

FOR LEASE



DUWEST

CREATING, ENHANCING & PROTECTING VALUE

CAREY MOEN Vice President
carey@duwestrealty.com | 214.720.000

SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

BOWEN HENDRIX
bowen@duwestrealty.com | 214.720.0004

3921 GASTON AVENUE
GASTON AVE & WASHINGTON AVE
DALLAS, TEXAS

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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3921 GASTON AVENUE | Gaston Ave & Washington Ave, Dallas, Texas 75204

OVERVIEW

- 5,230 SF Freestanding Building
- 0.9217 AC / 40,149 SF Pad Site
- Former Bank Branch with 6 Drive-Thru Lanes
- Excellent visibility with access from Gaston Ave & Floyd St
- Prime for Redevelopment
- Well situated in the middle of the Baylor Medical District. Adjacent to Deep Ellum with great daytime population
- Call for Info & Price

TRAFFIC COUNTS

Gaston Ave: 18,250 VPD | Floyd St: 10,100 VPD
Haskell Ave: 17,500 VPD | Washington St: 14,875 VPD

DEMOGRAPHICS

	1-mile	2-mile	3-mile
2022 Population	25,110	109,662	180,593
2027 Projected Pop.	26,962	116,184	188,146
Daytime Pop.	37,919	212,646	295,460
Avg HH Income	\$81,396	\$125,080	\$129,060



CONCEPTUAL SITE PLAN



CONCEPTUAL RENDERINGS



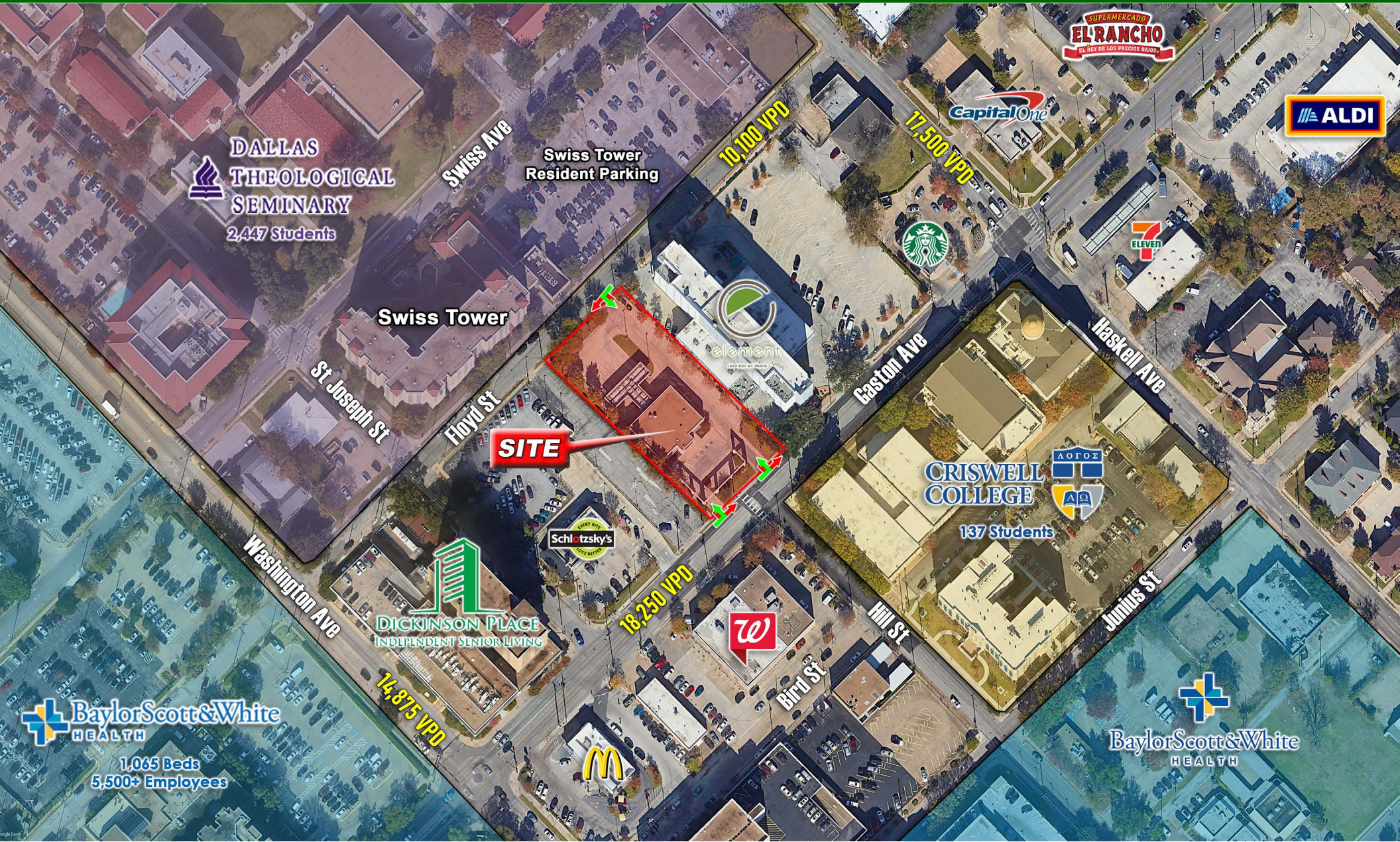
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Information About Brokerage Services

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

11-2-2015



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:
 - 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.

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.

DuWest Management Inc.	605046		214-720-0004
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