

NEW LISTING: CONSTRUCTION COMPLETE  
WEST DALLAS



Westerly

RETAIL FOR LEASE

411 WEST COMMERCE ST  
DALLAS, TX

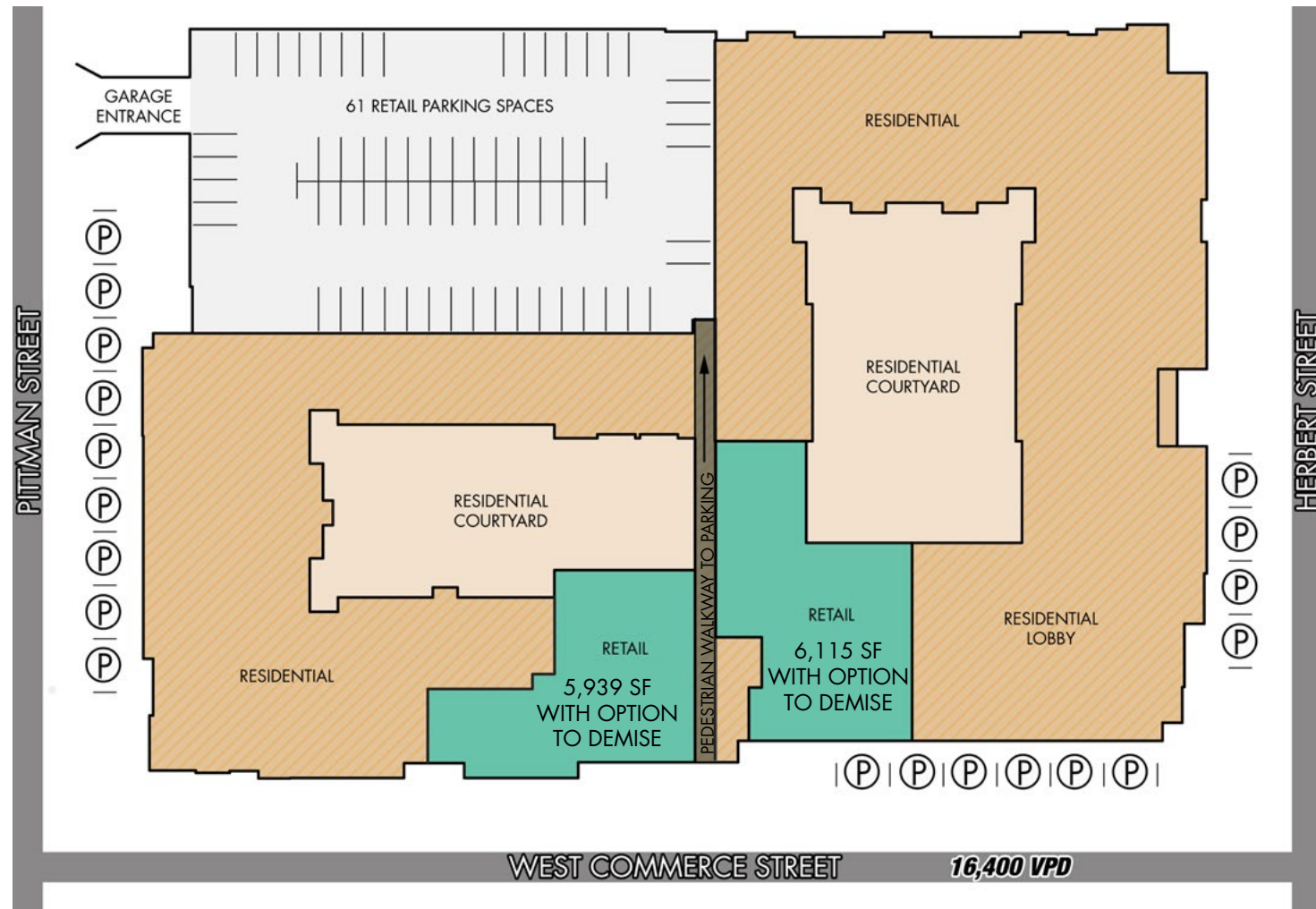
DEVELOPED BY:  Equity Residential

# PROPERTY HIGHLIGHTS

- Easily Accessible
- Over 3,000 MF Units In Development or Recently Completed in the Trade Area
- Centrally Located to Some of Dallas' Best Neighborhoods
- Located just West of Downtown Dallas near Trinity Groves and Sylvan Thirty
- Project Includes 331 Luxury Apartment Units
- High Visibility with Frontage on Commerce St
- Retail Parking On Site

# 2021 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,094	157,834	395,967
Daytime Pop	10,594	216,410	353,009
Average HH Income	\$82,359	\$100,428	\$99,667



FUTURE CONNECTION TO TRINITY GROVES CONSTRUCTION START 2021

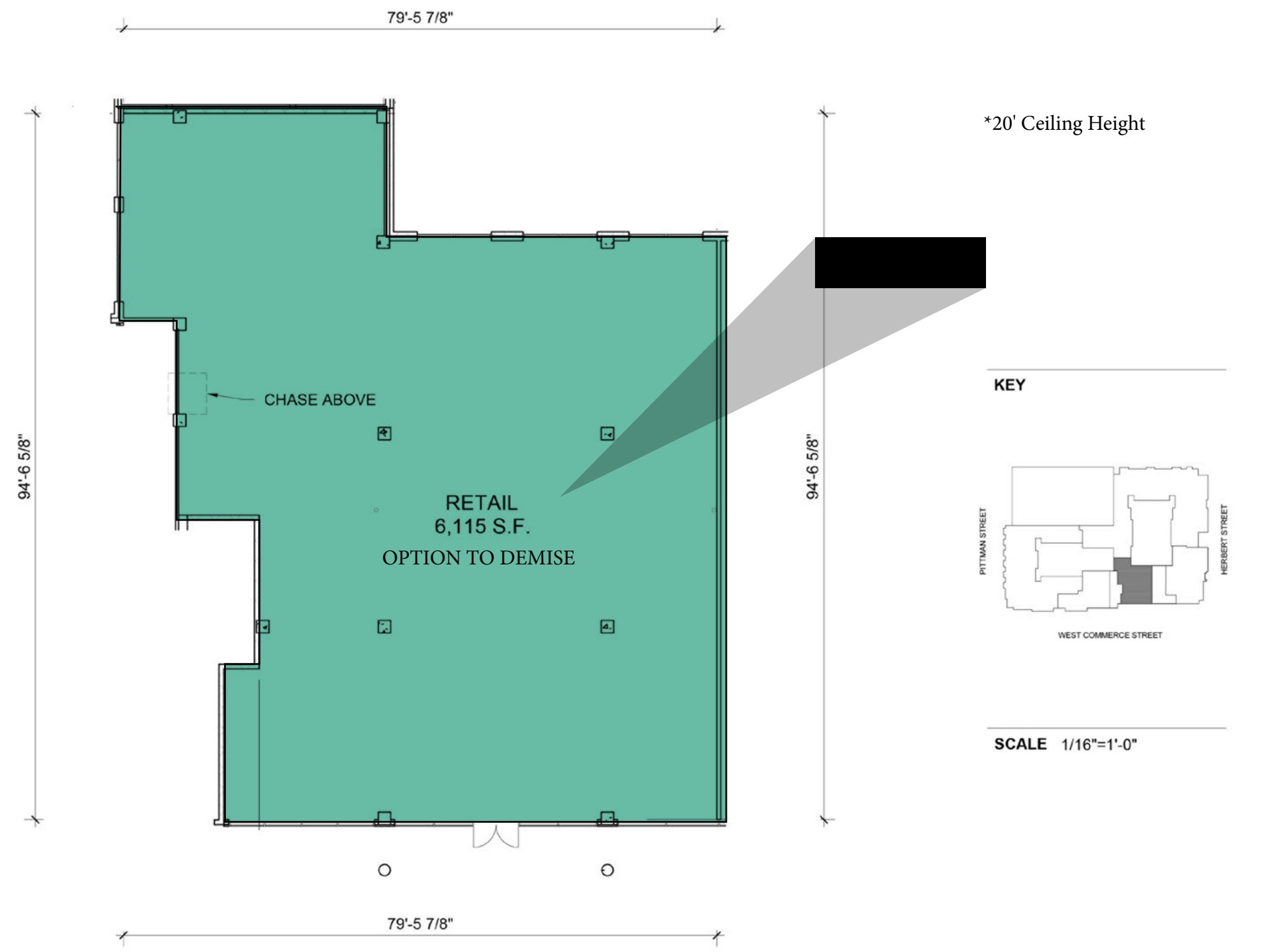
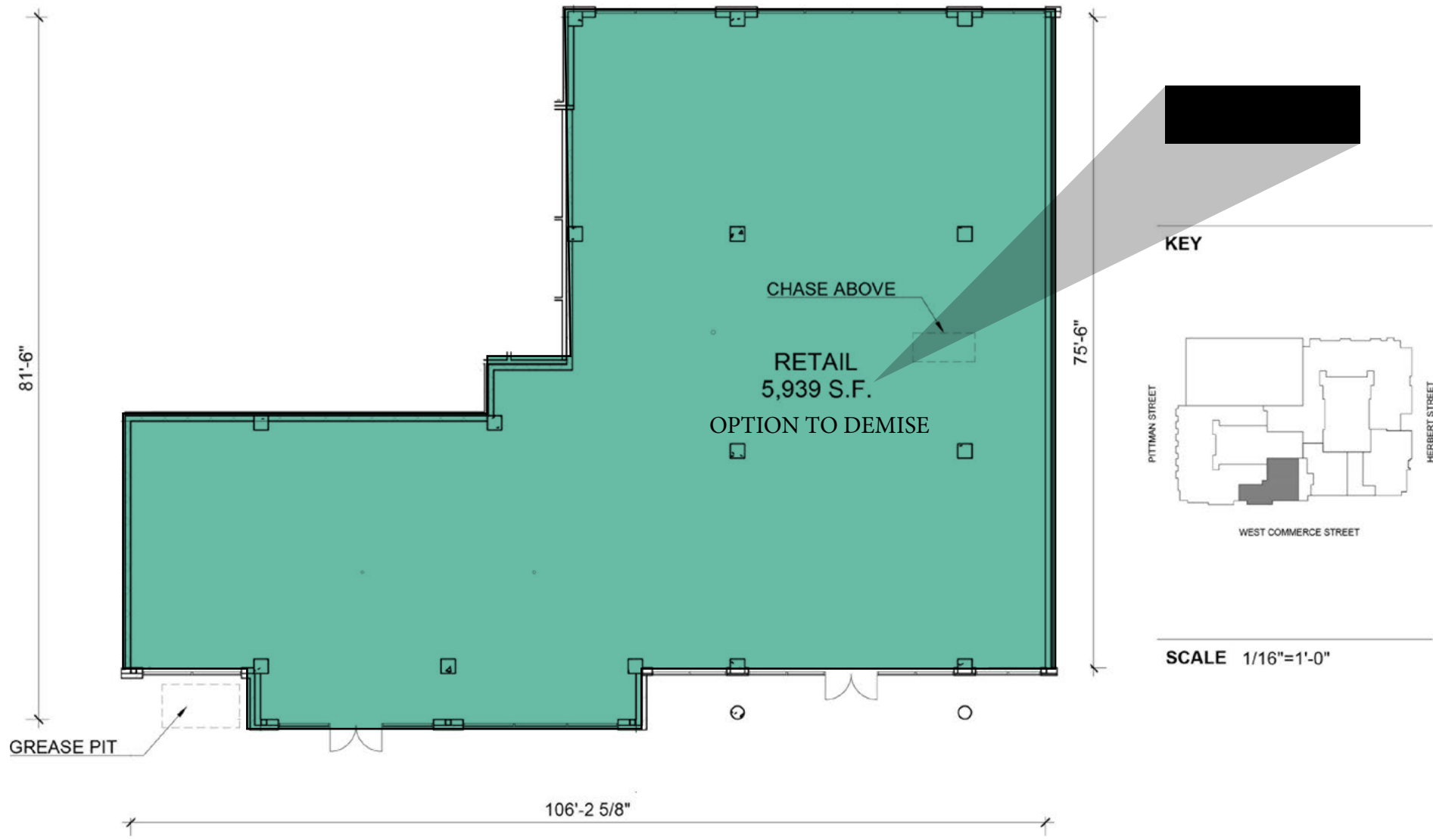
FUTURE & PLANNED RESIDENTIAL  
3,646 UNITS BY 2021

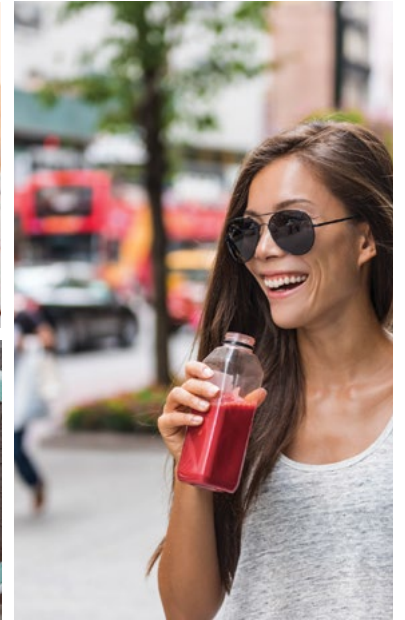


## RESIDENTIAL

TOTAL RESIDENCES: 3,646

- |  |   |  |  |
|--|---|--|--|
| <ul style="list-style-type: none"> <li>1. MEGATEL UNDER CONTRACT</li> <li>2. MEGATEL 229 HOMES</li> <li>3. THE AUSTIN AT TRINITY GREEN 355 UNITS</li> <li>4. STONELAKE CAPITAL</li> <li>5. PARKSIDE AT TRINITY GREEN</li> <li>6. GREEN BRICK PARTNERS</li> <li>7. STONELAKE CAPITAL</li> <li>8. WOOD PARTNERS 325 UNITS</li> <li>9. FUTURE DEVELOPMENT</li> <li>10. ECOVIEW HOMES</li> </ul> | <ul style="list-style-type: none"> <li>11. TRINITY GROVES WEST DALLAS INVESTMENTS &amp; COLUMBUS REALTY PARTNERS</li> <li>12. CYPRESS AT TG PHASE I 360 UNITS</li> <li>13. CYPRESS AT TG PHASE II 296 UNITS</li> <li>14. TRINITY GROVES</li> <li>15. PLANNED OFFICE DEVELOPMENT</li> <li>16. WEST COMMERCE GATEWAY 315 UNITS</li> <li>17. ECOVIEW HOMES</li> <li>18. ALLIANCE RESIDENTIAL 308 UNITS</li> <li>19. PSW HOMES MIXED USE DEVELOPMENT</li> </ul> | <ul style="list-style-type: none"> <li>20. ATTA WEST/PIKE WEST 252 UNITS</li> <li>21. ALEXAN WEST DALLAS 340 UNITS</li> <li>22. ALTA YORK 226 UNITS</li> <li>23. SYLVAN THIRTY 201 UNITS</li> <li>24. FUTURE CHASE BANK</li> <li>25. MAGNOLIA 60 UNITS</li> <li>26. ECOVIEW HOMES</li> <li>27. OAXACA INTERESTS FUTURE TOWNHOMES</li> <li>28. SHANNON WYNNE CONCEPTS</li> <li>29. CLIFFVIEW 326 UNITS</li> </ul> | <ul style="list-style-type: none"> <li>30. PSW HOMES 53 UNITS</li> <li>31. OAXACA INTERESTS FUTURE RESIDENTIAL</li> <li>32. OAXACA INTERESTS FUTURE RESIDENTIAL</li> <li>33. KEYSTONE DEVELOPMENT</li> <li>34. OAXACA INTERESTS FUTURE RESIDENTIAL</li> <li>35. INTOWN HOMES</li> <li>36. OAXACA INTERESTS FUTURE RESIDENTIAL</li> <li>37. LINCOLN PROPERTY CO.</li> </ul> |
|--|---|--|--|





8235 Douglas Ave  
Suite 720  
Dallas, TX 75225  
T 214.378.1212  
venturedfw.com

SAMARA PHILLIPS  
—  
Associate  
214.378.1212  
sPhillips@venturedfw.com

AMY PJETROVIC  
—  
Principal  
214.378.1212  
apjetrovic@venturedfw.com





## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Samara Phillips</b>	<b>739321</b>	<b>sphillips@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date