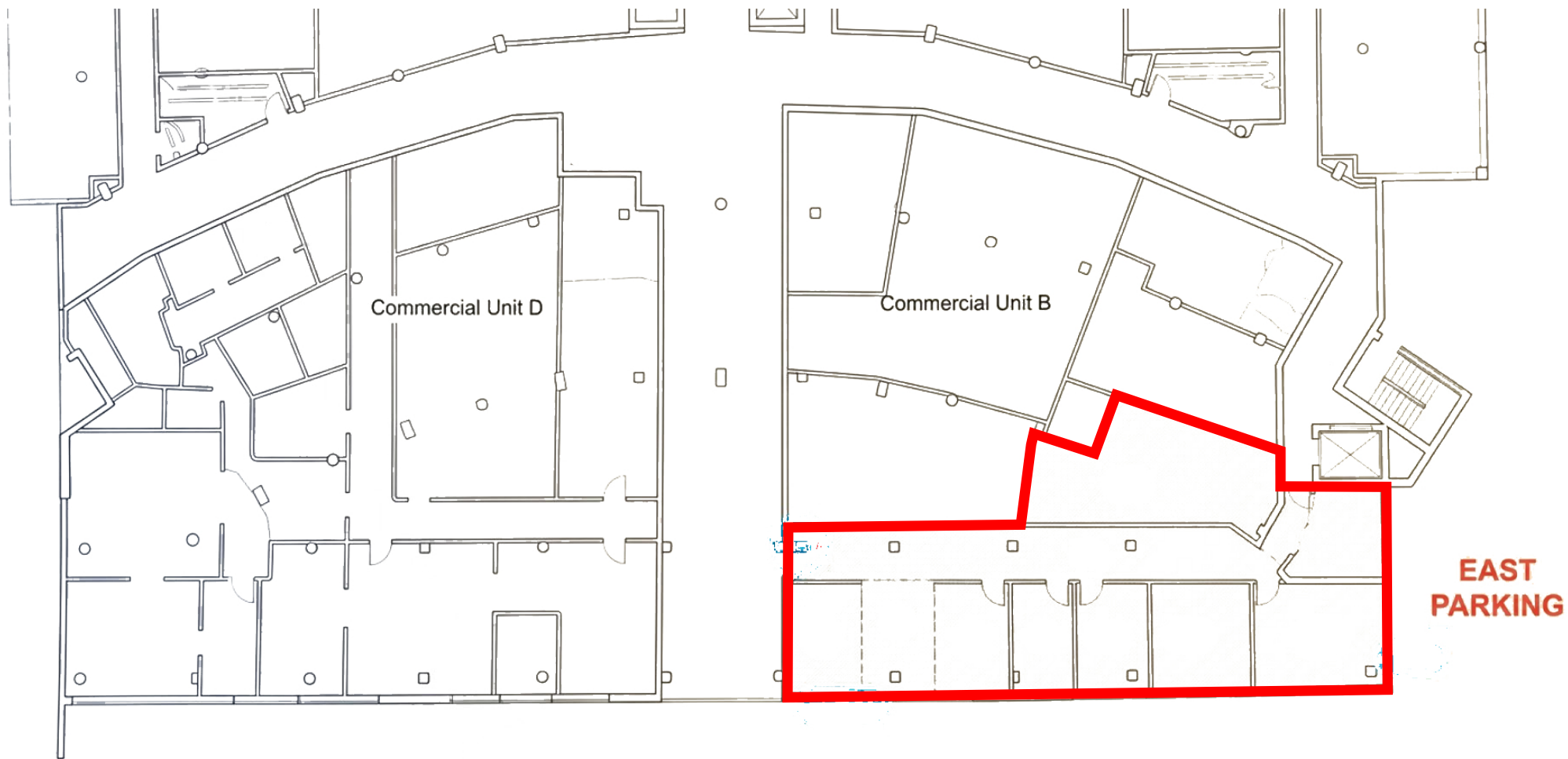


6211 W NORTHWEST HWY, STE. C100
DALLAS, TEXAS 75225

DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by DC Commercial. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. DC Commercial has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.

FLOOR PLAN



6211 W NORTHWEST HWY, STE. C100
DALLAS, TEXAS 75225

DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by DC Commercial. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. DC Commercial has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



6211 W NORTHWEST HWY, STE. C100
DALLAS, TEXAS 75225

DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by DC Commercial. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. DC Commercial has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DC Commercial Group, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

9009232

License No.

dana@dcc-re.com

Email

917-478-6280

Phone

Dana Chun

Designated Broker of Firm

0656920

License No.

dana@dcc-re.com

Email

917-478-6280

Phone

Licensed Supervisor of Sales Agent / Associate

Dana Chun

Sales Agent / Associate's Name

License No.

0656920

License No.

Email

dana@dcc-re.com

Email

Phone

917-478-6280

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov