

# MACLAY PROPERTIES COMPANY

## Leasing and Management



### MOCKINGBIRD & ABRAMS

#### LOCATION

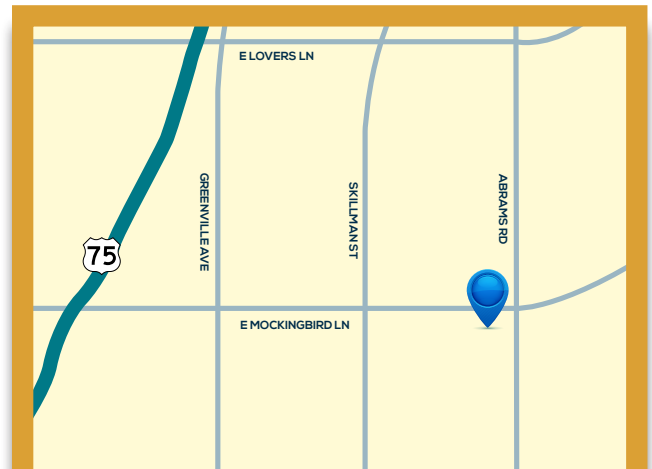
6310-6350 Mockingbird Lane - Dallas, Texas 75041

SWC of Mockingbird Lane & Abrams Road  
Dallas, Texas 75214

#### DEMOGRAPHICS

1 mile    3 miles    5 miles

	1 mile	3 miles	5 miles
Population	17,655	164,579	444,256
Average HH Income	\$151,000	\$148,700	\$100,800



#### AVAILABLE SPACE

5,901 SF



#### RATE

Call for Info



#### TRAFFIC COUNT

25,276 Car Per Day - Abrams  
33,860 Car Per Day - Mockingbird

#### PROPERTY HIGHLIGHTS

- Great Lakewood location
- Located at Mockingbird Ln & Abrams Rd
- Strong daytime & nighttime population and excellent income demographics
- Great Retail and Service Cotenancy

**Steve Shellenberger**  
steve@hillcrestpartners.com  
214.599.0633 or 214.522.8200

[www.maclayproperties.com](http://www.maclayproperties.com)

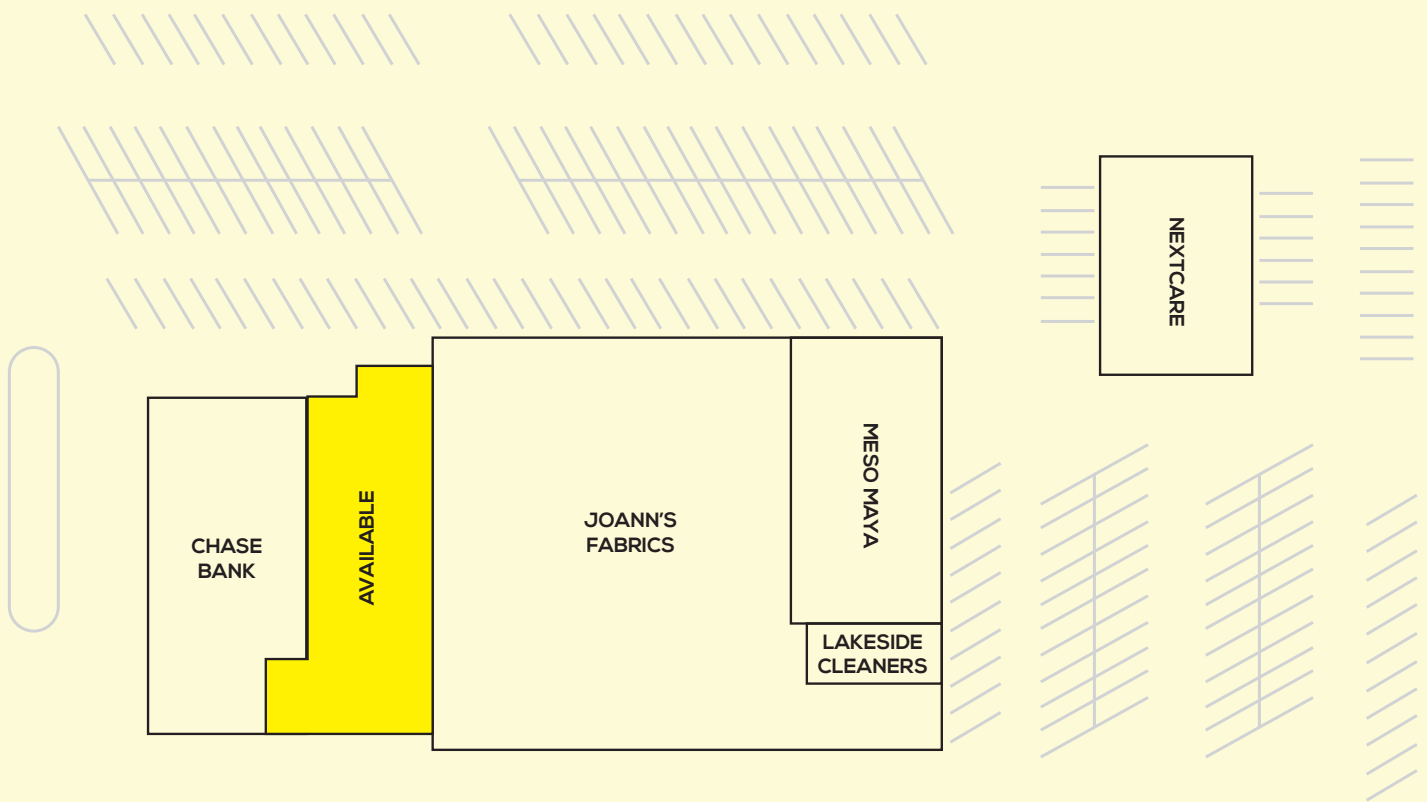
7557 Rambler Road, Suite 915 | Dallas, Texas 75231  
Phone : 214.522.8200 | Fax: 214.521.8631

All information pertaining to this property is from sources deemed reliable; however, Owner and Broker have not performed an independent investigation of this real estate information and acknowledge that it is subject to errors, omissions, change of price, retail or other conditions, prior sale or lease or withdrawal without notice.

SUITE	TENANT	SF
6310	JP MORGAN CHASE	5,936
6316	AVAILABLE	5,901
6322, 6330	JOANN'S	17,959
6350	NEXTCARE, INC.	3,754
4107	LAKESIDE CLEANERS	902
4123	MESO MAYA	4,613

**MOCKINGBIRD LANE**

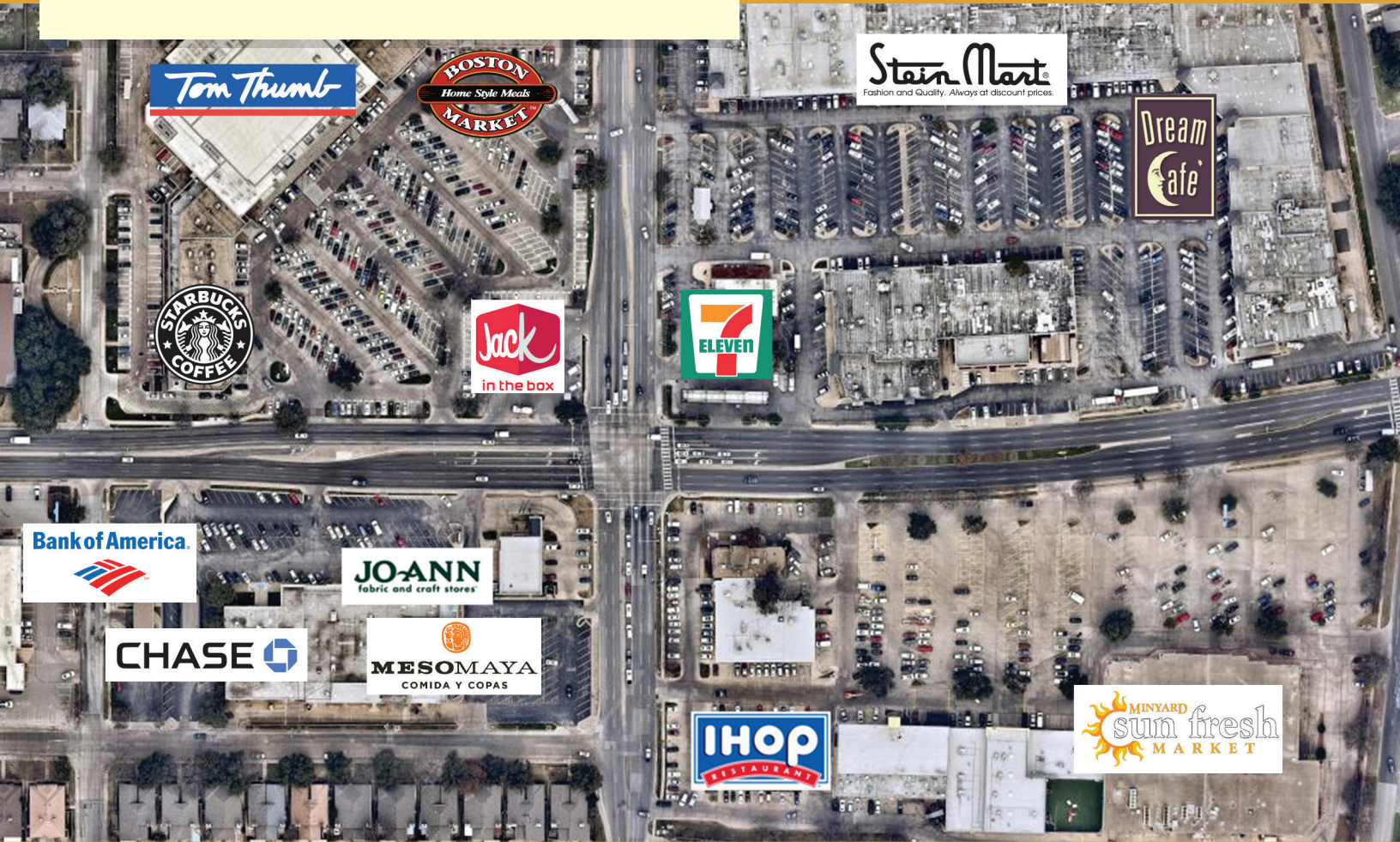
**ABRAMS ROAD**



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AREA RETAILERS



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**Information About Brokerage Services**

*Approved by the Texas Real Estate Commission for Commercial Use.*

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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