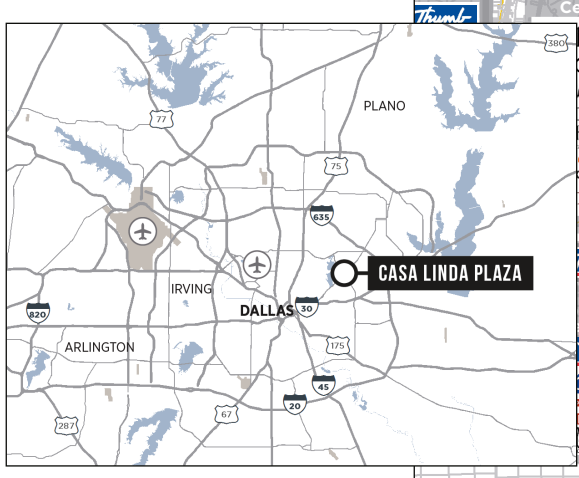
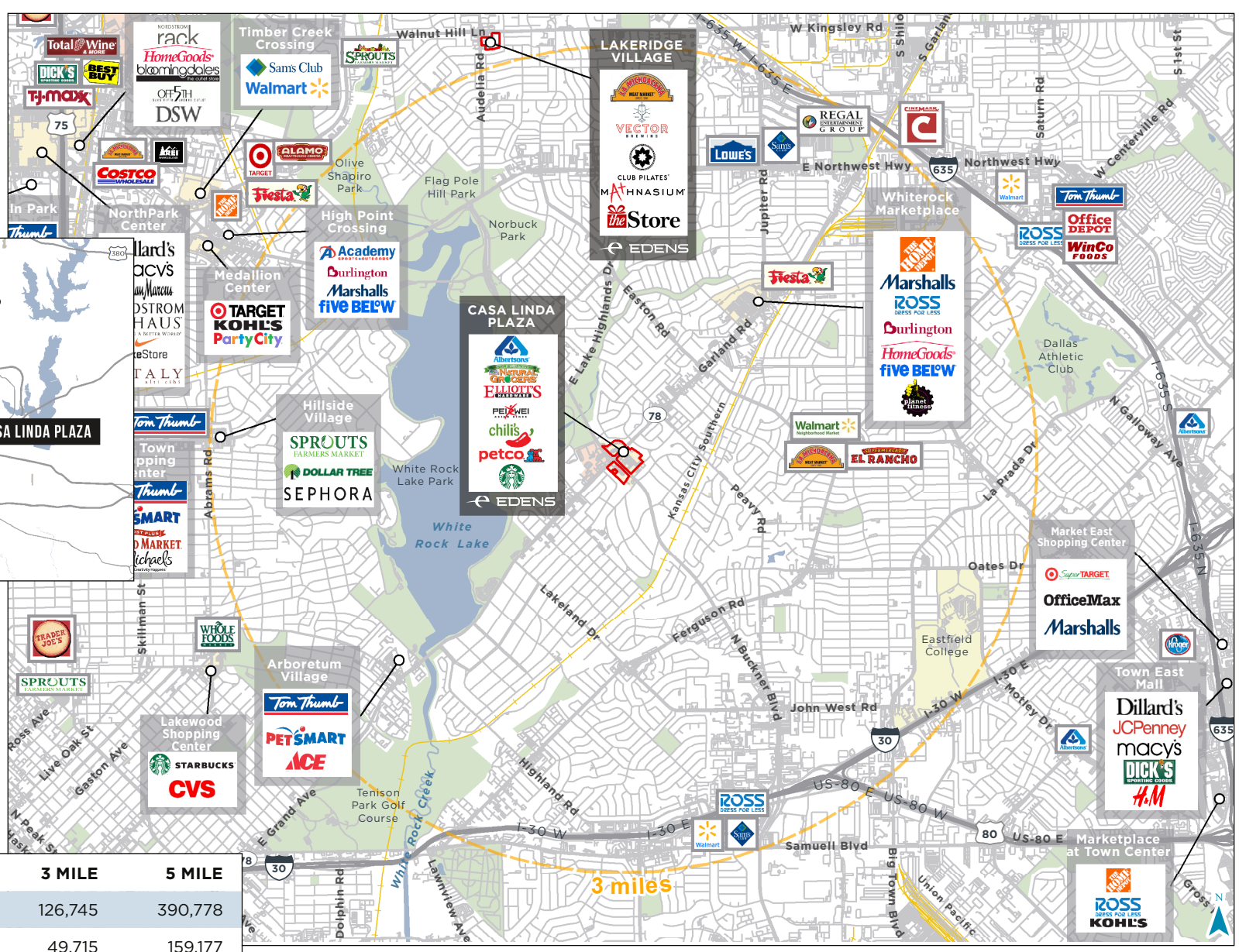
Casa Linda Plaza

1152 North Buckner Blvd, Dallas, TX

260923

CASA LINDA PLAZA
TRADE AREA





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,681	126,745	390,778
Households	5,091	49,715	159,177
Daytime Pop.	10,365	100,833	380,454
Avg. HH Income	$151,039	$135,667	$119,578
Education Attn.	59%	44%	42%

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CASA LINDA PLAZA
SITE PLAN

CASA LINDA PLAZA
RETAILER LIST

NO.	RETAILERS	SF
100	Petco	12,275
110	H&R Block	2,500
120	AT&T Mobility	3,500
130	Available	2,500
140	Nail Star	2,000
150	Available	11,160
160	Wingstop	2,000
170	Cheeky Monkeys	7,732
180	LOI/Lease Pending	1,961
190	SOI Brow Threading	1,200
200	Fish 'N Tails Oyster Bar	3,750
210	Restoration Dallas Chiropractic	1,734
220	Whitley Family Dental	2,103
260	Action Behavior Centers	8,988
270	BBVA	1,547
300	Zaap Kitchen	1,271
310	Chiloso	2,300
320	Future Available	2,182
330	Southern Maid Donuts	948
340	The Clean Getaway	800
350	Maman	2,366
400	Urgent Care	6,217
410	BoomerJack's Grill & Bar	2,242
420	LOI/Lease Pending	2,996
425	Dallas Gold Buyers	816
430	Aria Nail Bar	4,788
435	Luna Massage	1,202
450	LOI/Lease Pending	2,395

NO.	RETAILERS	SF
455	Monster Yogurt	1,456
460	Available	2,112
470	Tara Marie Therapy	650
473	Unleasable	1,601
475	Paul Zamora	568
480	Albertson's	59,560
485	Available	5,880
490	Rodeo Goat	6,600
500	Freeman Village Cleaners	907
510	Casa Linda Barbers	560
520	Ventura's Shoe & Boot	600
530	Hong Kong Tailor	600
540	Warhammer	640
550	Farmer's Insurance	605
560	Future Available	600
570	Salons by JC	6,941
580	Elliott's Hardware	16,093
590	Chili's	7,644
600	El Fenix Restaurant	7,298
610	Miya Chinese	3,200
620	Wells Fargo	6,681
630	T-Mobile	3,710
640	LOI/Lease Pending	3,874
645	Tiff's Treats	1,437
650	State Farm	1,100
655	Salisbury Pizza	2,000
660	Leslie's Pool Supplies	3,710
665	El Porton	2,000

NO.	RETAILERS	SF
670	UPS Store	1,045
675	Great Clips	1,045
700	Starbucks	1,920
710	Casa Ramen	1,589
715	Nothing Bundt Cakes	1,407
720	Sample House & Candle Shop	3,531
730	Buff City Soap	2,960
735	Yogi's Sushi	3,990
740	Rush Bowls	817
750	Available	821
755	Natural Grocers	12,453
760	Available	3,734
770	The Joint Chiropractic	1,814
780	Sergio's Jewelry	2,300
790	Massage Envy	3,545
795	Reformed Pilates	2,390
800	Glo Tanning	2,455
810	V/O Med Spa	2,336
820	Supercuts	1,514
830	Nails 2000	2,365
835	ULTA	11,390
850	Available	15,919
870	European Wax Center	1,902
880	Monarch Dental	4,039
890	Torchy's Tacos	4,500
900	Ellen's	4,500

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CASA LINDA PLAZA

CENTER PHOTOS

CENTER HIGHLIGHTS

- Situated on three of four corners at the intersection of Garland Rd. and N. Buckner Blvd.
- The second oldest shopping center in Dallas, built in 1945
- Tremendous traffic counts, surrounded by a densely populated area with significant barriers-to-entry and an increasing disposable income
- Close proximity to The Doctor's Hospital, White Rock Lake (Dallas' largest public park) and the Dallas Arboretum
- Services some of Dallas' best established neighborhoods including Lake Highlands, Forest Hills and Lakewood

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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 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 th e 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.

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Buyer/Tenant/Seller/Landlord Initials	*Date*		