

18,300 SF of Land with Frontage on N Westmoreland



**Situated in the
Weisenberger
subdivision in
West Dallas / West
Trinity Groves. In a
Rapidly
Transitioning
Area!**



**3710 N
Westmoreland &
Bernal Street**



**Great
Opportunity for
Ground Lease!**

CONTACT:

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The information provided in this presentation has been obtained from various sources which include personal observation of the property, data from the owner and his employees and/or other reliable sources. Our best efforts have been utilized to verify and document all outside material. However, we do not assume any responsibility whatsoever for change in price, corrections, errors and omissions, prior sales or withdrawal without notice. All information is subject to verification by tenant/buyer. In accordance with the law, this property is offered without respect to race, color, creed, or national origin.

N Westmoreland Properties: 18,300 SF of Land Available

PROPERTY DESCRIPTION

CLEARED CORNER LOT

LOCATION: 3710 N WESTMORELAND

LAND SIZE:
3710 N WESTMORELAND: Apx 18,300 square feet

THERE ARE NO STRUCTURES REMAINING ON THE PROPERTY.

DESCRIPTION: This expansive 0.42-acre (approx. 18,300 sq ft) cleared, corner lot sits in the rapidly evolving West Trinity Groves neighborhood of West Dallas—an ideal canvas for developers or visionary investors..



This is a perfect site for a variety of uses, including Convenience Store, Neighborhood Services, Retail, or other commercial uses.

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Situated minutes from **Downtown Dallas**, and close to trendy destinations like the Design District, Bishop Arts, and other hotspots for dining, shopping, and culture.

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ZONING: COMMUNITY RETAIL – “CR” --
ALLOWS A BROAD RANGE OF
RETAIL AND COMMERCIAL USES
INCLUDING COMMUNITY
SERVING RETAIL, PERSONAL
SERVICE AND OFFICE USES
COMPATIBLE WITH
RESIDENTIAL COMMUNITIES

**ALL ZONING USES SHOULD BE VERIFIED WITH
THE CITY OF DALLAS**

Located in the West Dallas region, specifically in the West Trinity Groves area. This area is cleared and ready for investment or redevelopment. Close to downtown Dallas and well-positioned for access to dining, shopping, and other amenities.

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The West Trinity Groves area is undergoing transformation and growth—redevelopment, infill, infrastructure improvements, etc.

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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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Candace Rubin	0265315	candace@candacerubin.com	214-384-3536 cell
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov