

FOR SALE

PROPERTY HIGHLIGHTS

- Land totals 7,500 SF with an existing 1,250 residential structure
- Located in PD 830, Subdistrict 6 - Davis Corridor, which allows for Retail, Office & Residential uses up to 5 stories in height
- Adjoins a planned mixed use development, and is across Vernon from the planned 250,000 SF Bishop Arts Market
- Contact listing broker for information about zoning and area development plans

TRAFFIC COUNTS

W Davis Street: 21,211 VPD

(MPSI 2012)



609 N Vernon Ave - Dallas, Texas 75208

NWQ of Vernon Ave & W. Davis Street



TRAFFIC GENERATORS



RANDALL SIMPSON
REAL ESTATE

Contact: **Randall Simpson**

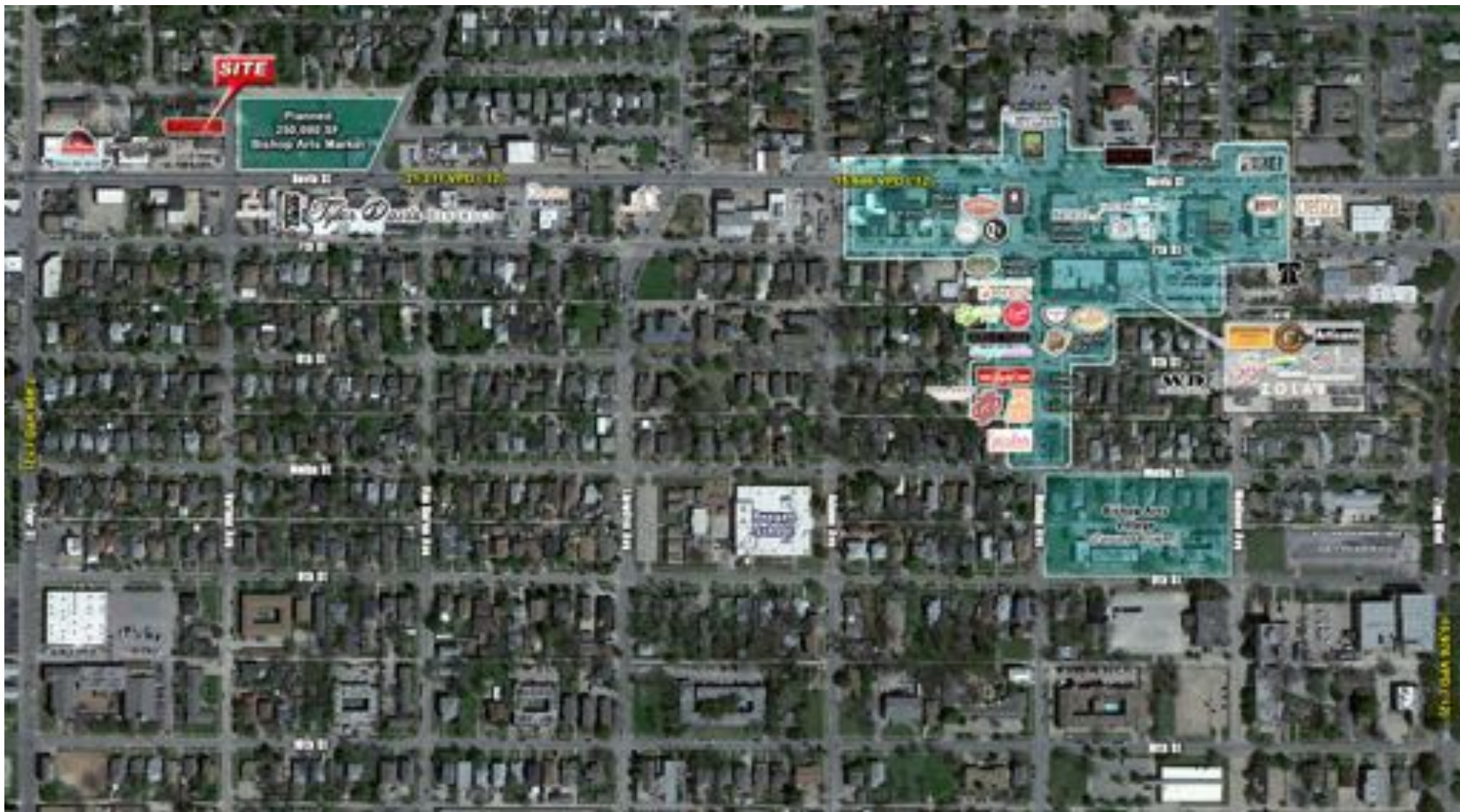
Phone: **(214) 727-7909**

Email: **randall@randallsimpson.com**

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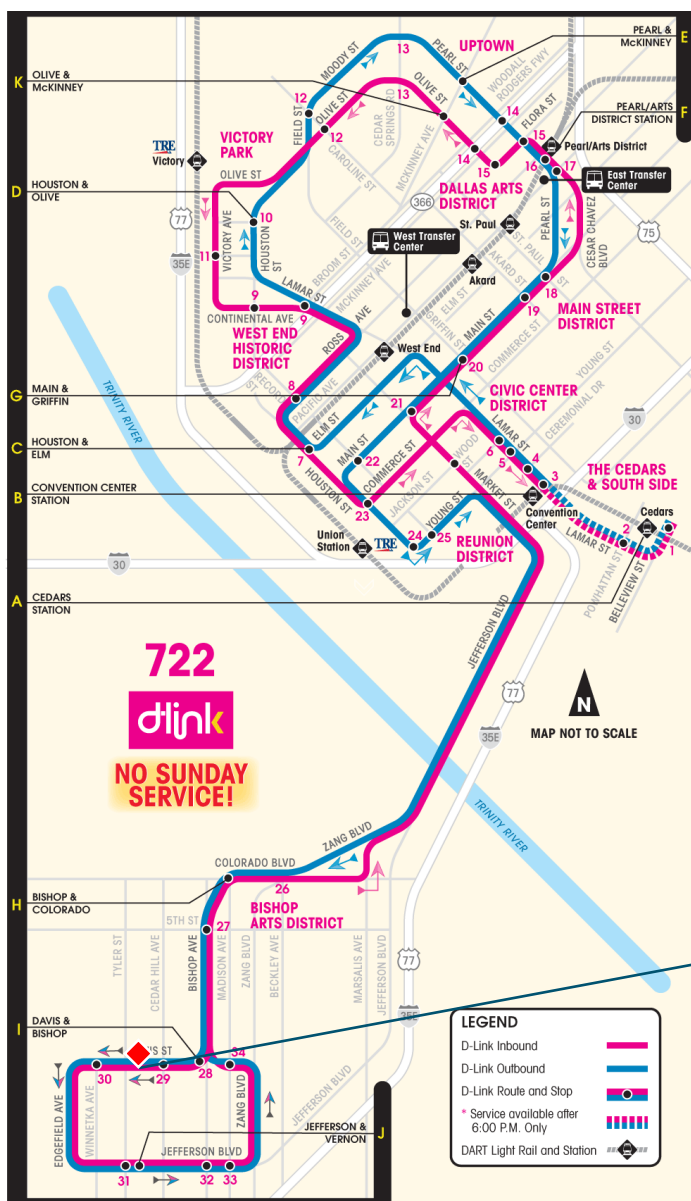
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Stop Numbers and Places of Interest

- | | | |
|---|--|---|
| 1. Cedars Station * | 14. Klyde Warren Park | 28. Bishop Arts District |
| 2. South Side * | 15. Dallas Arts District | 29. Bishop Arts Co-op |
| 3. Kay Bailey Hutchison Convention Center | 16. Pearl/Arts District Station | 30. Kessler Theater |
| 4. Kay Bailey Hutchison Convention Center | 17. CBD East Transfer Center | 31. Bishop Arts Theatre Center |
| 5. Omni Dallas Hotel | 18. Main Street Garden | 32. Jefferson Tower |
| 6. Founders Square | 19. Pegasus Plaza | 33. Oak Cliff Cultural Center & Texas Theater |
| 7. Sixth Floor Museum at Dealey Plaza | 20. Belo Garden | 34. Bishop Arts District |
| 8. West End | 21. John F. Kennedy Memorial Plaza | |
| 9. Victory Park | 22. Old Red Museum of Dallas County History and Culture | |
| 10. American Airlines Center | 23. Dealey Plaza | |
| 11. Victory Park | 24. Union Station | |
| 12. American Airlines Center | 25. Omni Dallas Hotel | |
| 13. Rosewood Crescent Hotel | 26. Methodist Dallas Medical Center | |
| | 27. Oak Cliff Chamber of Commerce & Visitor's Center (future home) | |

NO SUNDAY SERVICE
No Holiday Service on days observed for Memorial Day, July 4, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. A Saturday schedule will be operated the day after Thanksgiving.

NO HABRÁ SERVICIO LOS DOMINGOS
No habrá servicio de fiesta en los días que se observa el Memorial Day, July 4, Labor Day, Thanksgiving Day, Christmas Day y el New Year's Day. Horario de Sábado se efectuará el día después del Thanksgiving Day.

Route 722 Serves All Local Bus Stops

◆ = property location

Site is located along the D-Link bus route!



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____
Date