



JOSEY VILLAGE | 2909 FOREST LN, DALLAS, TX 75234

Features

- Hard corner - NE corner of Josey Lane & Forest Lane. Approx. 26,963 SF Pad
- Traffic generating tenants such as Office Depot, Dickey's, Skechers, CVS, Home Depot, Starbucks and more
- Great signage visibility
- Newly completed construction on IH-635 provides great access & exposure. joseyvillage.com

FOR LEASE

TOTAL SF: 47,257
AVAILABLE SF: 33,082
MIN CONTIGUOUS SF: 875
MAX CONTIGUOUS SF: 26,963
CONTACT FOR MORE INFORMATION
NNN: \$7.78 PER SF/YR EST.

Traffic Counts

IH-635	312,557 VPD
Forest Lane	21,272 VPD
Josey Lane	23,920 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		14,069	101,770	279,656
Total Households		4,852	38,668	118,441
Average Household Income		\$106,843	\$129,645	\$130,584
Total Daytime Population		25,156	137,123	466,726

Area Retailers & Businesses



CINEMARK

Office DEPOT
OfficeMax

DICKEY'S
BARBECUE PIT

SKECHERS

Ben Terry

Senior Vice President | Director of
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weitzman®

JOSEY VILLAGE | NEC OF JOSEY LN, FOREST LN & IH-635, DALLAS, TX 75234

Current Tenants

2901 Forest Lane

Pad Starbucks 19,000 sf

2903 Forest Lane

2903 Capital One 2,750 sf

2905 Forest Lane

500 Hertz 1,518 sf

2909 Forest Lane

2909B Work Wear Safety Shoes* 3,246 sf

2909A Arrow Personnel 2,277 sf

2909 Office Depot 17,770 sf

2913 Forest Lane

2913 Skechers 11,298 sf

2919 Forest Lane

2919 Dickey's Barbecue 4,200 sf

2919B Freeway Insurance 1,050 sf



Available Space

2909 Forest Lane

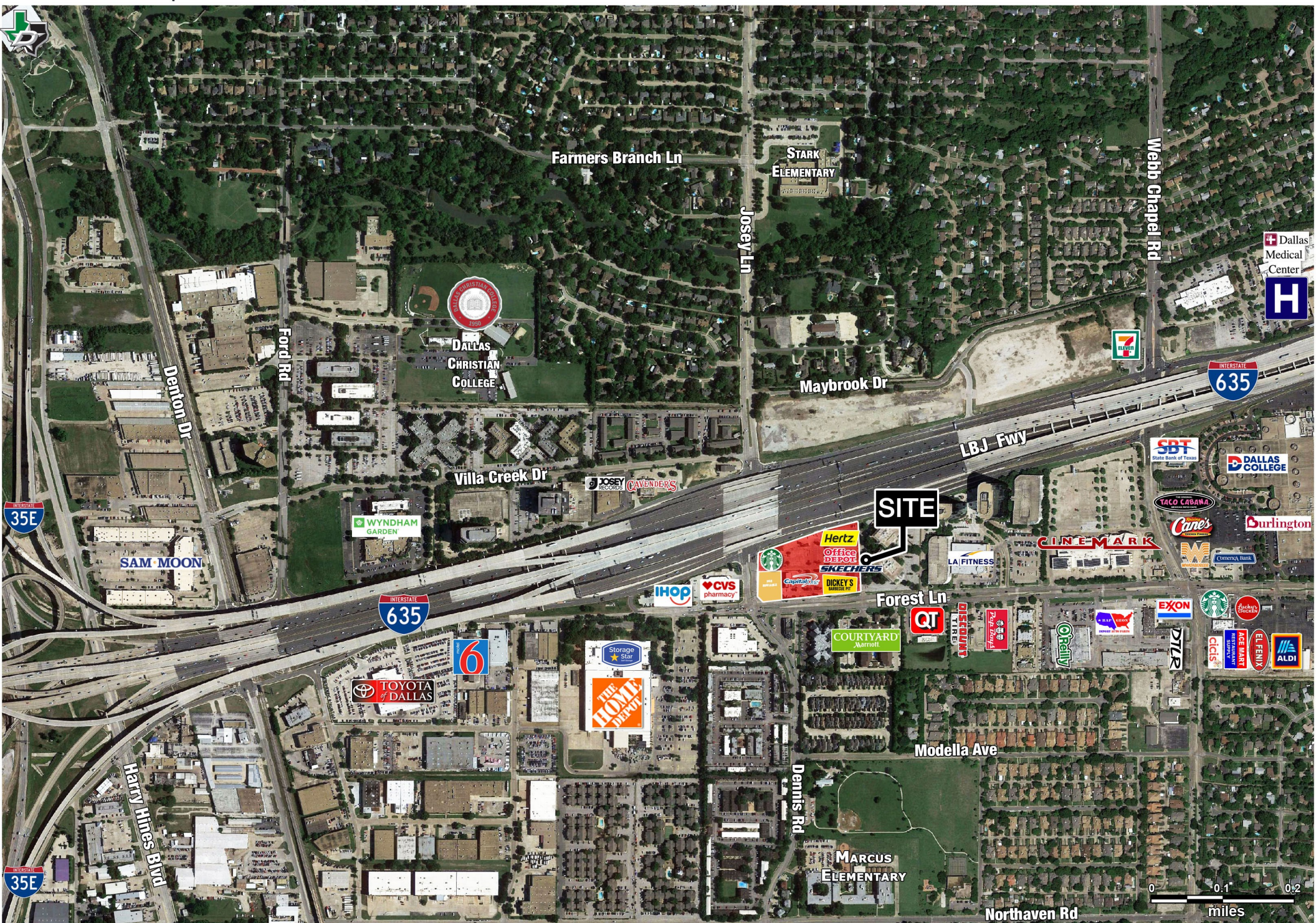
2909C 1,998 sf

2909B 3,246 sf*

2919A 875 sf

Pad 26,963 sf

*Occupied but available



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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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