

# 5470 GLEN LAKES | 5470 GLEN LAKES DR, DALLAS, TX 75231

## Features

- Located near Presbyterian Hospital just North of Walnut Hill and East of I-75 (Central Expressway)
- Former three tenant psychology office
- Ideal for medical, legal or counseling office
- New HVAC, roof and gutters replaced in 2019

## FOR SALE

**TOTAL SF: 2,181**  
**CONTACT FOR MORE INFORMATION**

## Traffic Counts

I-75	232,499 VPD
Walnut Hill	67,275 VPD

## Demographics

	YEAR: 2022	1 MILE	3 MILE	5 MILE
Total Population		22,791	157,819	408,734
Daytime Population		42,846	233,049	508,217
Average Household Income		\$86,932	\$135,508	\$139,241
5 Year Population Growth		0.38%	0.17%	0.18%

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 Vice President  
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## 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.



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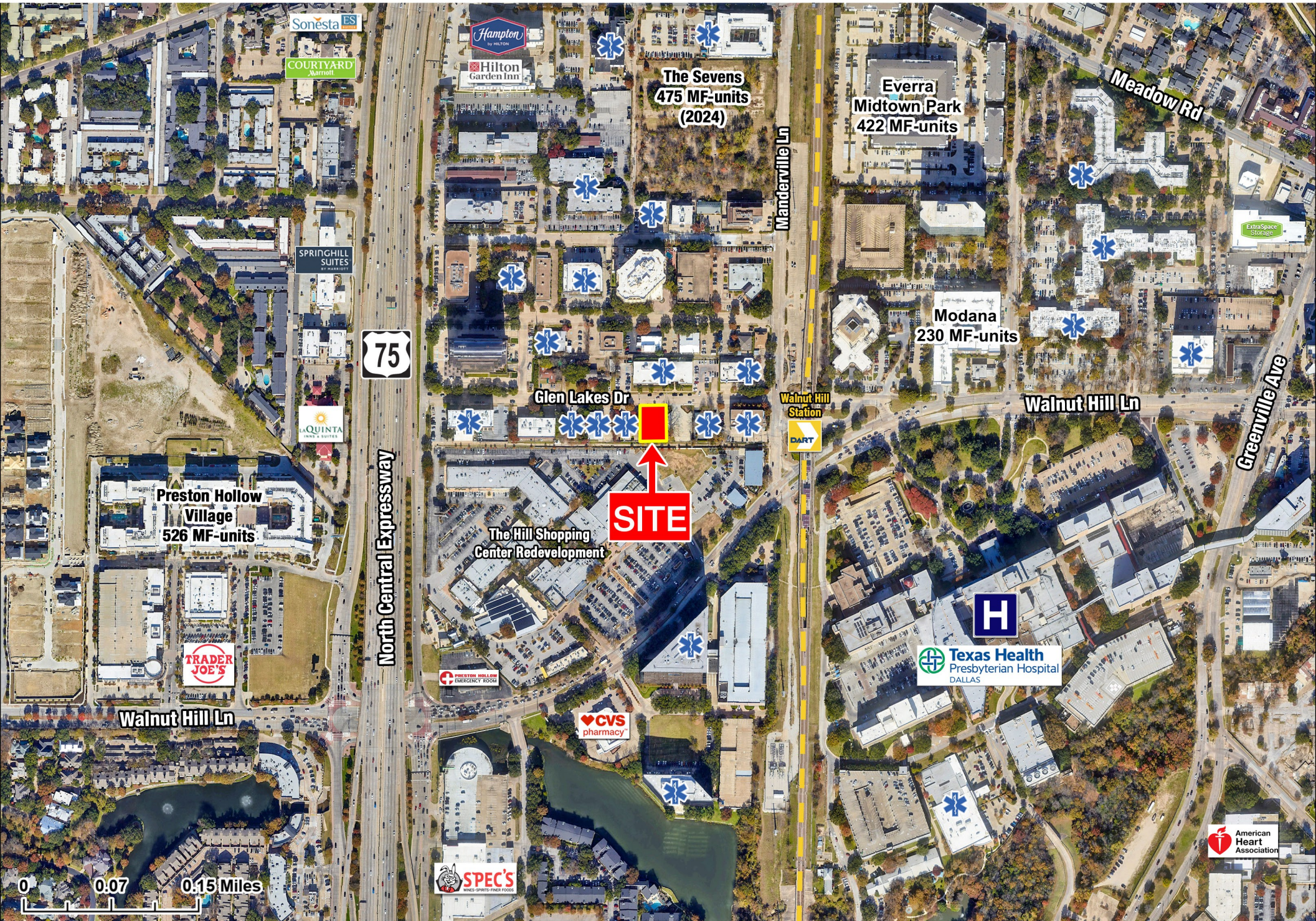


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**weitzman**<sup>®</sup>







Sonesta ES

COURTYARD  
Apartments

SPRINGHILL SUITES  
BY MARriott

LA QUINTA  
INN & SUITES

Preston Hollow  
Village  
526 MF-units

TRADER  
JOE'S

Walnut Hill Ln

Hampton  
by Hilton

Hilton  
Garden Inn

The Sevens  
475 MF-units  
(2024)

Everra  
Midtown Park  
422 MF-units

Modana  
230 MF-units

Glen Lakes Dr

Walnut Hill  
Station

Walnut Hill Ln

Greenville Ave

North Central Expressway

Manderville Ln

SITE

The Hill Shopping  
Center Redevelopment

H

Texas Health  
Presbyterian Hospital  
DALLAS

CVS  
pharmacy

SPEC'S  
FRESH-IMPORTED FRESH FOODS

American  
Heart  
Association

0 0.07 0.15 Miles

75

# 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 listening 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

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Robert E. Young, Jr.

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Arthur David Zoller

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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