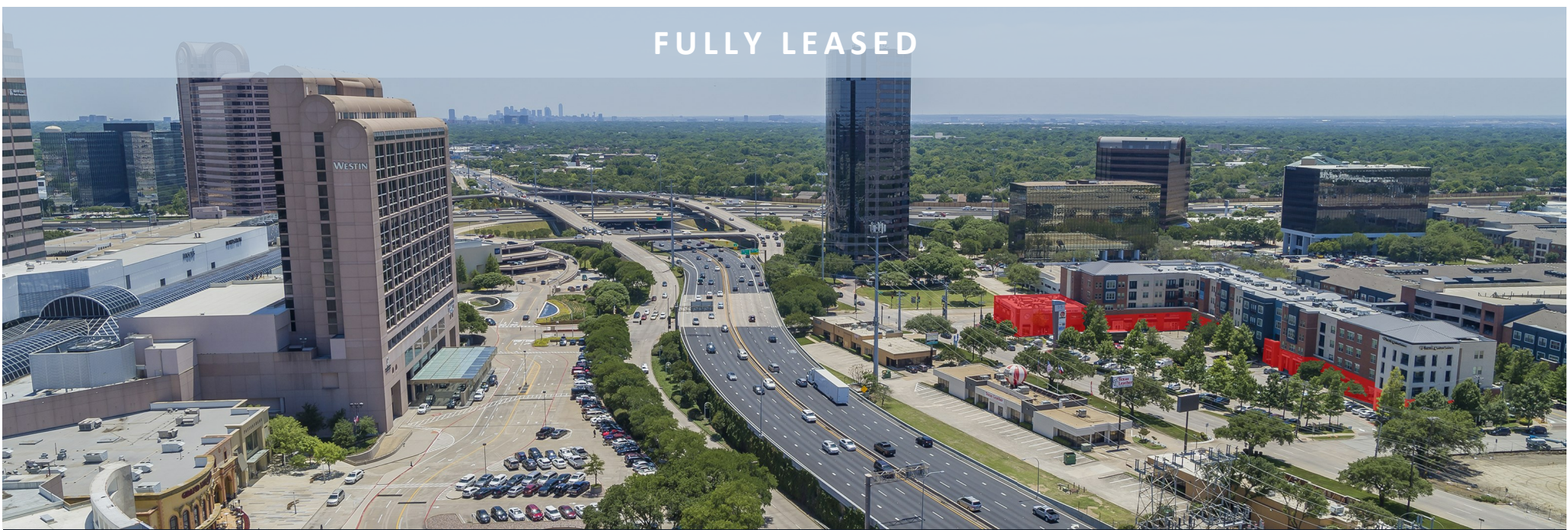


FULLY LEASED



**5THOUSAND5 GALLERIA** | 13465 INWOOD RD, FARMERS BRANCH, TX 75244

**Features**

1st floor retail | restaurant in the 5Thousand5 Galleria mixed-use multi-family development. Located across the Dallas North Tollway from Galleria Dallas and adjacent to the Jefferson Alpha West mixed-use development which will include 409 residential units, 296,000 sf of high-rise office & a 155-room ALOFT hotel when fully built out.

**FOR LEASE**

**TOTAL SF:** 12,839  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$8.44 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Dallas North Tollway	163,776 VPD	Total Population		19,618	122,726	353,327
LBJ Freeway	254,012 VPD	Total Households		9,951	58,741	152,834
Inwood Road	24,313 VPD	Average Household Income		\$100,132	\$138,599	\$135,603
		5 Year Population Growth		2.71%	0.92%	0.32%

**Kevin Butkus**  
 Senior Vice President  
 214.720.6683  
 kbutkus@weitzmangroup.com

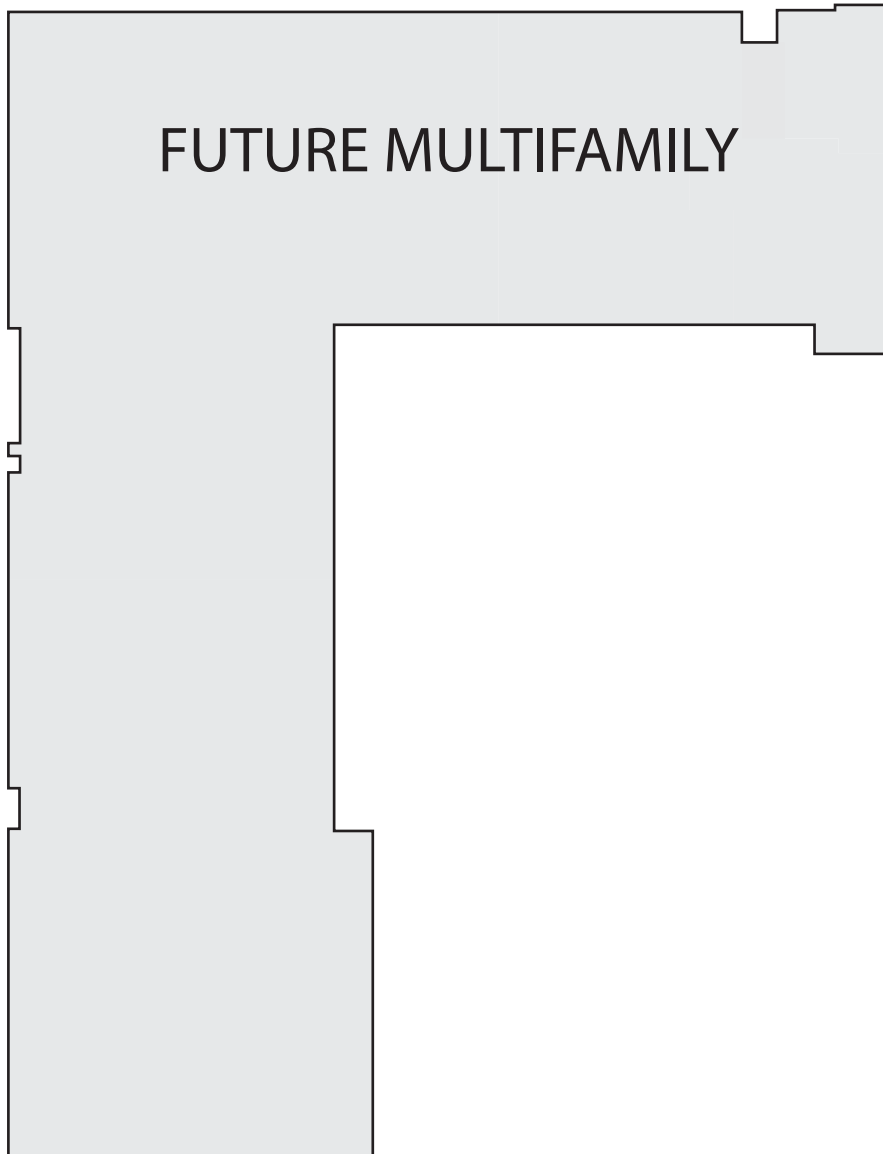
**Guillermo Lopez**  
 Associate  
 214.720.6653  
 glopez@weitzmangroup.com

**Area Retailers & Businesses**



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





DRIVEWAY



Current Tenants

155	All Day Kitchens	2,082 sf
160	Blondtourage	1,983 sf
165	Ticket Attractions	1,191 sf
185	Phenix Salon	7,583 sf



**SITE**

**PROPOSED**  
DALLAS INTERNATIONAL DISTRICT  
REDEVELOPMENT

Proposed ALOFT Hotel,  
296k sf office space,  
22k sf retail space

ALVISTA  
409 units

Galleria

VERONA  
273 Unit  
Luxury HI-Rise  
Apartments

ELAN  
CITY CENTER

MODERA  
344 units

Hilton  
500  
Guest Rooms

Lincoln Centre  
+1.6 Million SF Office  
(recently renovated)

Proposed Tower 4  
+398,362 SF  
Additional Office

Nathan Adams  
Elementary  
389 students

Walker Middle School  
710 students

0 0.15 0.3  
miles

# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
402795

License No.

\_\_\_\_\_  
twgre@weitzmangroup.com

Email

\_\_\_\_\_  
214-954-0600

Phone

\_\_\_\_\_  
Robert E. Young, Jr.

Designated Broker of Firm

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Phone

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Kevin Butkus

Sales Agent/Associate's Name

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678298

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kbutkus@weitzmangroup.com

Email

\_\_\_\_\_  
(214) 720-6683

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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Date