



ALPHA PLAZA • RETAIL FOR LEASE

4885 - 4887 Alpha Road • Dallas, Texas 75244

Property Highlights:

- 76,299 sf of prime Retail and Office Flex space located near one of Dallas's most active commercial districts; with close proximity to the Dallas North Tollway and LBJ 635 Freeway.
- Newly renovated with modern exterior facades, extensive landscaping and pylon signage.
- Located ½ mile from the Dallas Galleria Mall and Office Complex; home to over 1.4 million square feet of office space and more than 200 stores.
- Multiple opportunities are available with vacancies ranging from 1,618 - 6,600 sf.
- Immediate proximity to over 3,300 multi-family units that are existing, under development or proposed.
- Proactive ownership and management are local to Dallas.
- **Demographics:**

	1 mile	3 miles	5 miles
Population	19,700	117,357	390,398
HH Income	\$78,541	\$108,676	\$103,849



• Traffic count:

Alpha/Inwood:	20,282 VPD
Alpha/DNT:	21,319 VPD



FOR LEASE

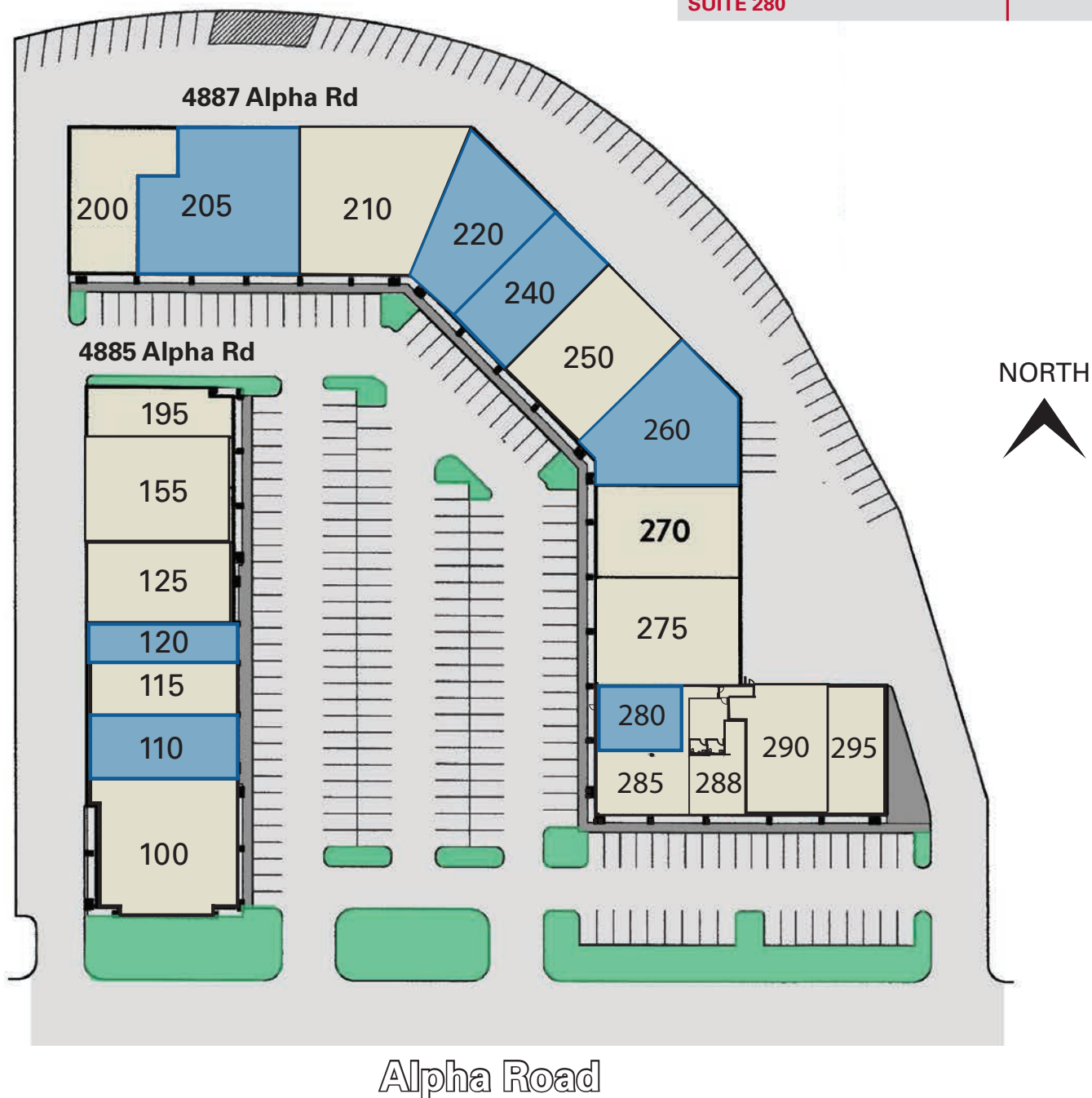
Alpha Plaza

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Retail

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AVAILABLE SUITES	SQUARE FEET
SUITE 110	2,422 SF
SUITE 120	2,376 SF
SUITE 205	6,600 SF
SUITE 220	3,800 SF
SUITE 240	3,360 SF
SUITE 260	4,183 SF
SUITE 280	1,618 SF



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PROPOSED APARTMENTS

NAME	UNITS
5304 ALPHA RD	177 UNITS
4207 SIMONTON ROAD	264 UNITS

UNDER CONSTRUCTION APARTMENTS

NAME	UNITS
HAZEL BY THE GALLERIA	398 UNITS
MAGNOLIA GALLERIA NORTH	158 UNITS

EXISTING APARTMENTS

NAME	UNITS
LUXIA GALLERY HOUSE	743 UNITS
ALVISTA GALLERIA	409 UNITS
THE DORCHESTER	399 UNITS



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Disclosure



11-2-2015



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 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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	