

MIDWAY MARKET

3939 Frankford Road • Dallas, Texas 75287



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Availability

1,000 - 4,398

Rates

Contact Broker

NNN estimated \$11.06

Parking Spaces

465

Property Size

85,599 SF

Owned and Managed By:

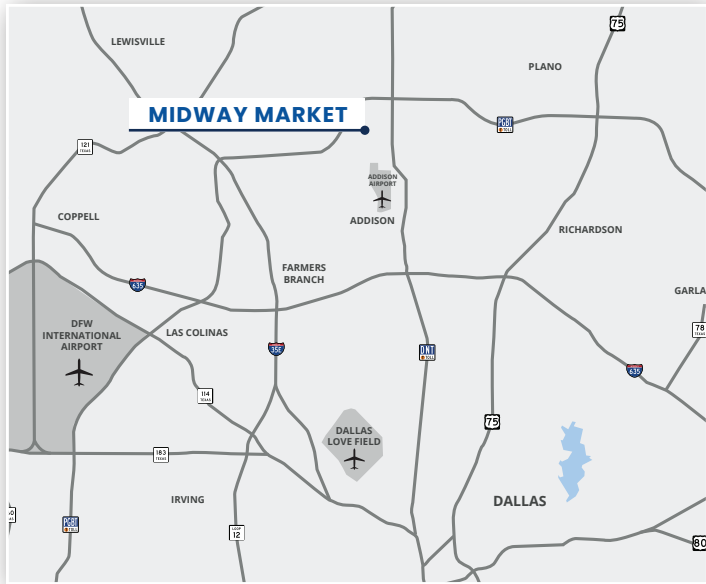
ShopCore



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Building Highlights

- Anchored by strong performing Kroger
- Strong demographics with approximately \$100,000 average HH income within 3 and 5 miles
- High density with over 200K population within 3 miles and over 450K within 5 miles



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Amenities



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Demographics

	1 MILE	3 MILE	5 MILE
Population	52,275	218,315	459,029
Households	23,439	92,507	190,735
Average Household Income	\$89,719	\$112,002	\$112,943

Traffic Counts

E Hubbard St & SE 10th Ave E Over 55,000 VPD at the intersection



Site Plan

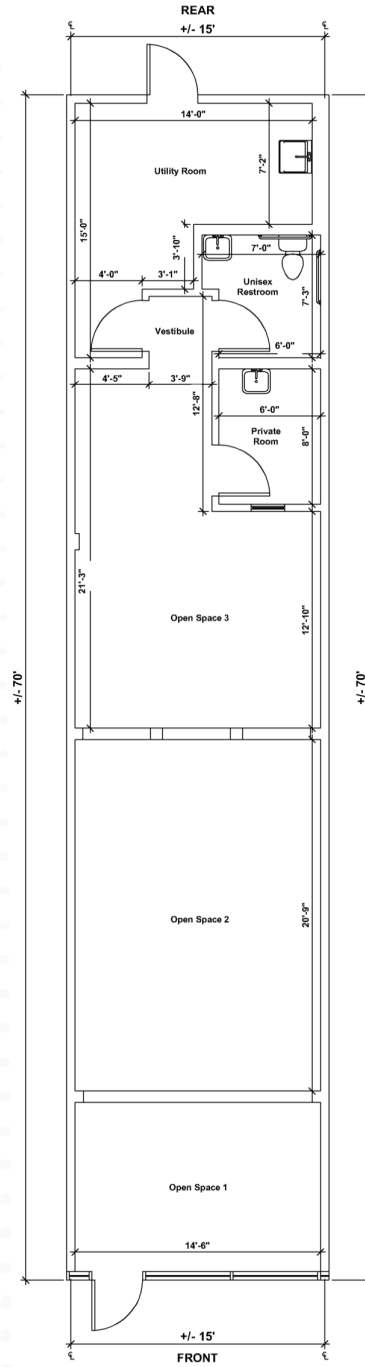
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SUITE	TENANT	GLA(SF)
PAD	AVAILABLE	3,000
118	AVAILABLE	1,995
104	AVAILABLE	1,400
116	AVAILABLE	1,399
102	AVAILABLE	1,050
110	AVAILABLE	1,000
PAD2	AVAILABLE	
KROGER	KROGER	62,149
120	TOPS CAFE	3,952
100	DRY CLEAN CITY	2,800
108	FUJIYAMA	2,500
122	BLISS DENTAL	2,100
134	STATE FARM INSURANCE	1,800
126	CRICKET WIRELESS	1,400
106	STYLE MASSAGE	1,050
130	HAIR LOFT	1,000
KRFUEL	KROGER FUEL	115



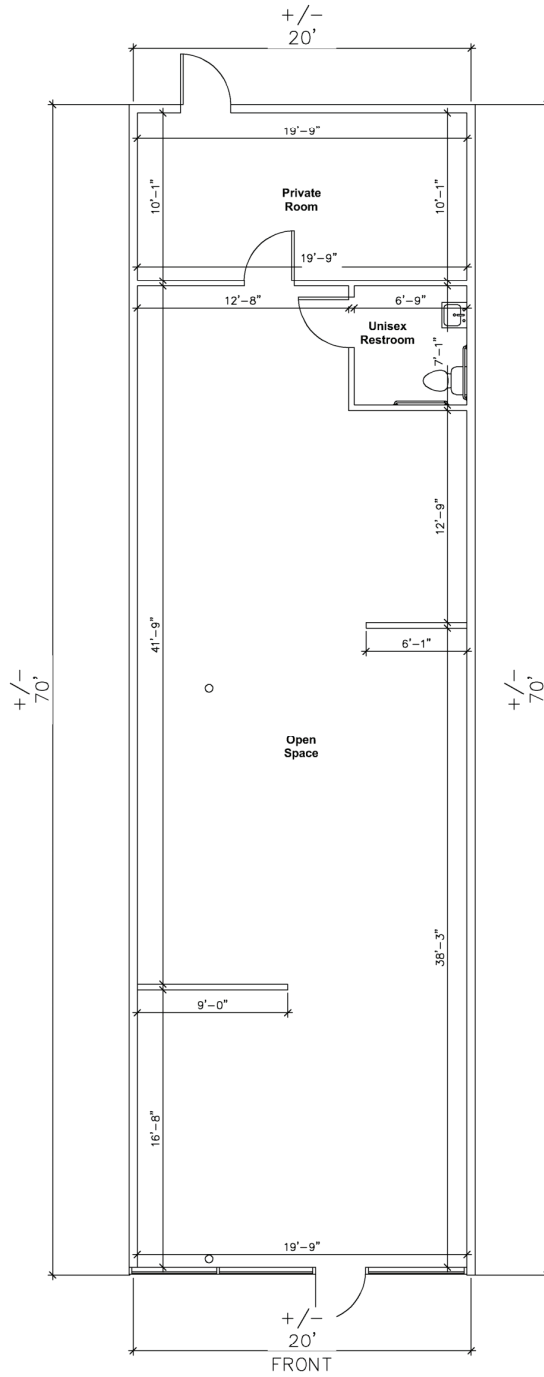
Floorplan

Suite 102
1,050 SF



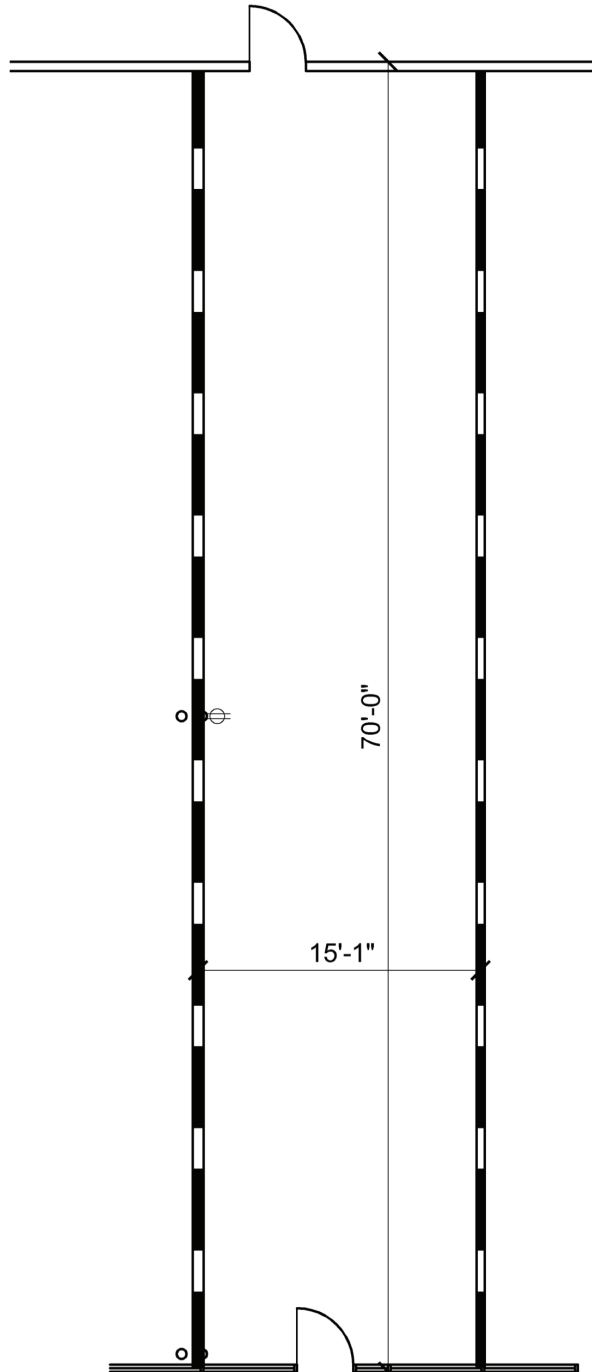
Floorplan

Suite 104
1,400 SF



Floorplan

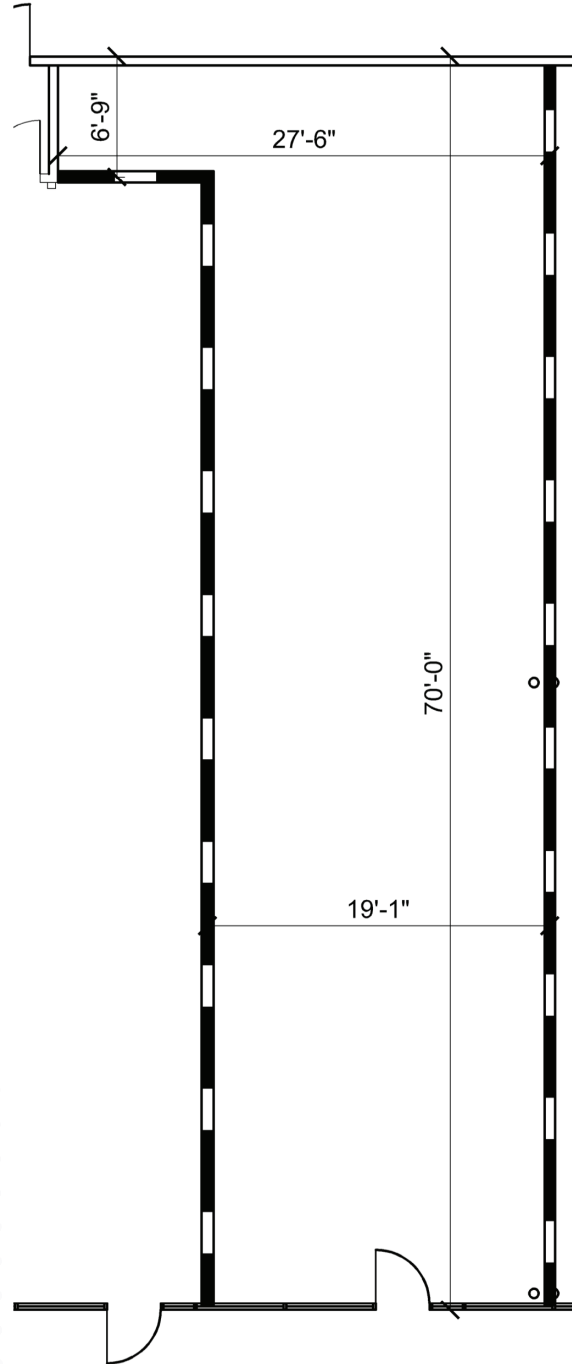
Suite 110
1,000 SF



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Floorplan

Suite 116
1,399 SF

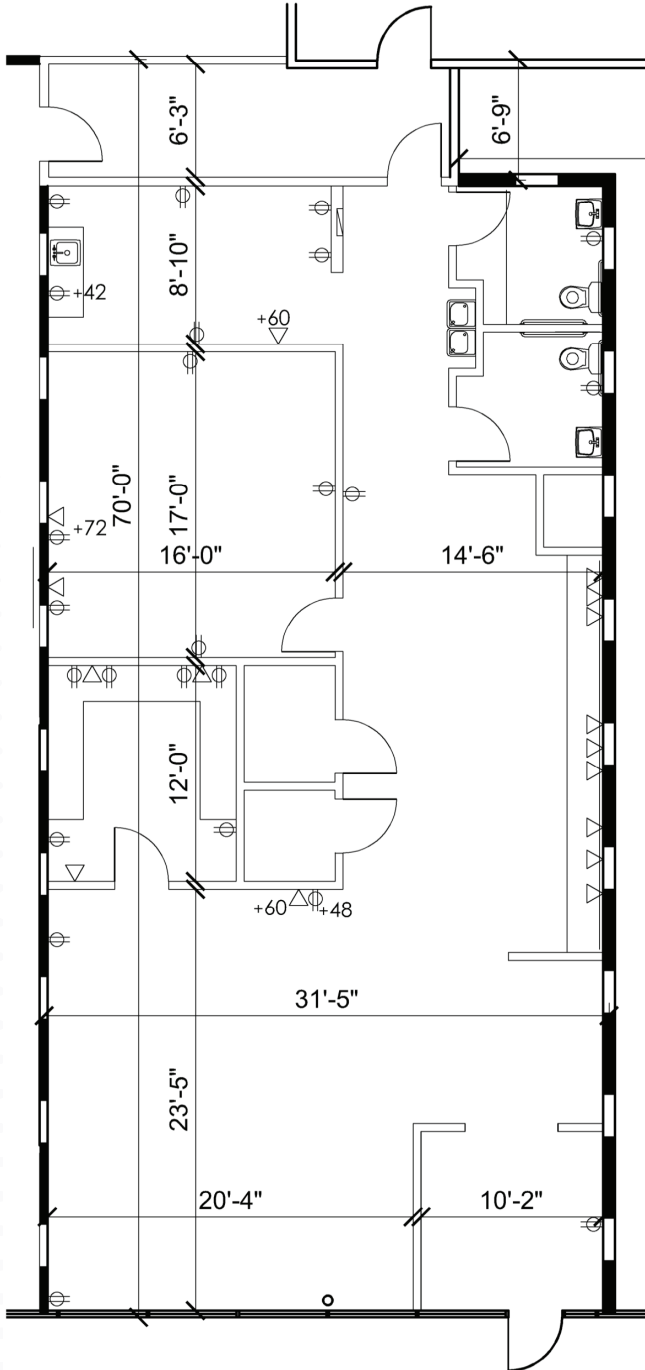


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Floorplan

Suite 118

1,995 SF



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LEASING TEAM

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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.

01-08-2024



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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