



8830 N STEMMONS PAD SITE | 8830 N STEMMONS FWY, DALLAS, TX 75247

Features

An approximate 35,801 SF pad site located just off I-35E and Regal Row. Zoned GR - General Retail. Best suited for retail or office-related uses.

FOR LEASE & SALE

AVAILABLE SF: 35,801
AVAILABLE ACRES: 0.82
TOTAL ACRES: 0.82
CONTACT FOR MORE INFORMATION

| Traffic Counts | | Demographics | YEAR: 2023 | 1 MILE | 3 MILE | 5 MILE |
|----------------------|-------------|--------------------------|------------|----------|----------|-----------|
| I 35E (Stemmons Fwy) | 121,530 VPD | Total Population | | 1,816 | 64,699 | 267,883 |
| Regal Row | 18,070 VPD | Total Households | | 559 | 25,085 | 115,498 |
| | | Average Household Income | | \$56,848 | \$79,669 | \$127,130 |
| | | Median Household Income | | \$40,071 | \$50,730 | \$73,881 |

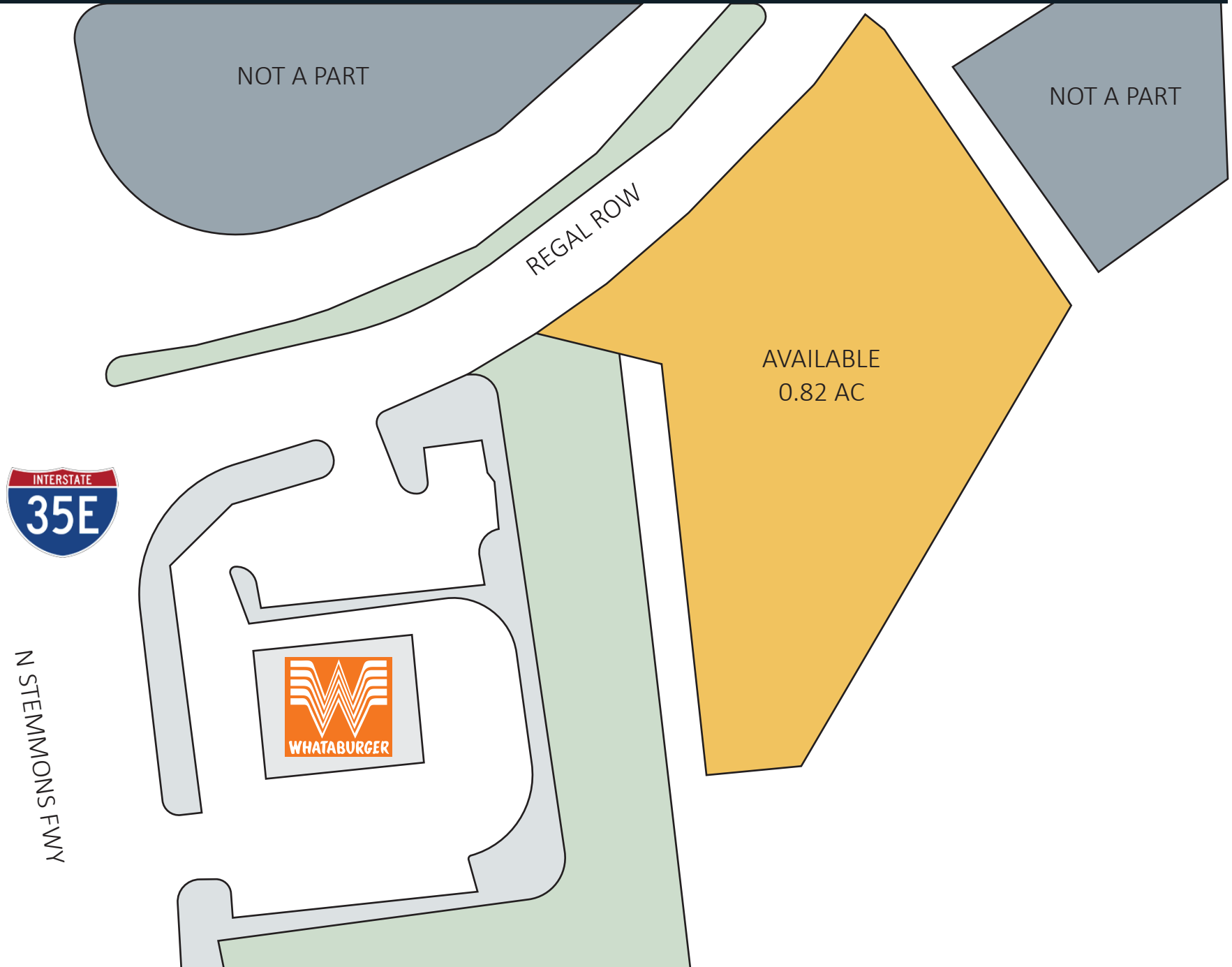
Matthew Rosenfeld
 Executive Vice President | Director of
 Brokerage D-FW
 214.720.6676
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Area Retailers & Businesses



8830 N STEMMONS PAD SITE

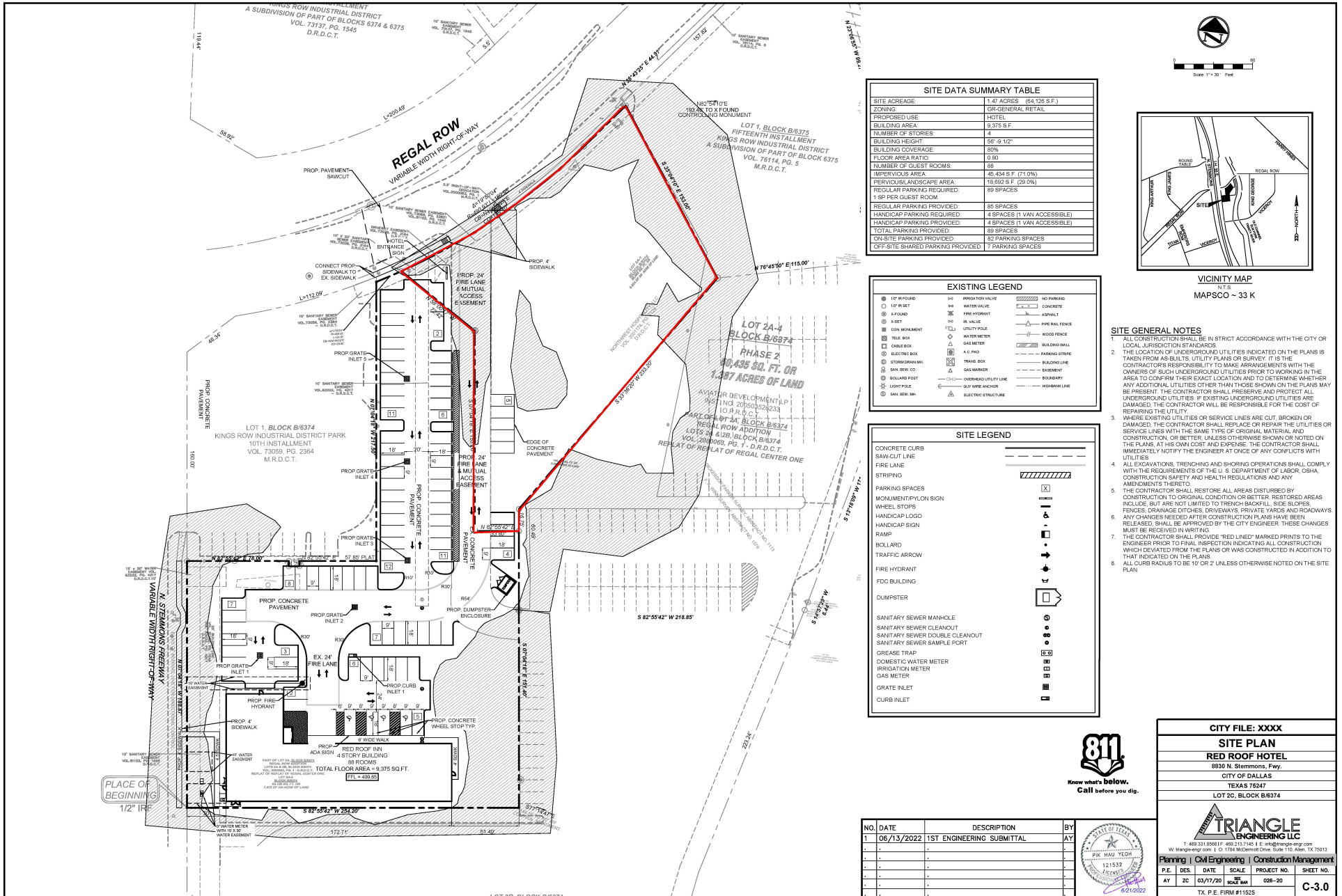
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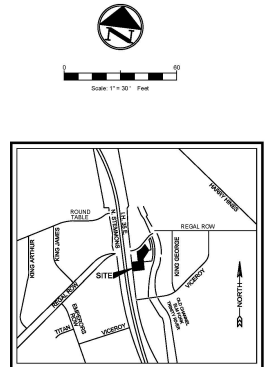
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| SITE DATA SUMMARY TABLE | |
|----------------------------------|-----------------------------|
| SITE ACREAGE | 1.47 ACRES (64,126 S.F.) |
| ZONING | CR-GENERAL RETAIL |
| PROPOSED USE | HOTEL |
| BUILDING AREA | 9,375 S.F. |
| NUMBER OF STORIES | 4 |
| BUILDING HEIGHT | 56'-8 1/2" |
| BUILDING COVERAGE | 80% |
| FLOOR AREA RATIO | 0.80 |
| NUMBER OF GUEST ROOMS | 88 |
| IMPERVIOUS AREA | 45,434 S.F. (71.0%) |
| PERVIOUS/LANDSCAPE AREA | 18,692 S.F. (29.0%) |
| REGULAR PARKING REQUIRED | 1 SP PER GUEST ROOM |
| TOTAL PARKING PROVIDED | 88 SPACES |
| HANDICAP PARKING REQUIRED | 4 SPACES (1 VAN ACCESSIBLE) |
| TOTAL PARKING PROVIDED | 88 SPACES |
| REGULAR PARKING PROVIDED | 85 SPACES |
| HANDICAP PARKING PROVIDED | 4 SPACES (1 VAN ACCESSIBLE) |
| TOTAL PARKING PROVIDED | 89 SPACES |
| ON-SITE PARKING PROVIDED | 82 PARKING SPACES |
| OFF-SITE SHARED PARKING PROVIDED | 7 PARKING SPACES |



| EXISTING LEGEND | |
|------------------|-----------------------|
| 1/2" R FOUND | PROPORTION VALVE |
| 1/2" R LSET | WATER VALVE |
| 4" FOUND | FIRE HYDRANT |
| 4" SET | 8" VALVE |
| 6" CON. MONUMENT | UTILITY POLE |
| TELE. BOX | WATER METER |
| CHALK BOX | GAS METER |
| BUILDING BOX | A.C. PAD |
| STORM DRAIN | TRASH BOX |
| SAN SEW. CO. | GAS MARKER |
| SAN SEW. INT. | OVERHEAD UTILITY LINE |
| LIGHT POLE | UTILITY ANCHOR |
| SAN SEW. MH. | ELECTRIC STRUCTURE |

| SITE LEGEND | |
|--------------------------------|---------------|
| CONCRETE CURB | NO PARKING |
| SAWCUT LINE | CONCRETE |
| FIRE LANE | ASPHALT |
| STRIPING | WOOD FENCE |
| PARKING SPACES | BUILDING WALL |
| MONUMENT/PYLON SIGN | PAVING STRIP |
| WHEEL STOPS | BUILDING LINE |
| HANDICAP LOGO | BASEMENT |
| HANDICAP SIGN | BOSSBURY |
| RAMP | HIGHWAY LINE |
| SKULLARD | |
| TRAFFIC ARROW | |
| FIRE HYDRANT | |
| FDC BUILDING | |
| DUMPMSTER | |
| SANITARY SEWER MAN-HOLE | |
| SANITARY SEWER CLEANOUT | |
| SANITARY SEWER DOUBLE CLEANOUT | |
| SANITARY SEWER SAMPLE POINT | |
| GREASE TRAP | |
| DOMESTIC WATER METER | |
| IRRIGATION METER | |
| GAS METER | |
| GRATE INLET | |
| CURB INLET | |

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF DALLAS LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS ARE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPES OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



CITY FILE: XXXX
SITE PLAN
RED ROOF HOTEL
 8830 N. Stemmons Fwy.
 CITY OF DALLAS
 TEXAS 75247
 LOT 2C, BLOCK B/6374

TRIANGLE ENGINEERING LLC
 Planning | Civil Engineering | Construction Management
 P.E. DES. DATE SCALE PROJECT NO. SHEET NO.
 AY ZC 05/17/20 30'x42' 028-20 C-3.0
 TX, P.E. FIRM #11525

| NO. | DATE | DESCRIPTION | BY |
|-----|------------|---------------------------|----|
| 1 | 06/13/2022 | 1ST ENGINEERING SUBMITTAL | AY |
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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.



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 on 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date