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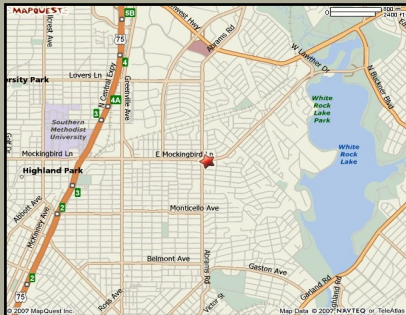
LAKEWOOD VILLAGE

Mockingbird & Abrams
Dallas, TX

AVAILABLE:

- 2,000 SF - Suite 105
- 1,613 SF - Suite 109

Call For Pricing



LOCATION:

Southeast corner of Mockingbird Ln. & Abrams Rd.

Anchored by Albertson's Grocery Store; co tenants include Lovers Pizza, IHOP, Taco Joint, Subway, TCBY, Merle Norman, Lakewood Gym, Allstate, Sherwin Williams Paints, ZuZu's Grill, Ginger Thai, Dee's Doggie Den

AREA RETAIL:

Intersection borders the Lakewood Neighborhood and includes Starbucks, Tom Thumb, Boston Market, Stein Mart, Tuesday Morning, Jo Ann Fabrics, Jos A Bank, Jack in the Box, Prima Care, Chase Bank, Fuzzy's Tacos

DEMOGRAPHICS: (2011)

	Population	Avg HH Income
1 Mile:	14,312	\$138,216
3 Mile:	154,740	\$109,917

For More Information Contact:

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ABRAMS ROAD

E. MOCKINGBIRD LANE

HILLSIDE DRIVE


50.6'

Lakewood Gym

Allstate Insurance

Savoy Chiropractic

70.6'



65-8'

55'

TCBY

SUBWAY

Nail Expertise

Total Hearing Care

Stafford Dry Cleaners

ZUZU

Seaman-Williams

80'

Lovers Pizza

Ginger Thai Food

VACANT 1,613 SF

Weight Watchers

VACANT 2,000 SF

Taco Joint

Dee's Doggie Den

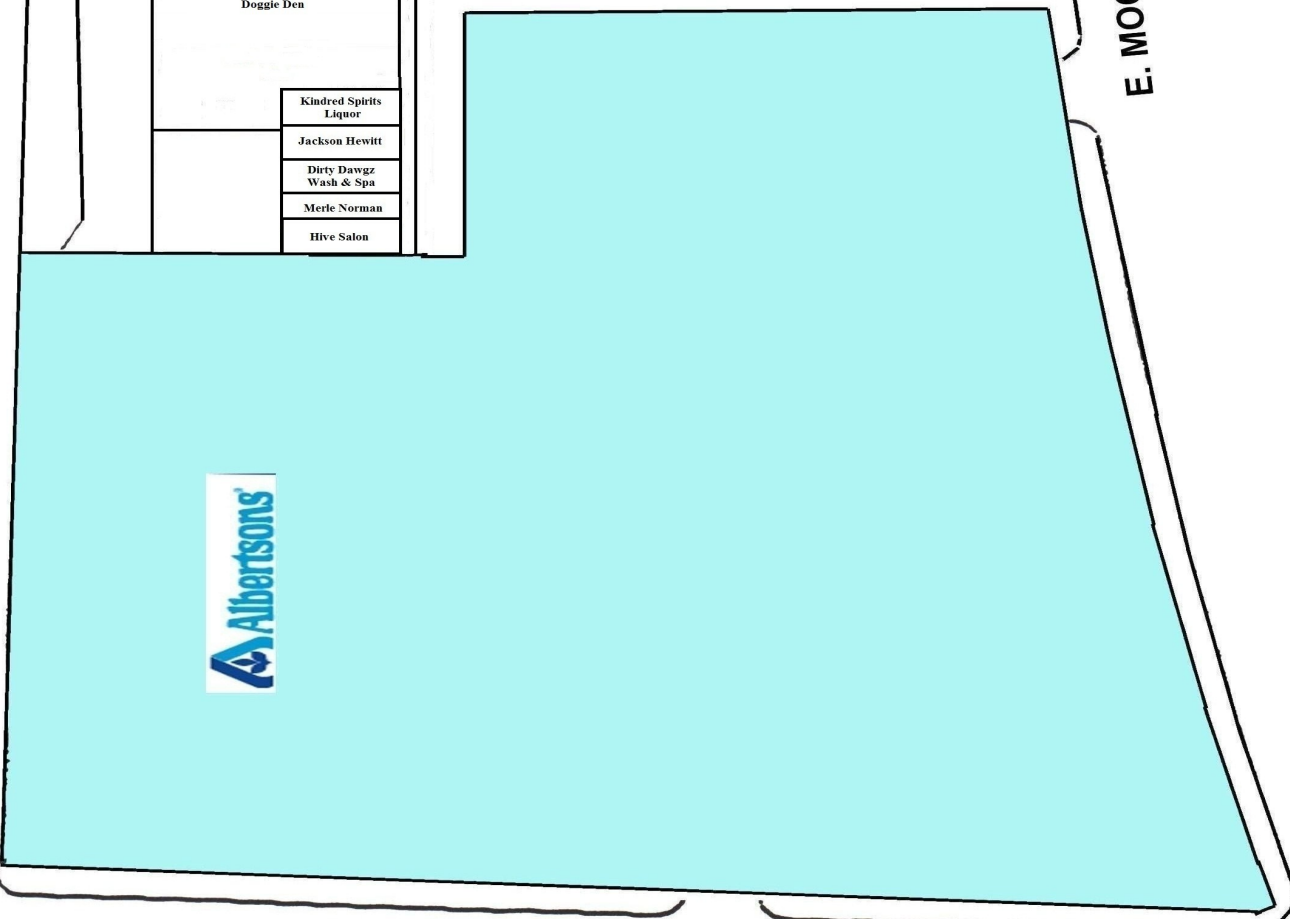
Kindred Spirits Liquor

Jackson Hewitt

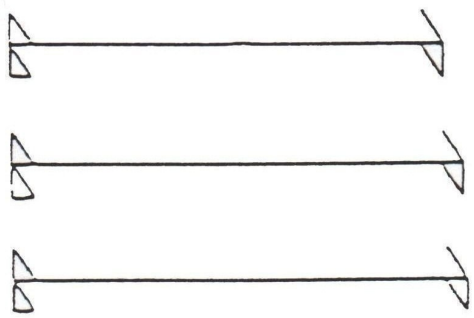
Dirty Dawgz Wash & Spa

Merle Norman

Hive Salon



Albertsons



6434 E. Mockingbird Lane

<u>Suite #</u>	<u>Tenant</u>	<u>Square Feet</u>
101	Taco Joint Restaurant	3,200
105	AVAILABLE	2,000
107	Weight Watchers	1,600
109	AVAILABLE	1,613
111	Ginger Thai Restaurant	1,360
113	Lovers Pizza	1,400
201	Savoy Chiropractic	1,000
207	Allstate Insurance	750
210	Lakewood Gym	5,238

6444 - 6458 E. Mockingbird Lane

<u>Suite #</u>	<u>Tenant</u>	<u>Square Feet</u>
6444	Dee's Doggie Den	13,970
6448	Kindred Spirits Liquor Store	1,250
6452	Jackson Hewitt Tax Service	1,250
6454	Dirty Dawgz Dog Wash	800
6456	Merle Norman Cosmetics	450
6458	Hive Salon	1,250

4040 - 4140 Abrams Rd

<u>Suite #</u>	<u>Tenant</u>	<u>Square Feet</u>
4040	IHOP Restaurant	4,583
4120	Sherwin Williams Paints	3,430
4124	Nail Salon	1,550
4130	Total Hearing Care	1,500
4136	Cleaners	1,020
4140	ZuZu's Restaurant	1,750

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

