

# Costco - Anchored Retail & Pad Site

8282 Park Lane  
 Dallas, TX 75231  
[cbre.us/txretail](http://cbre.us/txretail)

## Property Information

- + Excellent neighborhood service co-tenancy
- + One of Dallas' most densely populated neighborhoods
- + Newly opened Costco Business Center serving Dallas
- + Nearly 200,000 daytime population residents in 3 miles
- + Close proximity to Presbyterian Hospital within Central Expressway Corridor

## Available Space

- + Space 1a: 3,000 SF endcap
- + Space 1b: 3,000 SF inline
- + Space 6: 3,000 SF inline
- + Space 9: 1,920 SF inline
- + +/- 0.85 acre pad site available for ground lease



## Contact Us

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### 2021 Demographic Summary

	1-Mile	3-Miles	5-Miles
Total Population	36,165	164,688	445,048
Daytime Population	48,521	195,203	507,160
Average HH Income	\$77,158	\$142,131	\$126,909
Median Age	30.0	36.4	36.1

### Traffic Counts (2022)

Street Name	Count
Park Lane	28,293 vpd
Greenville Ave	23,148 vpd

Source(s): TxDOT & CoStar

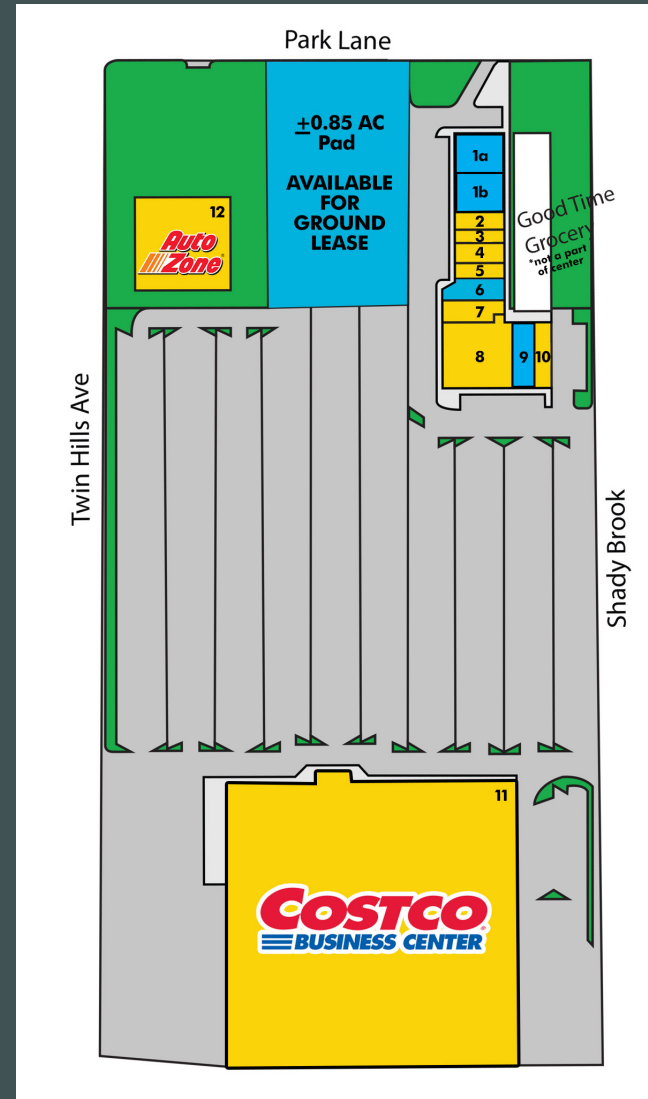
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For Lease

	TENANT	SF
1a.	<b>AVAILABLE</b>	<b>3,000</b>
1b.	<b>AVAILABLE</b>	<b>3,000</b>
2.	Pizza Hut	1,200
3.	Boost Mobile	1,080
4.	Baja Auto Insurance	1,475
5.	Shri Park Lane, Inc.	1,050
6.	<b>AVAILABLE</b>	<b>3,000</b>
7.	Dental Clinic	3,053
8.	Parkland Health	7,132
9.	<b>AVAILABLE</b>	<b>1,920</b>
10.	Buy Low	2,044
11.	Costco	152,035
12.	Auto Zone	

AVAILABLE: ■  
 LEASED: ■



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For Lease



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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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date