

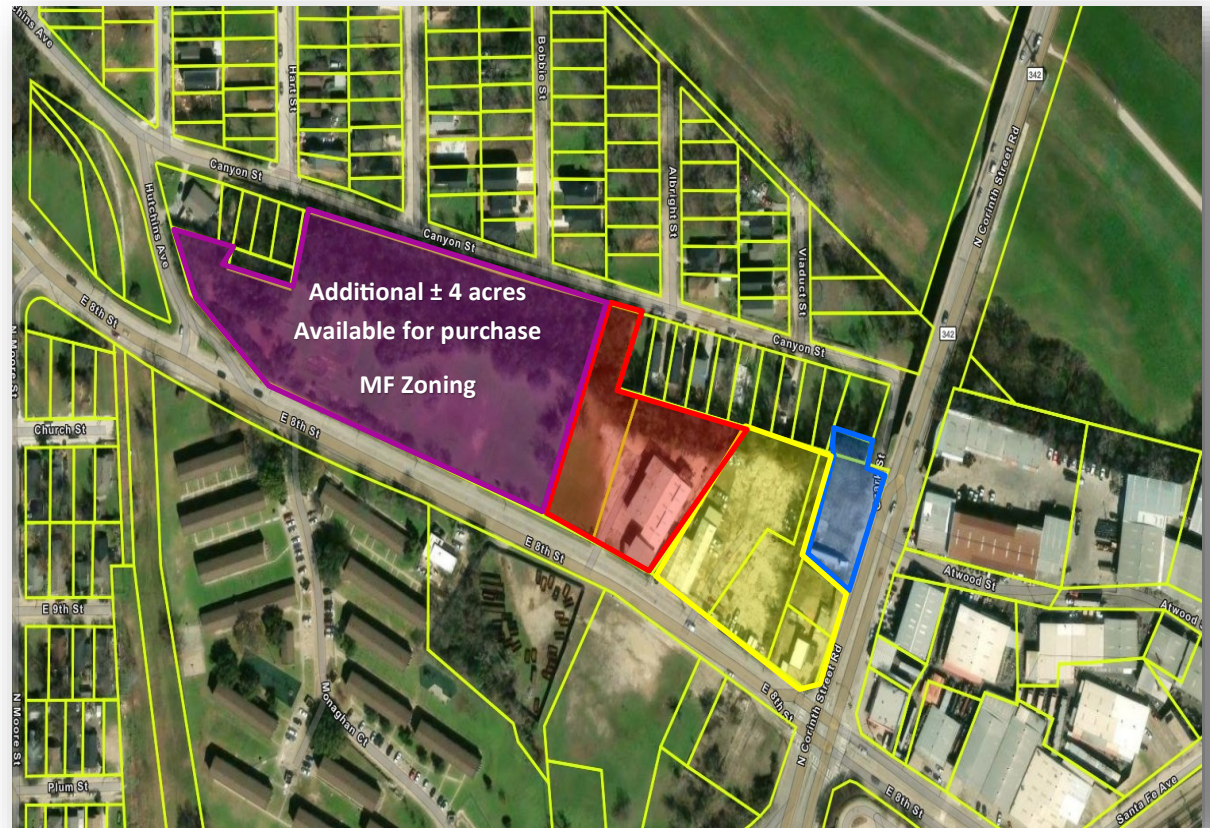
Perfect Redevelopment Property Available

Apx. ±3.91 Acres @ E 8th Street & Corinth St Rd, Dallas

Contiguous Set #1 Property Address	Bldg SF (Per CAD)	Land SF (Per CAD)
1609 E 8th Street	±9,390 SF	±40,620 SF
1607 E 8th Street	0 SF	±30,270 SF
Combined SF	±9,390 SF	±70,890 SF

Contiguous Set #2 Property Address	Bldg SF (Per CAD)	Land SF (Per CAD)
1623 E 8th Street	5,400 SF	±40,620 SF
1629 E 8th Street	0 SF	±21,344 SF
201 N Corinth St Rd	1,008 SF	±7,971 SF
211 N Corinth St Rd	0 SF	±9,540 SF
Combined SF	6,408 SF	±79,475 SF

Contiguous Set #3 Property Address	Bldg SF (Per CAD)	Land SF (Per CAD)
225 N Corinth St Rd	0 SF	±2,609 SF
221 N Corinth St Rd	0 SF	±17,293 SF
Combined SF	0 SF	±19,902 SF



DESCRIPTION:

The Property is located at a prime intersection with great access to major thoroughfares within a few miles — I 30, I35E, IH 45, and Central Expressway.

Buildings are occupied and can be interim income while in the Planning Stages of a New Development.

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Desirable Redevelopment Land Available

E 8th St @ Corinth St

Prime Investment Opportunity Near Downtown Dallas

Located just three miles from Downtown Dallas, this property offers breathtaking views of the city skyline. Its designation as an opportunity zoned property provides exceptional flexibility for a variety of regional retail uses, making it an attractive investment choice.

The site features three separate buildings, all of which are currently occupied and generating income. Each building takes advantage of sweeping vistas of the Dallas skyline, further enhancing the property's appeal.

Potential Future Uses

This property is well-suited for future development options, including a gas station, fast food establishment, or a mixed-use project. Its unique characteristics and zoning offer broad possibilities for growth and expansion.

Key Advantages

Combining distinctive character, practical functionality, and close proximity to Downtown Dallas, this property stands out as a remarkable opportunity for investors and developers alike.

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SIZE:

LAND: ± 70,890 SF (CONTIGUOUS SET 1)

BUILDING: ± 9,390 SF

LAND: ± 79,475 SF (CONTIGUOUS SET 2)

BUILDING: ± 6,408 SF

LAND: ± 19,902 SF (CONTIGUOUS SET 3)

COMBINED TOTAL LAND SF: ± 170,267 SF

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LOCATION

E 8th Street @ Corinth St Rd, Dallas

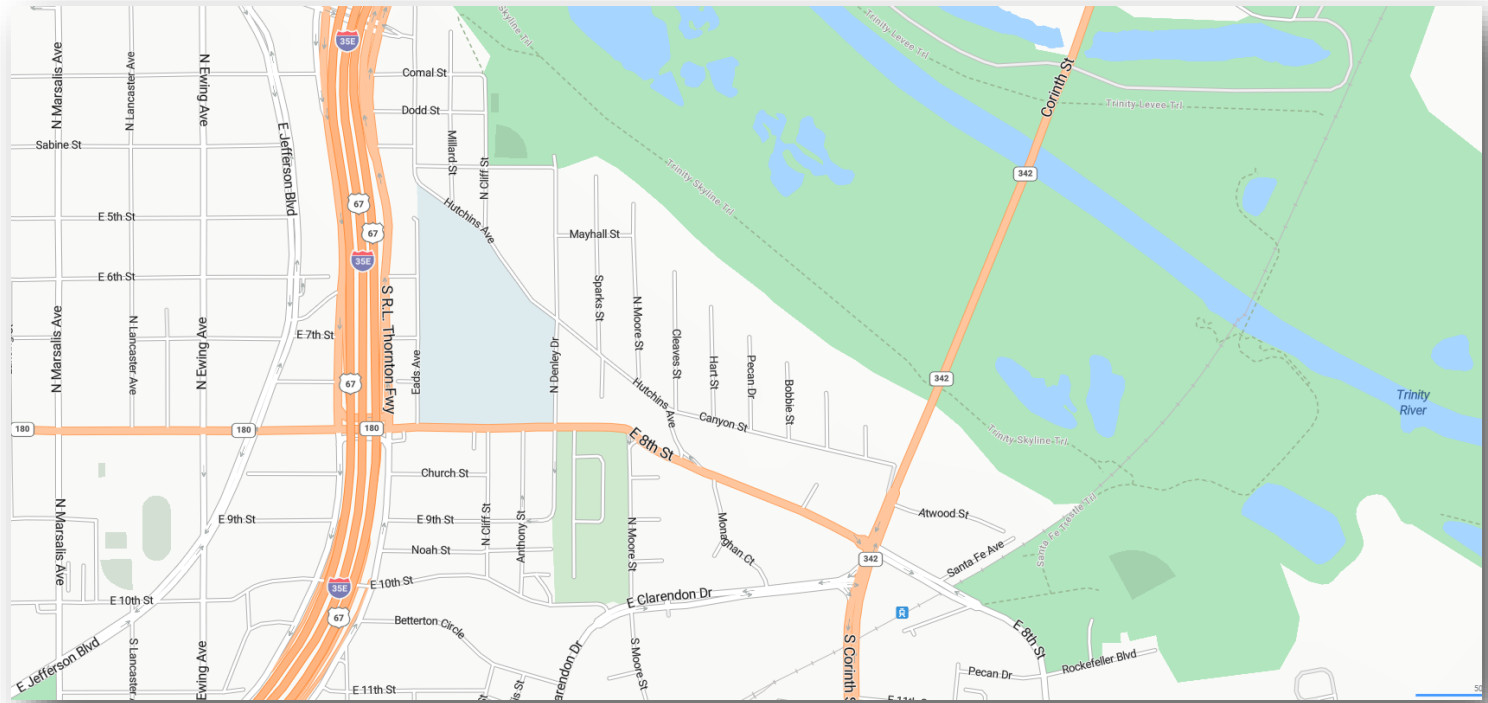
PROPERTY INFORMATION

UNIQUE CORNER PROPERTY IN A HIGHLY DESIRABLE AREA

NEW DEVELOPMENTS WITHIN MINUTES FROM THE PROPERTY

PROPERTY HIGHLIGHTS

- **Contiguous Tracts — Zoned RR (Regional Retail)**
- **Centrally Located to the CBD, Highways and Interstates**
- **Great Access & Visibility**



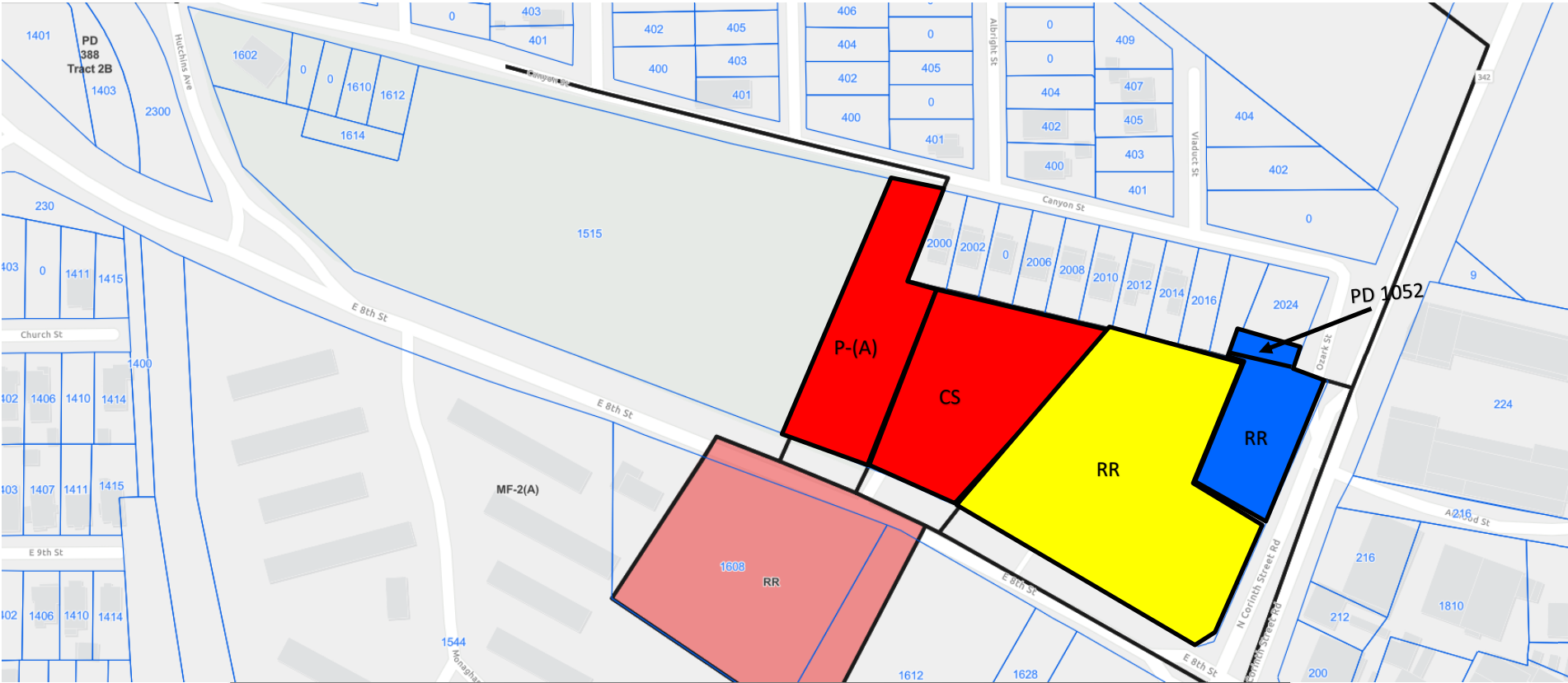
TRAFFIC COUNTS

Street	Cross Street	Traffic Volume	Year	Distance
N Corinth St	E 8th St NE	14,289	2025	0.07 miles
S Corinth St	E 11th St S	14,074	2025	0.18 miles
E 8th St	N Denley Dr W	12,971	2025	0.35 miles

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ZONING INFORMATION



Zoning:
Contiguous Set #1: 1607 E 8th: P(A); 1609 E 8th: CS
Contiguous Set #2: 1623-29 E 8th & 201-211 N Corinth St Rd: RR
Contiguous Set #3: 221 N Corinth St Rd: RR; 225 N Corinth St Rd: PD 1052

All zoning should be verified with the City of Dallas.

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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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. **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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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