

FOR SALE

Big T Plaza

4515 Village Fair Dr, Dallas, TX 75224

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Collin Hu | CCIM

206.303.0779

Collin@Engvest.com

Calvin Wong | CCIM

972.904.2888

calvin.wong@expcommercial.com

FOR SALE | Table of Contents

4515 Village Fair Dr, Dallas, TX 75224

PROPERTY INFORMATION

3

LOCATION INFORMATION

7

DEMOGRAPHICS

10

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM
972.904.2888
calvin.wong@expcommercial.com



Big T Plaza

1

PROPERTY INFORMATION

W Ledbetter Dr

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Collin Hu | CCIM

206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM

972.904.2888
calvin.wong@expcommercial.com

FOR SALE | Executive Summary

4515 Village Fair Dr, Dallas, TX 75224



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	190,569 SF
Lot Size:	772,305 SF
Zoning:	31

OVERVIEW:

- Located just northwest of the I-35E & Ledbetter intersection
- Call for Info & Price
- I-35E / RL Thornton Fwy: 123,047 VPD (TXDOT 2019)
- E Ledbetter Dr: 31,467 VPD (TXDOT 2019)

Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM
972.904.2888
calvin.wong@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Property Description

4515 Village Fair Dr, Dallas, TX 75224



LOCATION DESCRIPTION

This property is located in South Oak Cliff, a well-established area in southern Dallas, Texas. It sits near Interstate 35E (I-35E) and Highway 67, providing high visibility and easy access to major roadways that connect to downtown Dallas and surrounding suburbs.

Key Location Highlights:

High Traffic Area: Positioned near major thoroughfares, attracting steady foot and vehicle traffic.

Retail & Commercial Hub: The surrounding area includes shopping centers, national retailers, local businesses, and restaurants, making it a strategic location for retail and service-oriented businesses.

Dense Residential Population: Located in a mixed-use area with a strong working-class and middle-income residential base, providing a built-in customer pool.

Public Transit Access: The property is near Dallas Area Rapid Transit (DART) bus and rail lines, making it easily accessible for customers and employees.

Proximity to Key Landmarks: Close to Bishop Arts District, Red Bird Mall, and VA North Texas Health Care System, which further enhances foot traffic and economic activity in the area.

Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

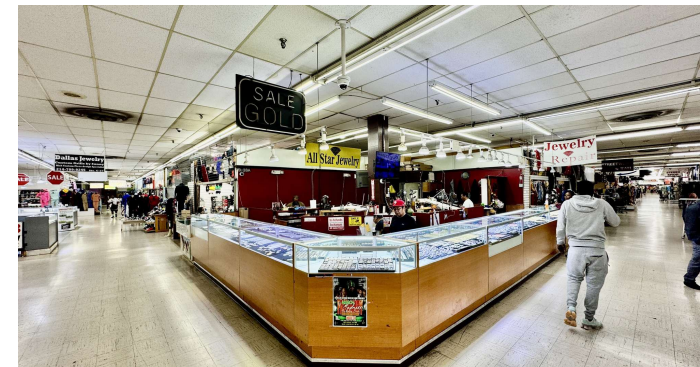
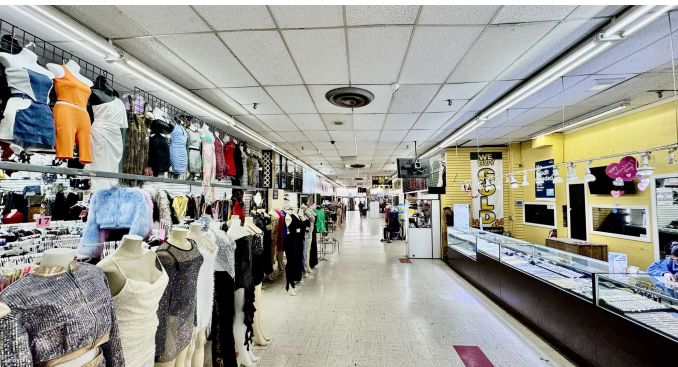
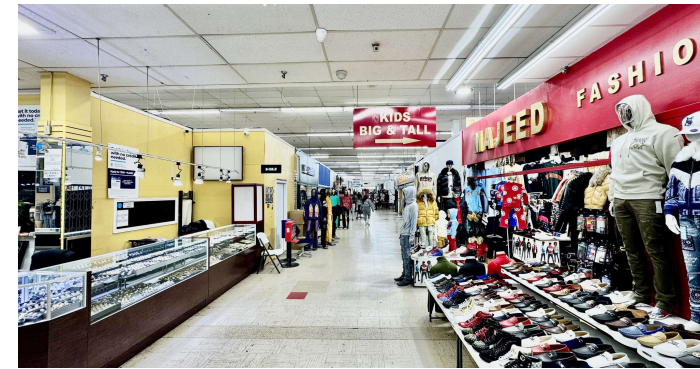
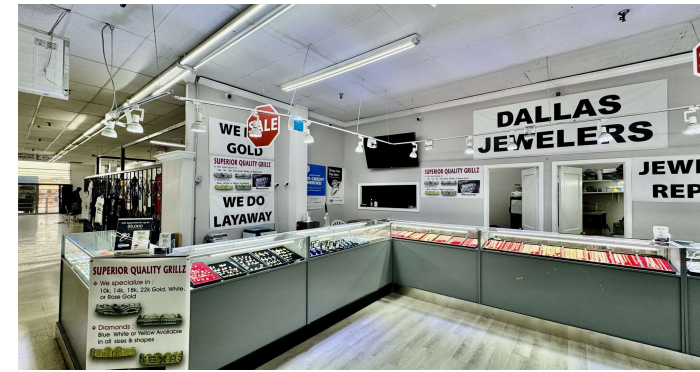
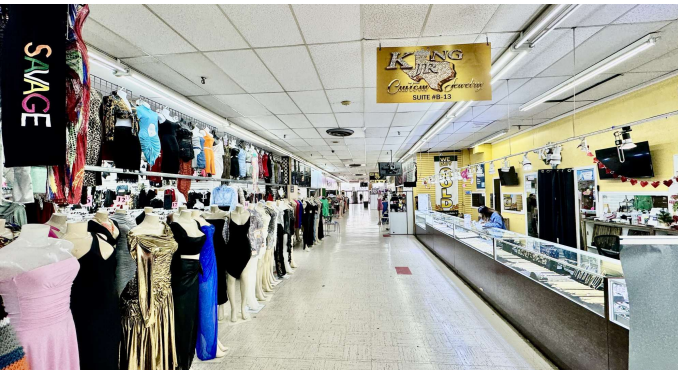
Calvin Wong | CCIM
972.904.2888
calvin.wong@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Additional Photos

4515 Village Fair Dr, Dallas, TX 75224



Collin Hu | CCIM **Calvin Wong | CCIM**
206.303.0779 972.904.2888
Collin@Engvest.com calvin.wong@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

2

LOCATION INFORMATION

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Collin Hu | CCIM

206.303.0779

Collin@Engvest.com

Calvin Wong | CCIM

972.904.2888

calvin.wong@expcommercial.com

FOR SALE | Regional Map

4515 Village Fair Dr, Dallas, TX 75224



Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

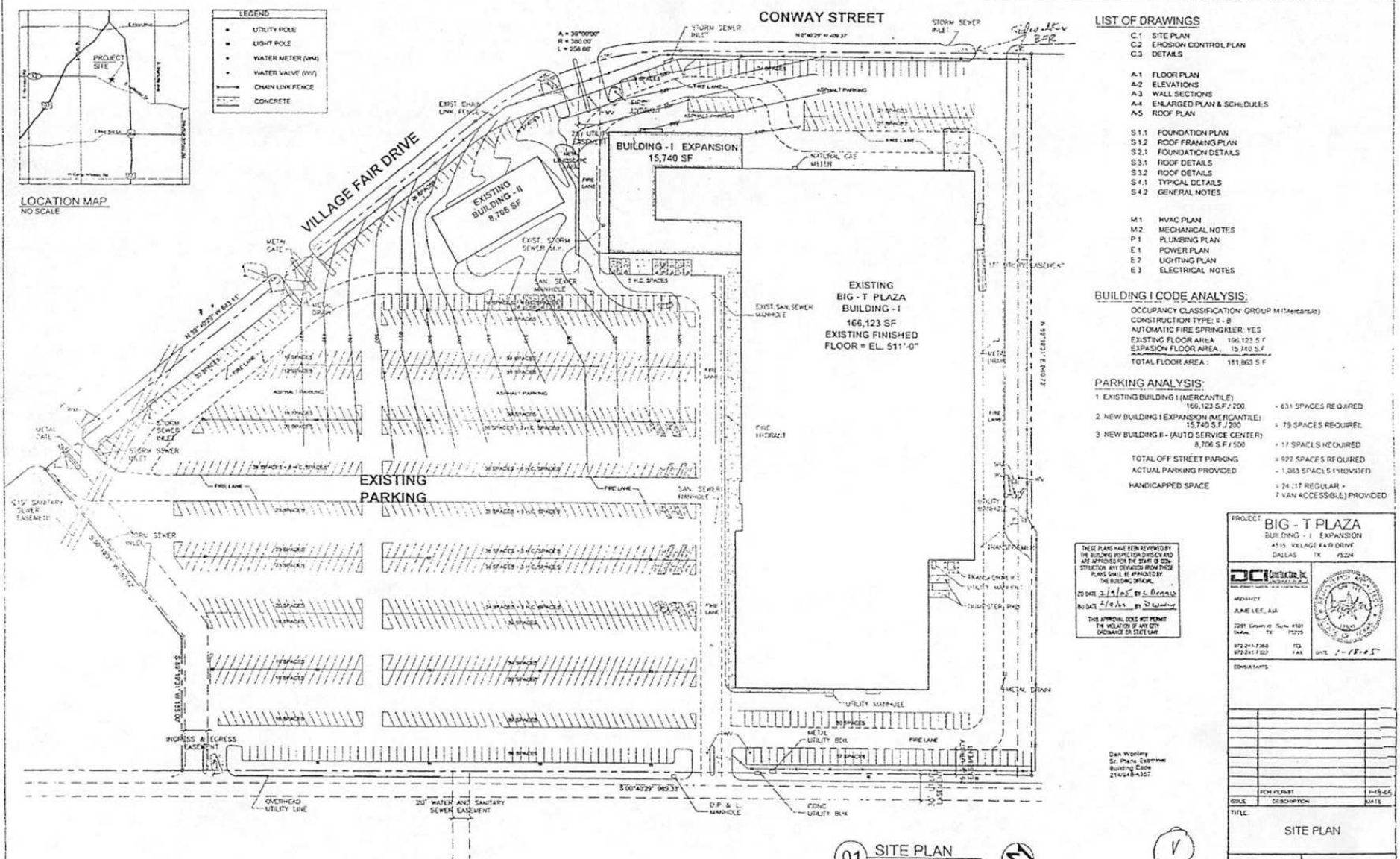
Calvin Wong | CCIM
972.904.2888
calvin.wong@expcommercial.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Site Plans

4515 Village Fair Dr, Dallas, TX 75224



Collin Hu | CCIM Calvin Wong | CCIM

206.303.0779

972.904.2888

Collin@Engvest.com

calvin.wong@expcommercial.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

3

DEMOGRAPHICS

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM

972.904.2888
calvin.wong@expcommercial.com

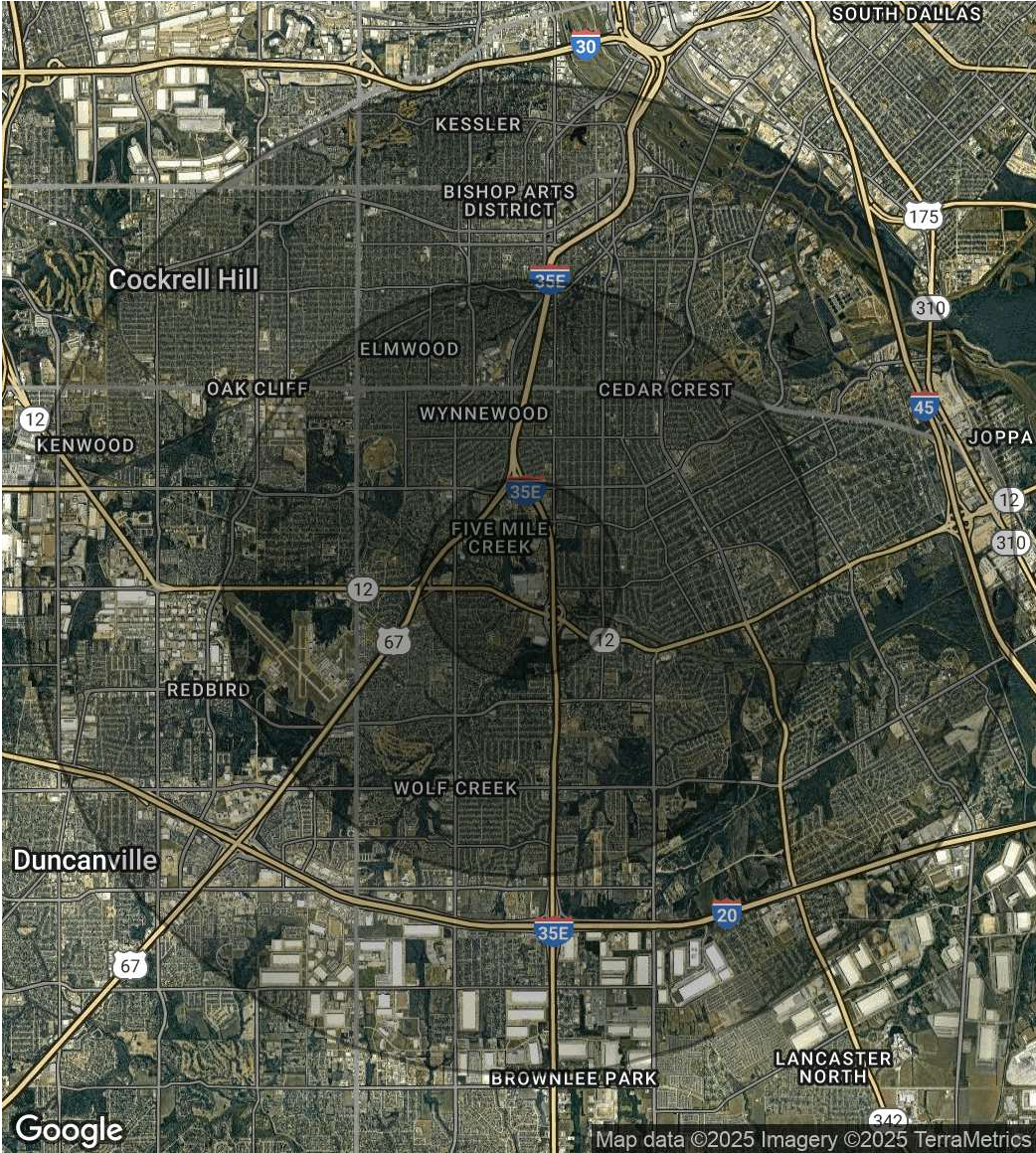
FOR SALE | Demographics Map & Report

4515 Village Fair Dr, Dallas, TX 75224

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,393	118,745	296,707
Average Age	38	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,163	38,864	99,885
# of Persons per HH	2.8	3.1	3
Average HH Income	\$50,175	\$60,321	\$65,555
Average House Value	\$203,409	\$221,658	\$252,052

Demographics data derived from AlphaMap



Collin Hu | CCIM **Calvin Wong | CCIM**
206.303.0779 972.904.2888
Collin@Engvest.com calvin.wong@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

EXP Commercial, LLC	9010212	clifford.bogart@expcommercial.com	(214)704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart	313043	clifford.bogart@expcommercial.com	(214)704-9862
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Calvin Wong	570017	calvin@engvest.com	(972)904-2888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0