



# KESSLER PARK

2222 FORT WORTH AVENUE | DALLAS, TX 75211



# PROPERTY SUMMARY



## KESSLER PARK RETAIL: IDEALLY POSITIONED IN A DENSE URBAN GROWTH MARKET

Kessler Park retail center sits at the high-profile intersection of Fort Worth Avenue and Hampton Road in the Oak Cliff "Park Cities" neighborhoods of Kessler Park and Stevens Park. The location is along the revitalized Fort Worth Avenue corridor, home to new and redeveloped residential, hospitality and retail projects. In addition, it benefits from access and visibility from Colorado Avenue, a main traffic artery serving the area.

Kessler Park feature a daily needs, internet-resistant lineup of restaurants and services anchored by 24 Hour Fitness. Other concepts include Chipotle, Smoothie King, Tiff's Treats, El Tiz restaurant, Navy Federal Credit Union and Kessler Park Dental.

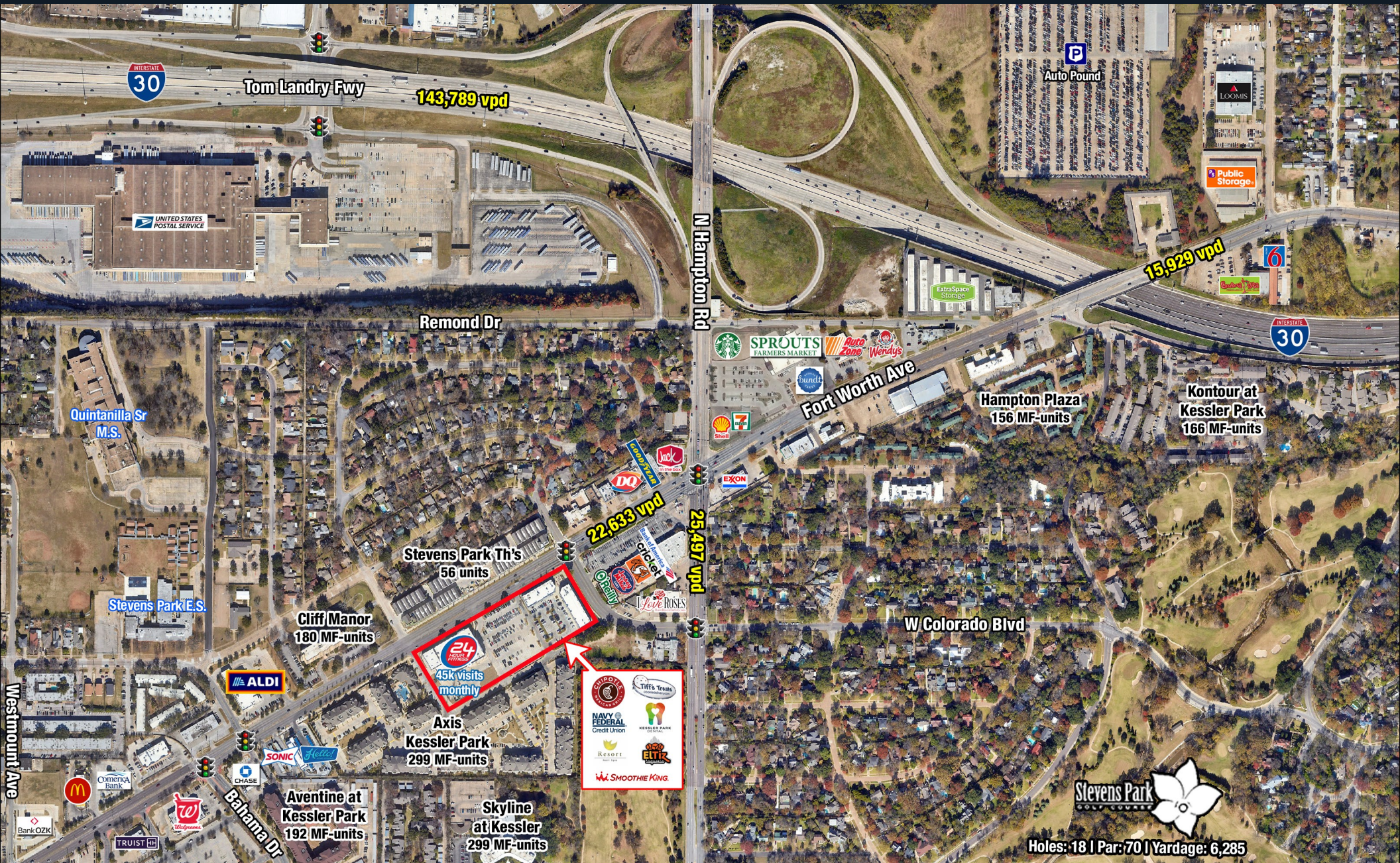
The center is surrounded by rapidly expanding multi-family development that is adding hundreds of new units. As a result, the five-year population growth rate is more than 4.83 percent within a three-mile radius, where the existing population is approximately 126,247.

Due to its position in the midst of so much activity, the site also benefits from a total daytime population of more than 121,959, including approximately 64,170 workers, within a three-mile radius.

Daytime population is important to retailers and restaurants, as it is a key driver of traffic throughout the day.

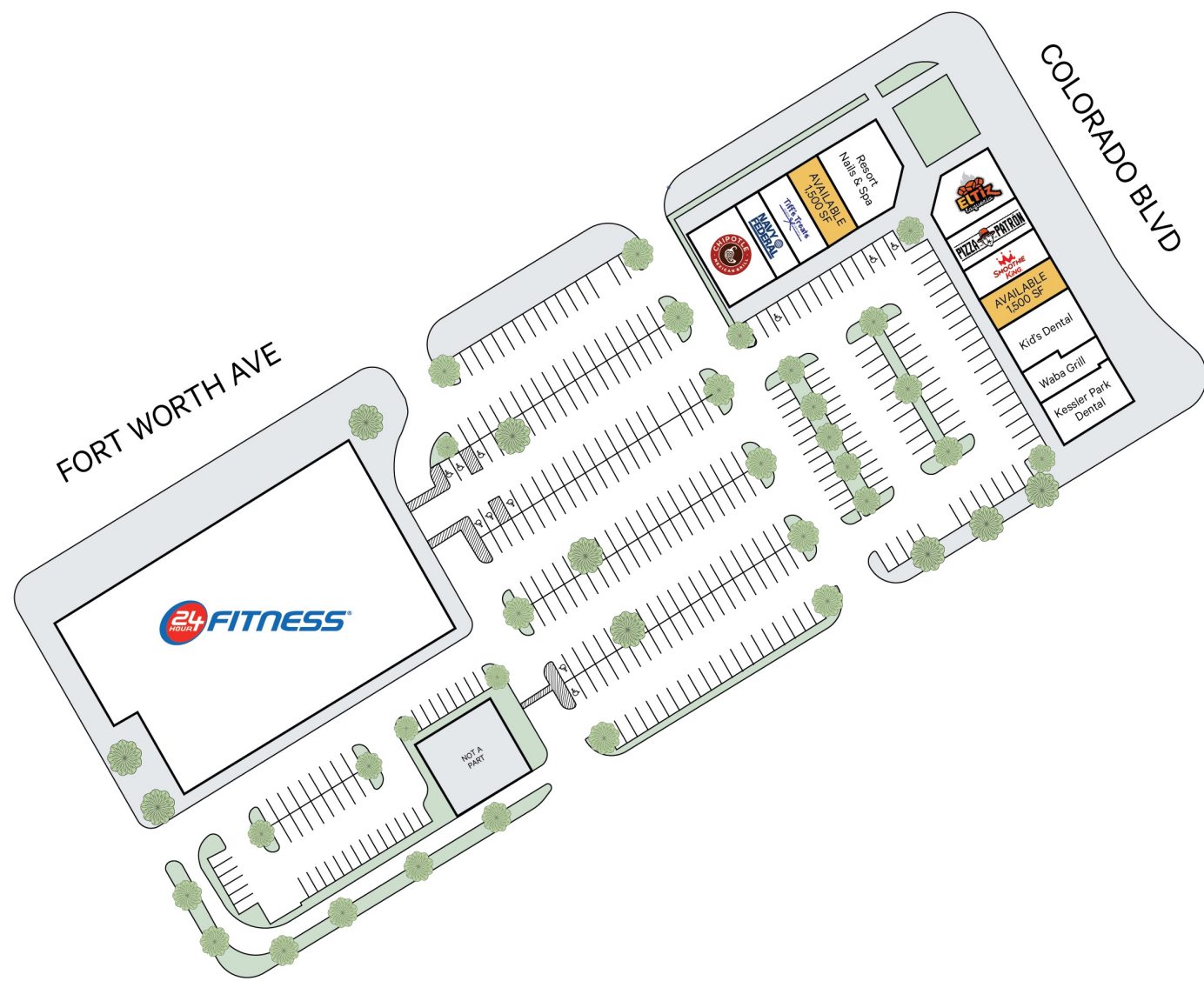


# PROPERTY AERIAL





# SITE PLAN





# PROPERTY PHOTOS





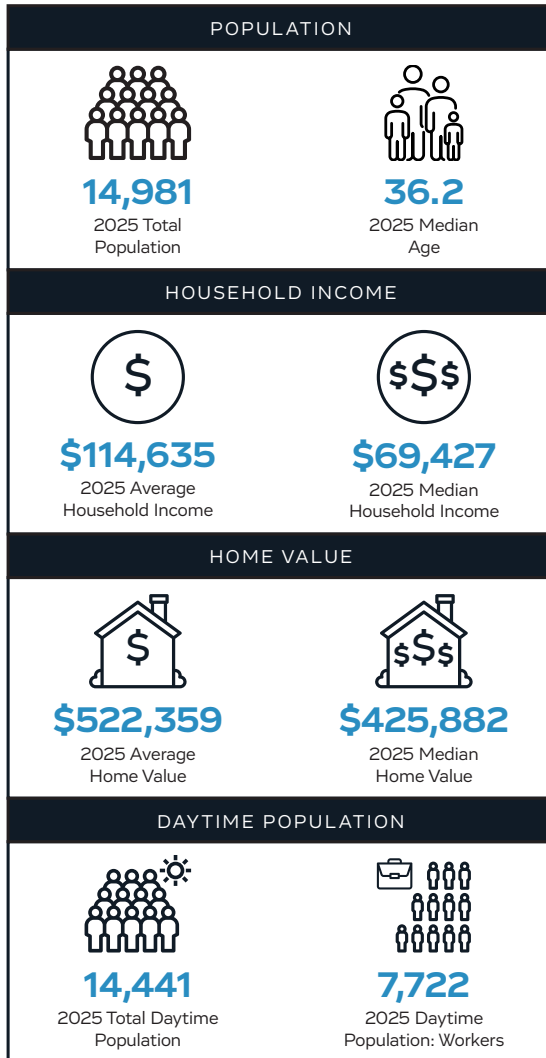
# PROPERTY PHOTOS



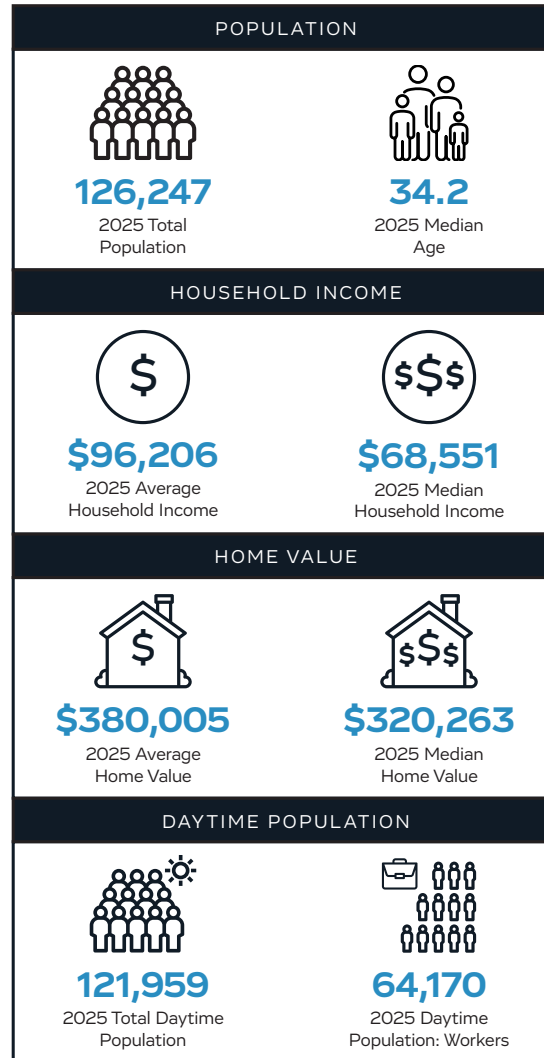


# DEMOGRAPHICS

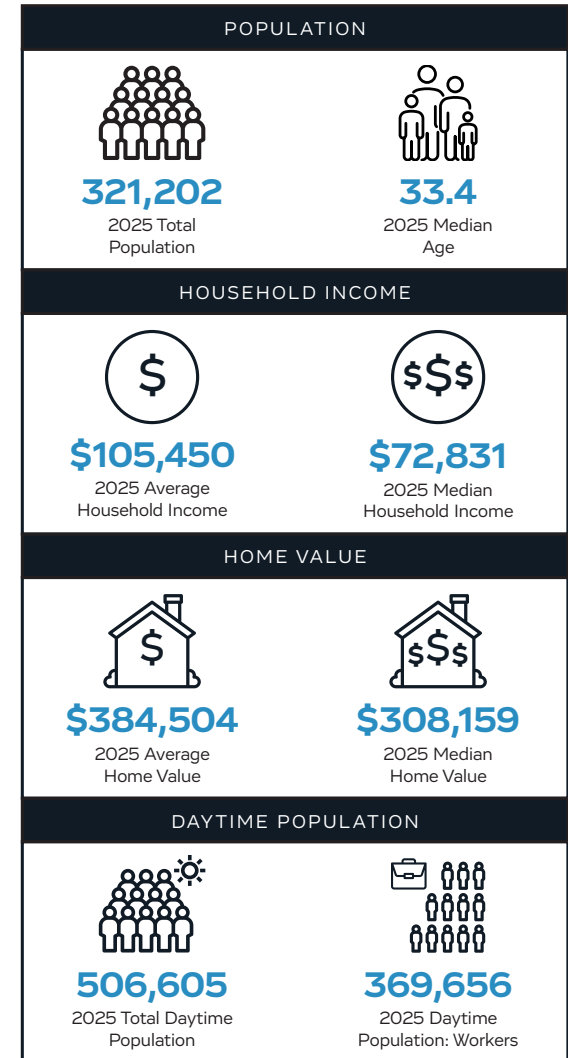
## 1 MILE



## 3 MILE

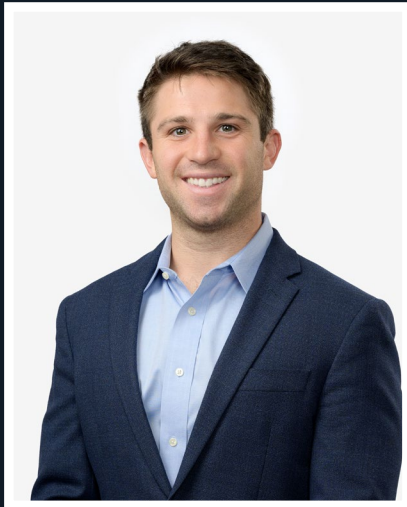


## 5 MILE





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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

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- 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.

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