FOR LEASE

FRANKFORD MARKET

NEC of Frankford Rd & Pear Ridge Dr
4805 Frankford Rd - Dallas, TX, 75287



HOPKINS
IF IT'S RETAIL, THINK HOPKINS.

RANKIN GROTE
rg@hopkinscommercial.com
214-384-4051 or 214-956-7881 x115

BRANDON KNIGHT
bk@hopkinscommercial.com
210-859-2668 or 214-956-7881 x118

WWW.HOPKINSCOMMERCIAL.COM

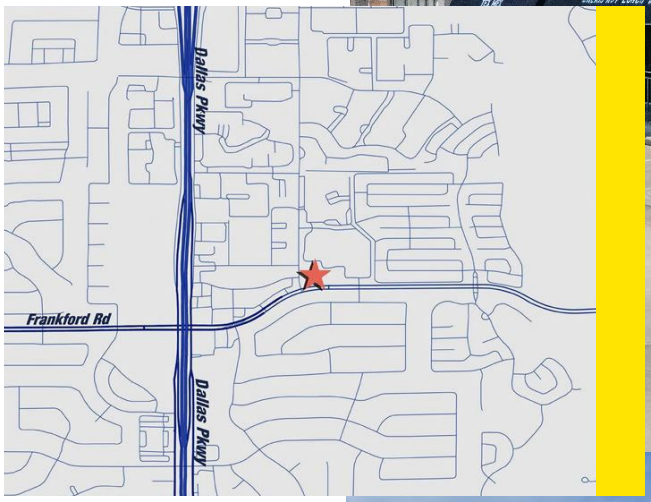
7995 LBJ Freeway, Suite 250 | Dallas, Texas 75251
Phone: 214-956-7881 | Fax: 214-956-7899

All information pertaining to this property is from sources deemed reliable: however, Owner and Broker have not performed an independent investigation of this real estate information and acknowledge that it is subject to errors, omissions, change of price, retail or other conditions, prior to sale or lease or withdrawl without notice.

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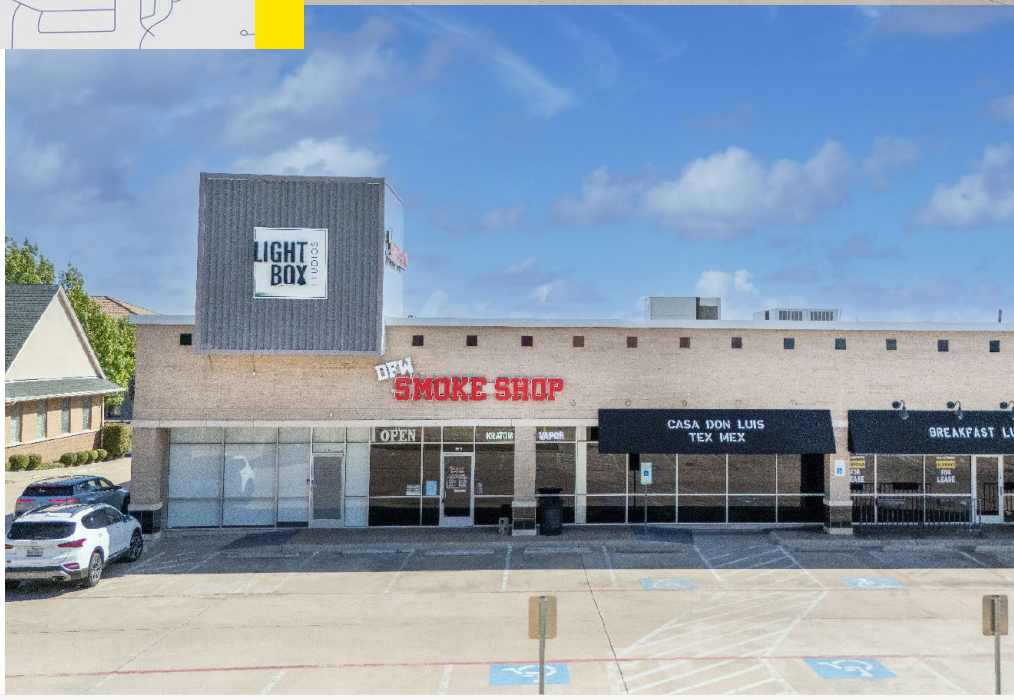




AVAILABLE
1531 SF - 1960 SF

RATE
Call For Info

TRAFFIC COUNT
Frankford: 39,686
Dallas N Tollway: 146,497



PROPERTY HIGHLIGHTS

- Located at the Northeast Corner of Frankford Rd & Pear Ridge Dr
- Near Dallas North Tollway in a high traffic retail intersection
- Located at a signaled hard corner

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	21,423	142,000	386,183
Daytime Population	12,802	175,362	403,346
Avg HH Income	$135,406	$129,590	$128,899

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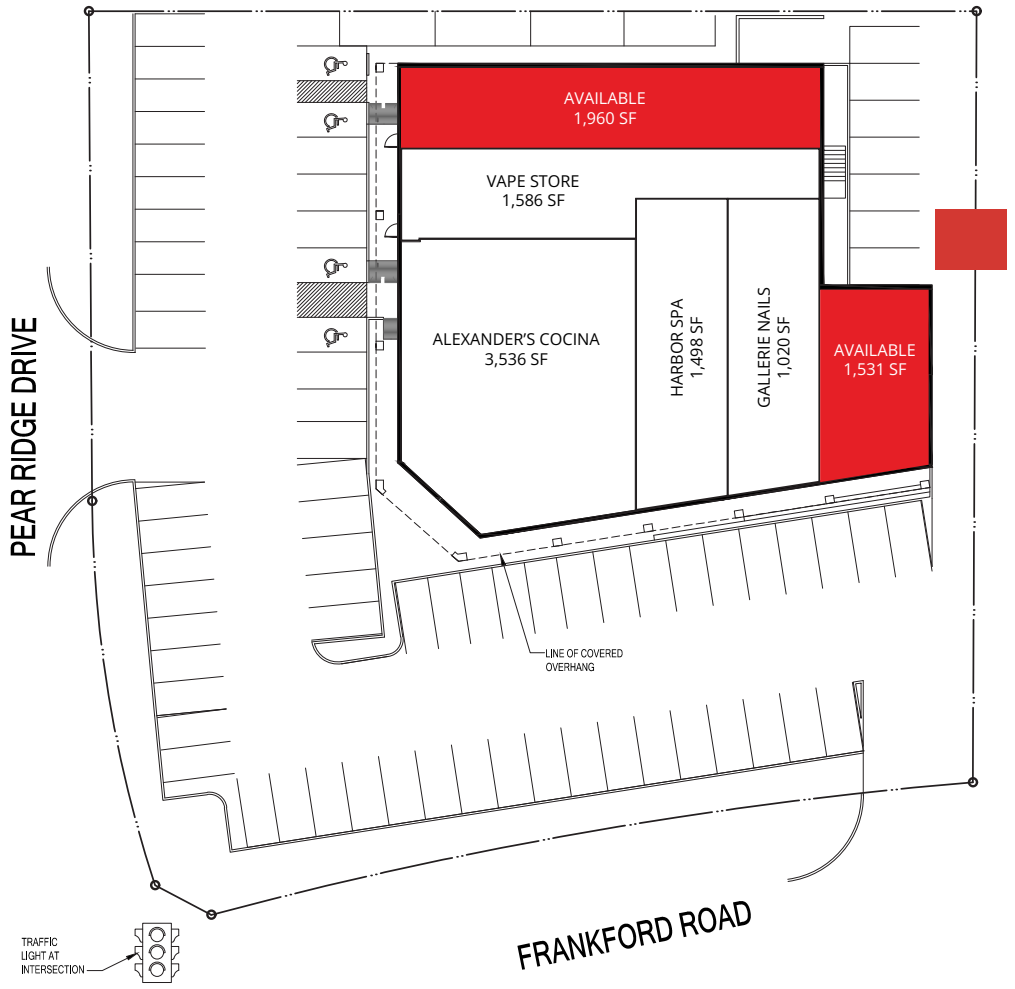
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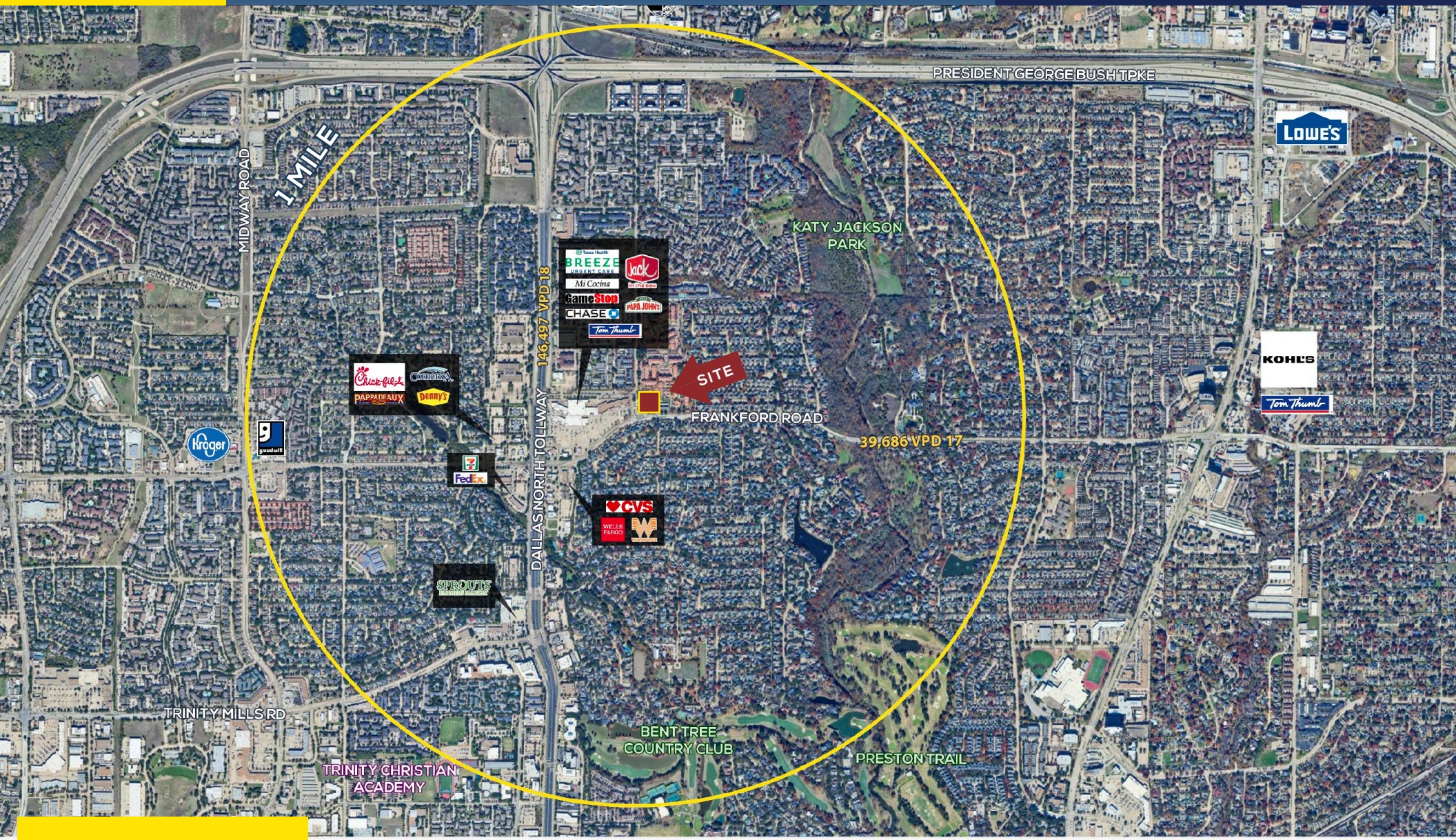
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11!2!2015"

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."

EQUAL HOUSING OPPORTUNITY

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."

Hopkins Commmercial Real Estate, Inc.	417379		214-956-7881
Licensed Broker /Broker Firm Name or Primary Assumed Business Name !	License No.	Email"	Phone"
Edward Michael Schaefer	622165	schaeferedward@gmail.com	214-334-4811
Designated Broker of Firm	License No.	Email"	Phone!
Licensed Supervisor of Sales Agent/ Associate "	License No."	Email"	Phone"
Fred Rankin Grote III	711222	rg@hopkinscommercial.com	214-384-4051
Sales Agent/Associate's Name!	License No.	Email"	Phone"

Buyer/Tenant/Seller/Landlord Initials! Date!