

 FOR  
LEASE

13519-13549 MONTFORT DR

SWC of Alpha Rd & Montfort Dr  
13519-13549 Montfort Dr  
Dallas, Texas 75240



**HOPKINS**  
IF IT'S RETAIL, THINK HOPKINS.

**RANKIN GROTE**

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

**NICK BOWMAN**

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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 withdrawal without notice.



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**AVAILABLE**  
2,100 SF



**RATE**  
Call For Info



**TRAFFIC COUNT**  
Alpha Road: 17,410 VPD 19  
Montfort Drive: 23,407 VPD 18



## PROPERTY HIGHLIGHTS

- ③ Located at the Southwest Corner of Alpha Rd & Montfort Dr
- ③ Across the street from the Midtown Redevelopment

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	26,148	130,720	359,934
Daytime Population	83,532	267,901	613,811
Avg HH Income	\$87,590	\$123,920	\$117,246

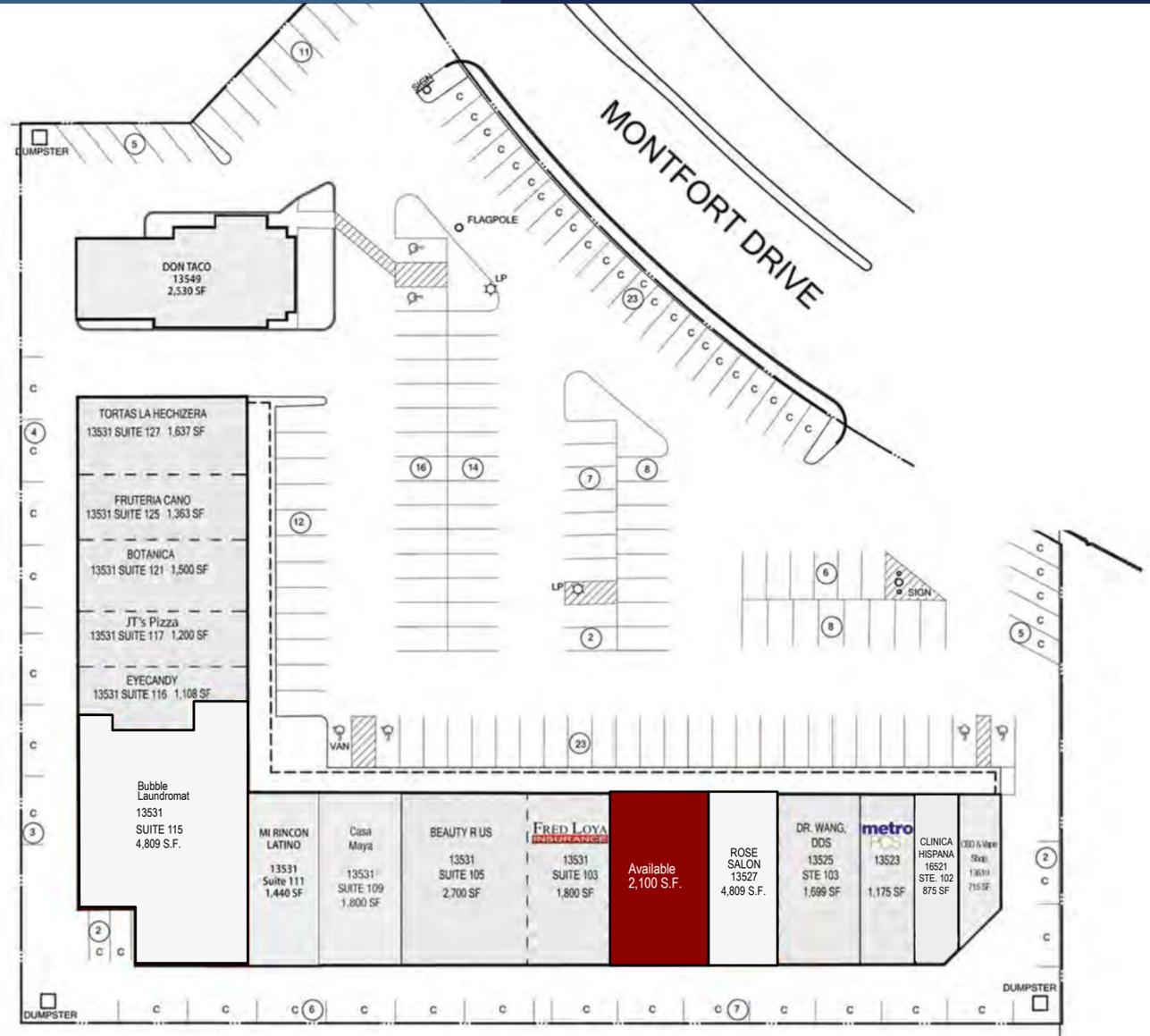


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SUITE	TENANT	SQ. FT
13519	CBD & VAPE SHOP	715 S.F.
13521	CLINICA HISPANA	875 S.F.
13523	METROPCS	1,175 S.F.
13525	DENTIST	1,699 S.F.
13527	ROSE SALON	1,135 S.F.
13531 SUITE 102	VACANT	2,100 S.F.
13531 SUITE 103	FRED LOYA INSURANCE	1,800 S.F.
13531 SUITE 105	BEAUTY R US	2,700 S.F.
13531 SUITE 109	NEW YORK EATS	1,800 S.F.
13531 SUITE 111	MI RINCON LATINO	1,440 S.F.
13531 SUITE 115	BUBBLE LAUNDROMAT	4,809 S.F.
135531 SUITE 116	EYE CANDY	1,108 S.F.
13531 SUITE 117	JT'S PIZZA	1,200 S.F.
13531 SUITE 121	BOTANICA	1,500 S.F.
13531 SUITE 125	FRUTERIA CANO	1,363 S.F.
13531 SUITE 127	LA HECHIZERA	1,637 S.F.
13549	DON TACO	2,530 S.F.



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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:
  - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date