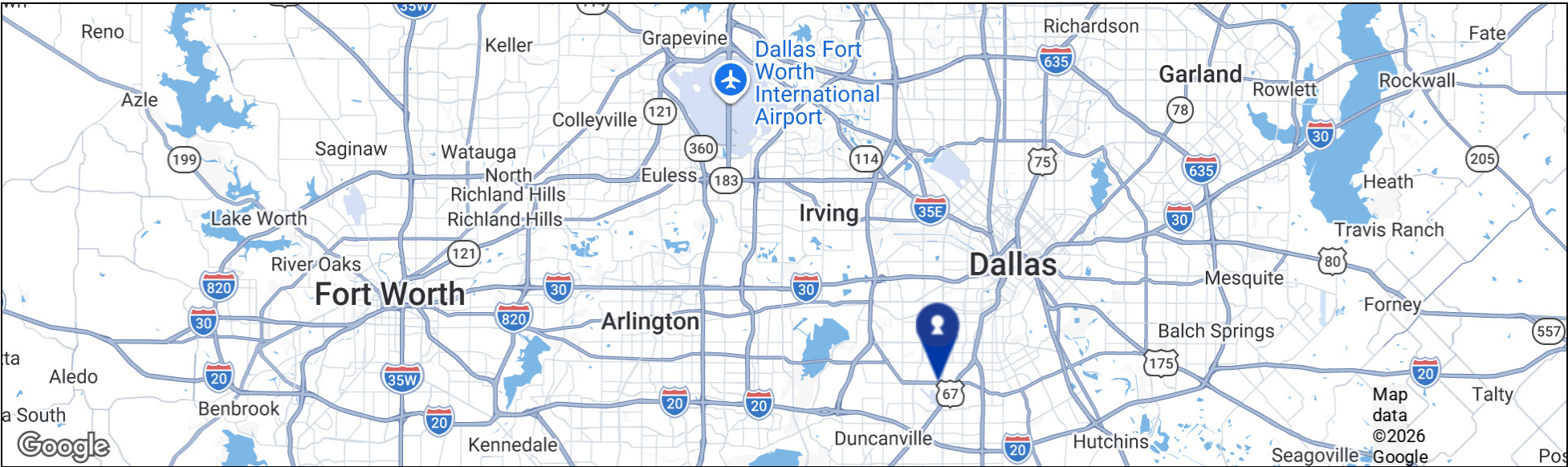




2531 W LEDBETTER DR, DALLAS, TX 75233 | \$24 SF/YR (NNN)

Molly MacEwan
Director

For Lease – 2531 W Ledbetter Dr, Dallas, TX 75233



PROPERTY DESCRIPTION

Discover endless potential at our leasing property on 2531 W Ledbetter Dr in Dallas, TX. With its prime location, this property offers unparalleled visibility and accessibility. Boasting a spacious and versatile layout, it's perfectly suited for a wide range of retail concepts. The property features ample parking and excellent signage opportunities, ensuring maximum exposure for tenants. Its strong curb appeal make it a standout choice for businesses looking to make a statement. Inside, the space is adaptable to various business needs, with abundant natural light and customizable interiors. Don't miss this exceptional opportunity to establish your business in this highly sought-after location.

PROPERTY HIGHLIGHTS

- Two NEW spaces available
- White box condition
- Located in busy retail corridor including O'Reilly Auto Parts, Sonic, Fiesta, and more
- 24K+ VPD at W Ledbetter and S Hampton

OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Number of Units:	3
Available SF:	1,435 - 2,937 SF
Lot Size:	61,302 SF
Building Size:	5,250 SF

SPACES	LEASE RATE	SPACE SIZE
2531 W Ledbetter Dr, Ste 140	\$24.00 SF/yr	1,502 - 2,937 SF
2531 W Ledbetter Dr, Ste 130	\$24.00 SF/yr	1,435 - 2,937 SF

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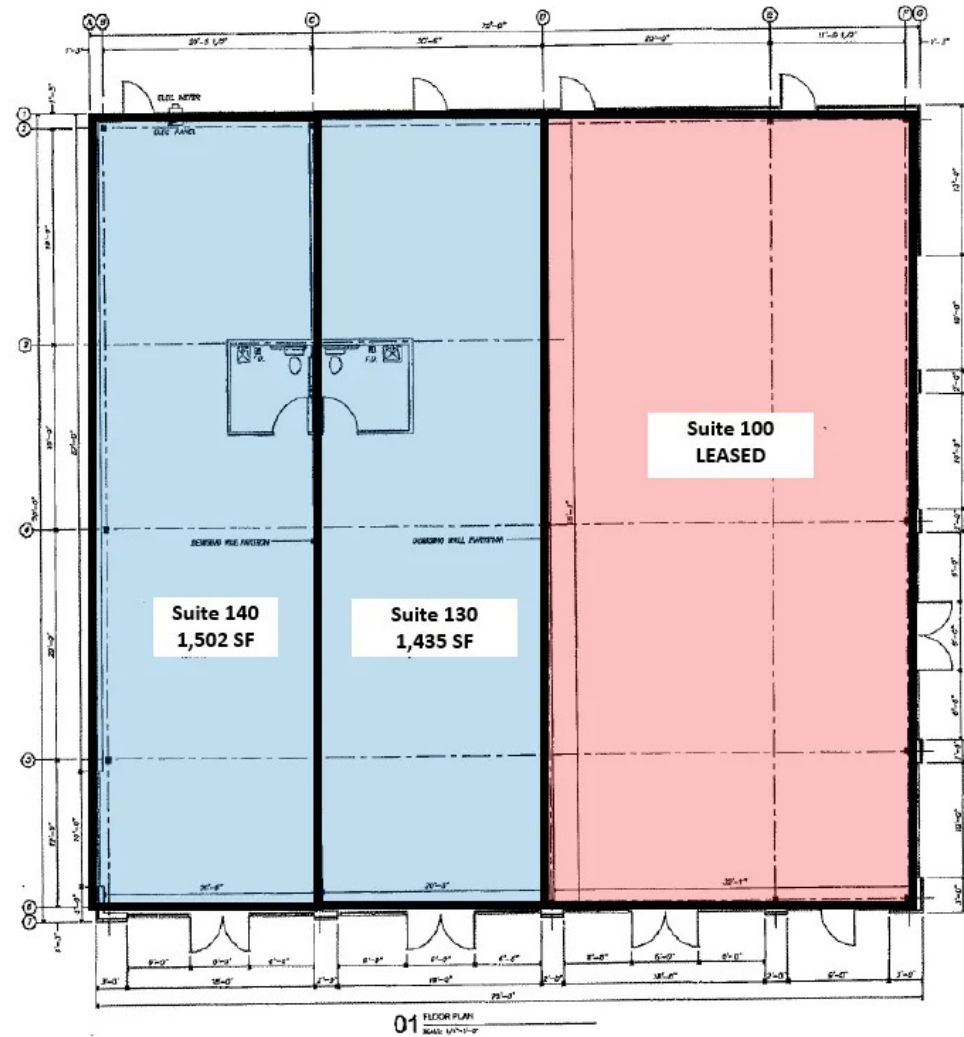


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For Lease – 2531 W Ledbetter Dr, Dallas, TX 75233



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Director

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For Lease – 2531 W Ledbetter Dr, Dallas, TX 75233



Molly MacEwan
Director

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For Lease – 2531 W Ledbetter Dr, Dallas, TX 75233

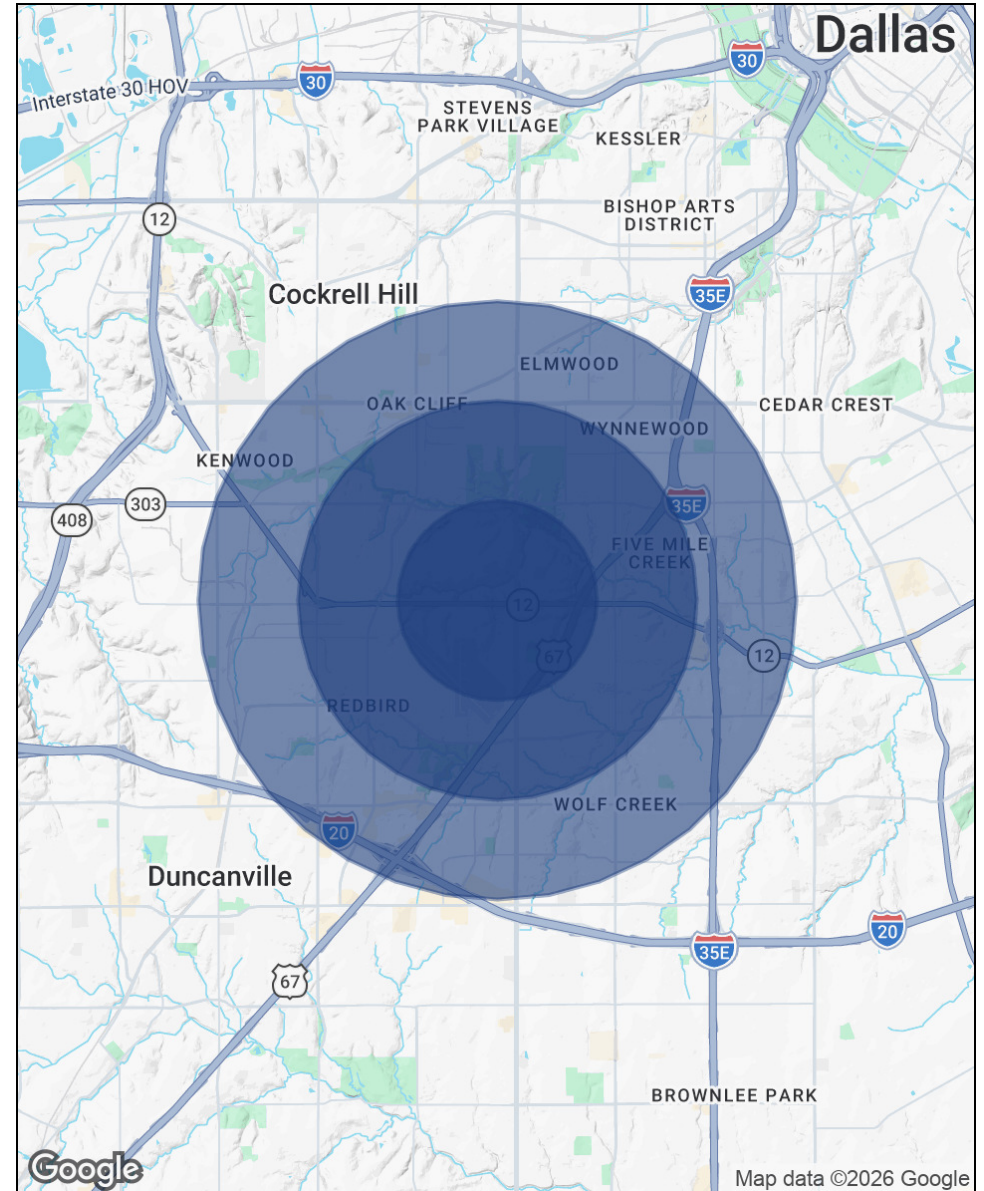
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,638	48,736	129,185
Average Age	41.2	35.6	35.0
Average Age (Male)	39.5	33.2	33.3
Average Age (Female)	43.2	37.6	36.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,572	16,531	43,525
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$91,880	\$68,986	\$67,363
Average House Value	\$284,259	\$245,514	\$218,440

2023 American Community Survey (ACS)

TRAFFIC COUNT

24,000 VPD @W Ledbetter and S Hampton



Molly MacEwan

Director

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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.

11-03-2025



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.

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 dues 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 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.

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.

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Vision Commercial RE DFW, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

Trenton Price

Name of Designated Broker of Licensed Business Entity, if applicable

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