

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Lot Size 39,185 SF Total
- Includes 1 - 352 SF, 2 - 400 SF, 1 - 490 SF, and 1 - 1,200 SF Buildings
- Includes Offices, Showroom, and Work Areas
- Currently under construction is a 60'X40' Building with 20' Ceiling height
- Currently houses a motorcycle dealership
- Zoned RR - Regional Retail
- Near the proposed Deck Park (Klyde Warren style with a \$50 Million dollar budget)

TRAFFIC COUNTS

E Clarendon Dr: 6,401 VPD (TXDoT 2009)

S Beckley Ave: 8,969 VPD (TXDoT 2009)

200 E Clarendon - Dallas, Texas 75203

SEQ of E Clarendon Dr & S Beckley Ave



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2015 POPULATION	18,153	147,927	317,813
5 YR PROJ. GROWTH	3.4%	4.4%	6.7%
AVERAGE HH INCOME	\$45,871	\$50,839	\$55,418
DAYTIME POPULATION	18,586	134,258	460,699
DAYTIME EMPLOYEES	7,116	39,914	267,419



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Contact: **Becky Charles**

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Aerial Date: December 2015
Google Earth



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REAL ESTATE

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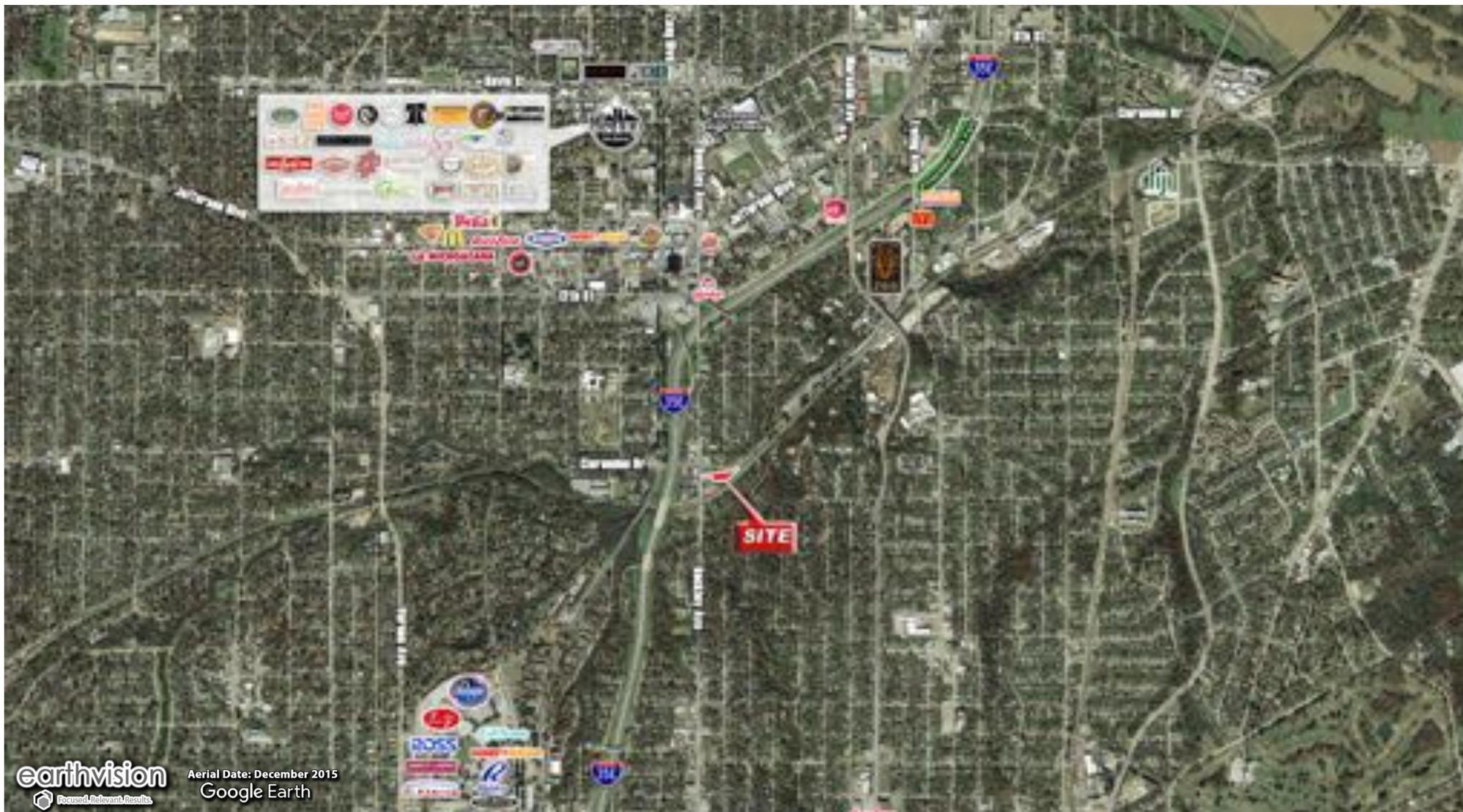
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Will Interstate 35E south of downtown get city's next deck park?

Published: January 11, 2016 2:08 pm

State funds aimed at curbing urban congestion could pave the way for Dallas' first deck park since Klyde Warren Park set a new standard for how the city approaches transportation infrastructure.

And the money also could fast track long-planned but perpetually delayed improvements to one of downtown's most congested corridors.

The Regional Transportation Council on Thursday will decide whether or not the Dallas area's \$284 million share of new transportation funds should go to rebuilding Southern Gateway and making major improvements to Lowest Stemmons Freeway. Once that regional planning and funding body signs off, the recommended projects will go to the Texas Transportation Commission, which oversees the state transportation department.

Southern Gateway calls for adding a fifth lane in each direction on Interstate 35E between downtown and U.S. 67. It would add a second reversible carpool lane on that same stretch. The project also calls for adding a third lane in each direction on U.S. 67 from I-35E to Interstate 20 and turning the carpool lanes that currently run in each direction into two reversible carpool lanes. Officials have scrapped all plans to add any tolling components to the corridor.

RTC documents released Monday also call for TxDOT to build the project in such a way that a deck park could be added above highway lanes. TxDOT would design and build the \$625.54 million highway project, but not the \$30 million deck park.

Instead, documents say, the RTC would pay \$20 million and Dallas City Hall or private donors would pay \$10 million for the park and the deck needed to support it. Regional transportation director Michael Morris told Dallas City Council members Monday that the park would likely go somewhere between the Dallas Zoo and Colorado Boulevard.

Council member Scott Griggs, whose southern Dallas district includes a large portion of Southern Gateway, heralded the plans. He sees massive economic development potential in such a park. And he thinks it will improve the quality-of-life for longtime residents.

Get a move on

Recommendations for traffic congestion relief.



Source: <http://transportationblog.dallasnews.com/2016/01/will-interstate-35e-south-of-downtown-get-citys-next-deck-park.html/>



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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 _____