FOR LEASE

CREEKSIDE SHOPPING CENTER

6750 - 6780 Abrams Road, Dallas, Texas 75231

JAKE BURNS
214 466 1549
JAKE@STRUCTURECOMMERCIAL.COM

QUYEN NGUYEN
214 466 1542
QUYEN@STRUCTURECOMMERCIAL.COM

STRUCTURE COMMERCIAL

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CREEKSIDE
IS THE
GATEWAY
TO
LAKE HIGHLANDS

Tucked Into the Arms of **White Rock Creek**,

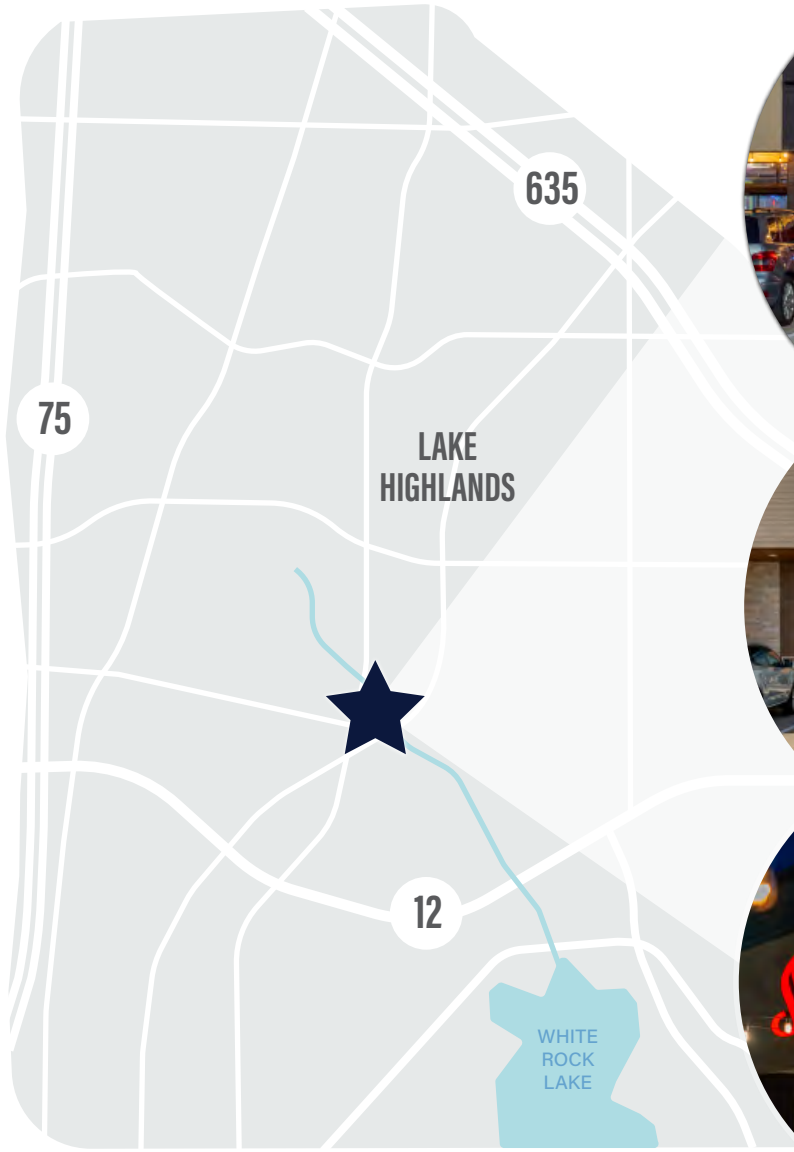
Creekside Brings

Quality Entertainment & Dining Options

to the Residents of **East Dallas**

Creekside Shopping Center won Dallas Business journal's "Best Real Estate Deals of 2018"

DALLAS BUSINESS JOURNAL



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DEMOGRAPHICS

	3 Mile	5 Mile	10-Min Drive Time
Population	160,453	412,666	244,722
Average HH Inc	$126,577	$129,425	$143,383
Households	73,823	178,909	110,558
Daytime Pop	81,993	242,369	170,743

** 2022 Esri Estimates*

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AREA RETAILERS

ALAMO DRAFTHOUSE CINEMA · WINGSTOP · SHELL SHACK · FIRESIDE PIES · Sugarfire · FUZZY'S TACO SHOP · TopGolf · JAKES BURGERS & BEER · Mariano's · HOTWORX · THE HOME DEPOT

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AVAILABLE SPACE

SUITE	SQ. FT.
6750 Abrams Rd.	
100	3,167
6760 Abrams Rd.	
101	3,774
107 B	1,800
115 B	1,440
215	3,357
6770 Abrams Rd.	
100	2,949
6780 Abrams Rd.	
119 A	3,236
115 A	1,200

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Median Household Income $178,673
Median Household Income $104,669
Median Household Income $151,979
Median Household Income $113,500
Median Household Income $200,001
Median Household Income $109,021
Median Household Income $78,317
Median Household Income $159,882
Median Household Income $164,150
Median Household Income $135,388
Median Household Income $85,995
Median Household Income $110,261
Median Household Income $93,844
Median Household Income $89,355
Median Household Income $110,509
Median Household Income $77,390
Median Household Income $91,554
Median Household Income $200,001
Median Household Income $130,452
SITE
CREEKSIDE
Texas Instruments
Walmart
Kroger
Academy
Coan's Home Plus Studio
Tom Thumb
Union Pacific Trail
White Rock Creek Trail
White Rock Lake Trail
Ridgewood Trail
SoPAC Trail
Sprouts
Best Buy
Bed Bath & Beyond
T.J.Maxx
Toys Rus
Babies Rus
North Park Center
The Shops at Park Lane
Dillard's
Whole Foods
Dick's
Old Navy
Target
JCP
Fiesta
Kohl's
Petsmart
Michaels
World Market
Office Depot
Natural Grocers
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LEASING

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These promotional materials and the information contained herein are intended for illustration purposes only as a general overview of the project and surrounding area and are subject to change without notice. Any projections, opinions, assumptions, statements, figures, calculations, plans, images, or estimates contained herein are for example only and do not in any way represent the current or future performance of the project or surrounding area. While it is believed that such information is accurate and was obtained from reliable sources, we have not verified such information and make no guarantee, warranty, or representation about it whatsoever, including as to the accuracy or completeness thereof. It is your responsibility to independently verify the information provided herein and the accuracy and completeness thereof, and you and your advisors should conduct a careful, independent investigation of the project and surrounding area to determine to your satisfaction the suitability of the project for your needs.

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:
  - 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.

Structure Commercial Ltd	9001178	eric@structurecommercial.com	214-373-8300
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

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**