



ALPHA PLAZA | 5609-5665 ALPHA RD, DALLAS, TX 75240

Features

Alpha Plaza is located at the NEC of Alpha Road and Montfort Drive in Dallas, Texas.

- Located across from Valley View Mall (new Dallas Midtown project) and east of Galleria Mall
- Excellent visibility and easy access to IH-635 and Dallas North Tollway

FOR LEASE

TOTAL SF: 20,388
AVAILABLE SF: 4,510
MAX CONTIGUOUS SF: 4,510
CONTACT FOR MORE INFORMATION

Traffic Counts

Montfort Drive	32,898 VPD
Alpha Road	17,492 VPD
Preston Road	54,414 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		28,738	136,562	364,954
Total Households		14,918	63,518	158,099
Average Household Income		\$86,426	\$127,981	\$128,912
5 Year Population Growth		3.77%	2.56%	1.32%

Eddie Liebman, CCIM
 Executive Vice President | Investment
 Advisory Services
 214.720.3656
liebman@weitzmangroup.com

Area Retailers & Businesses

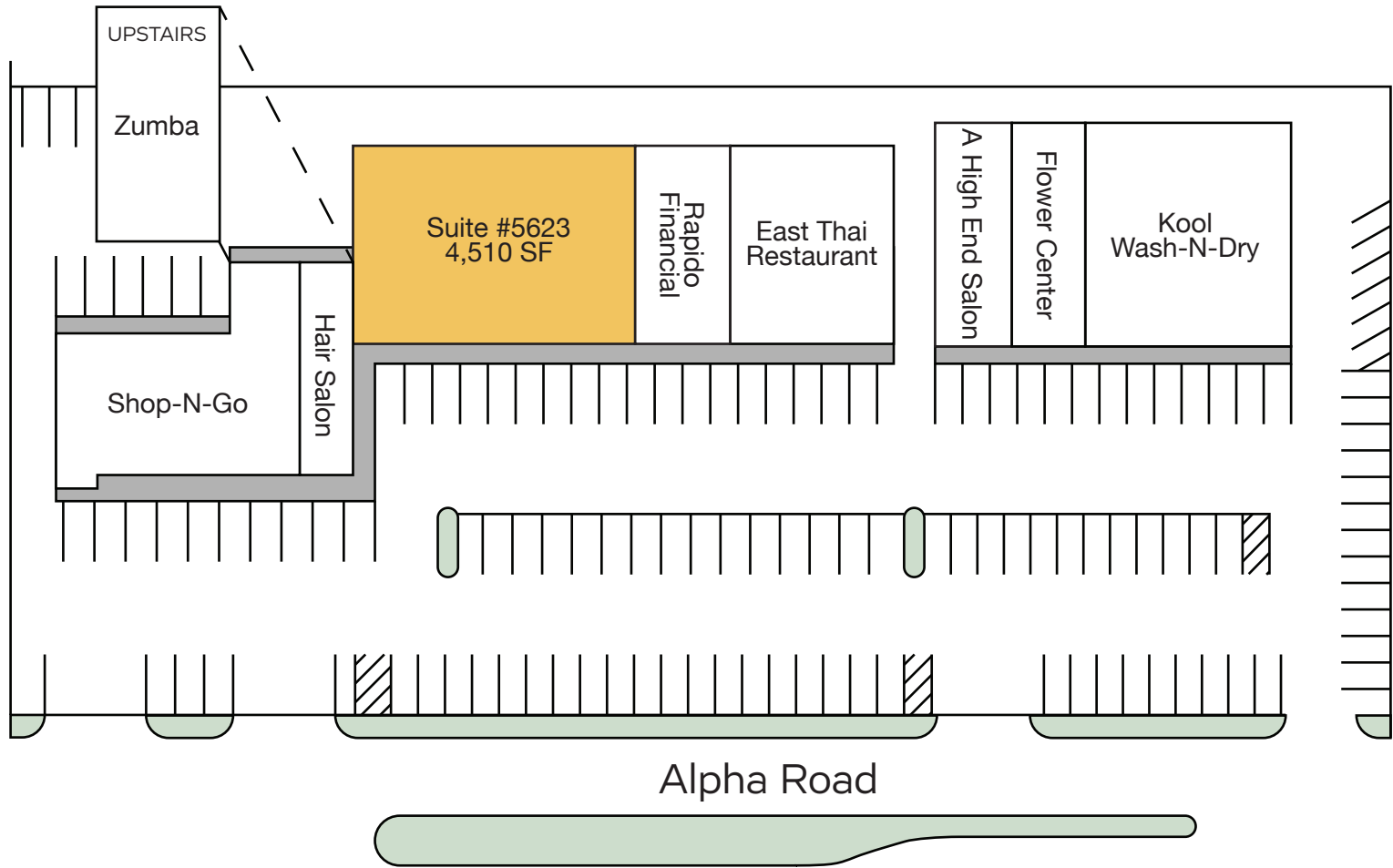


Available Space

5623 4,510 sf

Current Tenants

5609-5611	Shop-N-Go	2,960 sf
5615	Hair Salon	1,140 sf
5621	Zumba (upstairs)	1,935 sf
5625	Rapido Financial	1,188 sf
5635	East Thai Restaurant	2,450 sf
5655	A High End Salon	1,612 sf
5659	Flower Center	1,085 sf
5665	Kool Wash-N-Dry	3,508 sf



NOT TO SCALE



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

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

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Edward Charles Liebman

Sales Agent/Associate's Name

127943

License No.

eliebman@weitzmangroup.com

Email

214-720-3656

Phone

Buyer/Tenant/Seller/Landlord Initials

Date