

2.75 ACRES AT LBJ & DALLAS NORTH TOLLWAY FOR SALE

5525 LBJ Freeway | Dallas, Texas 75240



LOCATION:

NEQ of LBJ Fwy & DNT

SALE PRICE:

Contact Broker

AVAILABLE:

2.75 acres or 119,746 sf Land
6 stories of office - 120,000 RSF
19,954 RSF per floor plate

PARKING:

414 garage parking spaces
40 surface parking spaces
3.79/1,000 parking ratio

YEAR BUILT/RENOVATED:

1979 / 1994

TRAFFIC COUNTS:

LBJ Fwy/I-635: 307,798 vpd
DNT: 140,239 vpd (TXDOT 2022)

PROPERTY INFORMATION:

Located at LBJ Freeway and Dallas North Tollway

Adjacent to Dallas Midtown - Beck Ventures' \$5 billion redevelopment

Immediate access to LBJ Freeway, Dallas North Tollway and other major arteries

Walking distance to the Galleria Mall and surrounding multifamily and residential housing

Reinforced concrete construction

Zoning: PD 887 - Valley View Galleria Area Special Purpose District with 40 story height restriction*

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2023 Population	23,014	128,484	359,599
2028 Proj. Pop.	24,076	132,238	364,487
Daytime Pop.	57,793	249,787	558,465
Avg. HH Income	\$94,342	\$134,556	\$130,952

* PD 887 Subdistrict 2 is intended to be a walkable high density, iconic gateway along LBJ FWY. This sub district allows a mix of residential and non-residential uses.

For more information, please contact Grant English

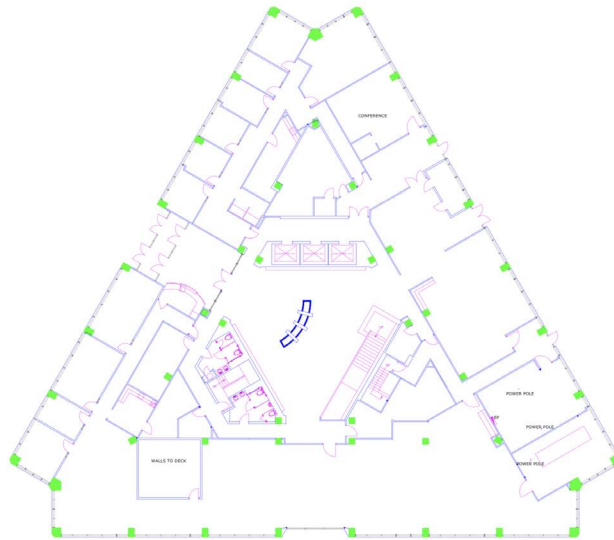
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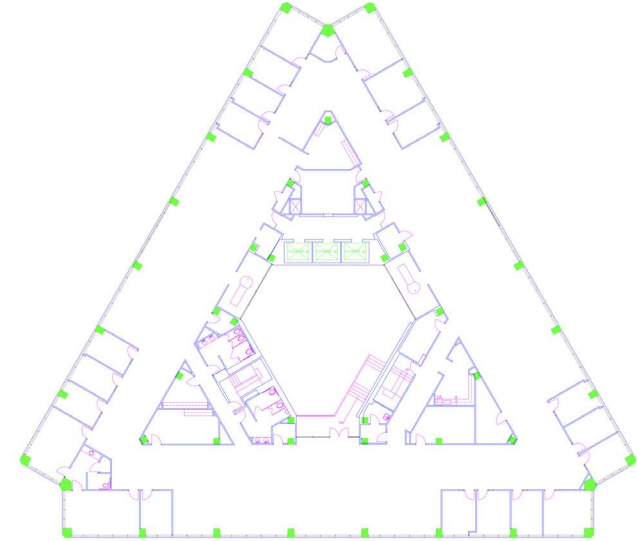
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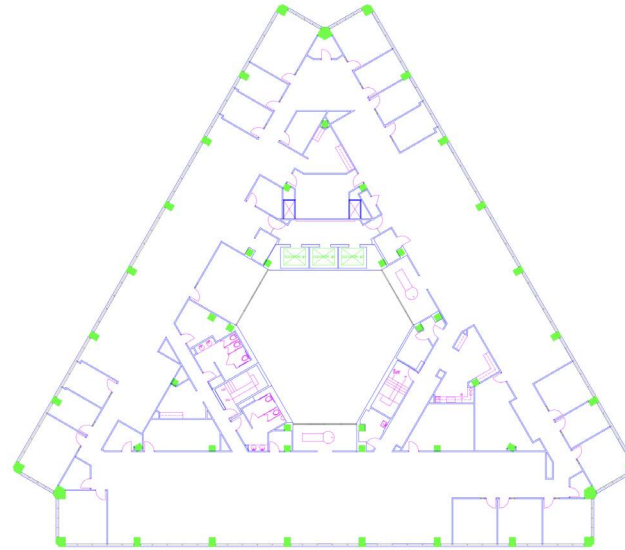
1ST FLOOR



2ND FLOOR



3RD FLOOR



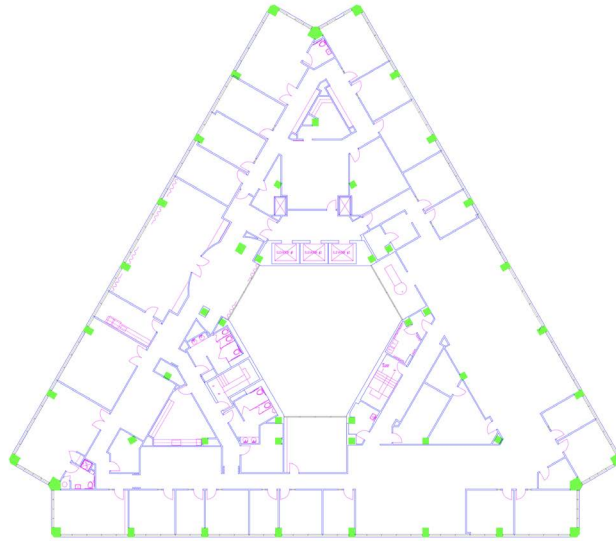
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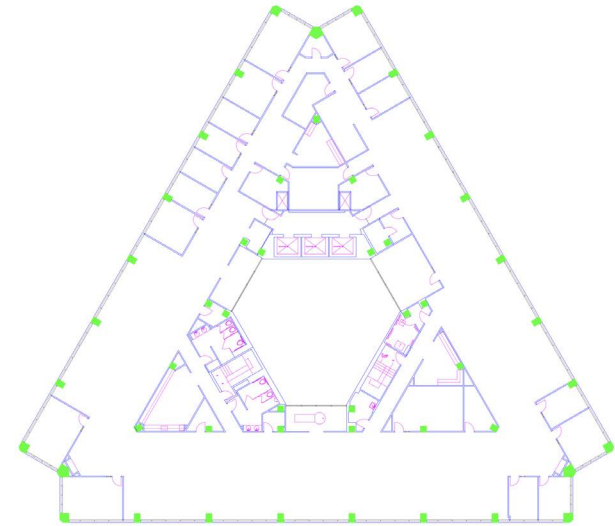
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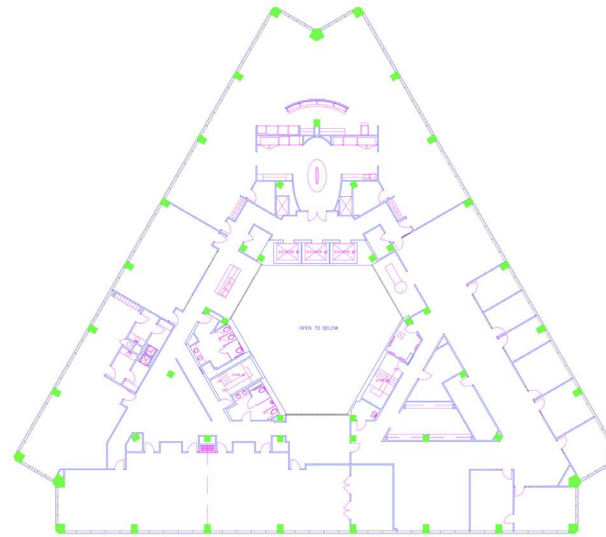
4TH FLOOR



5TH FLOOR



6TH FLOOR



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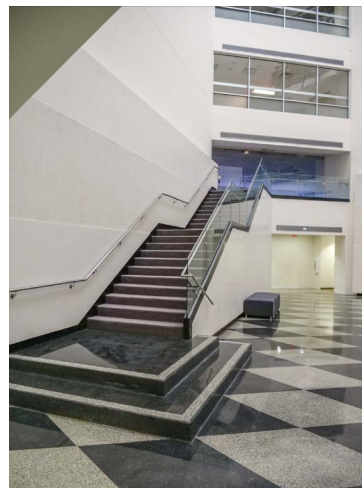
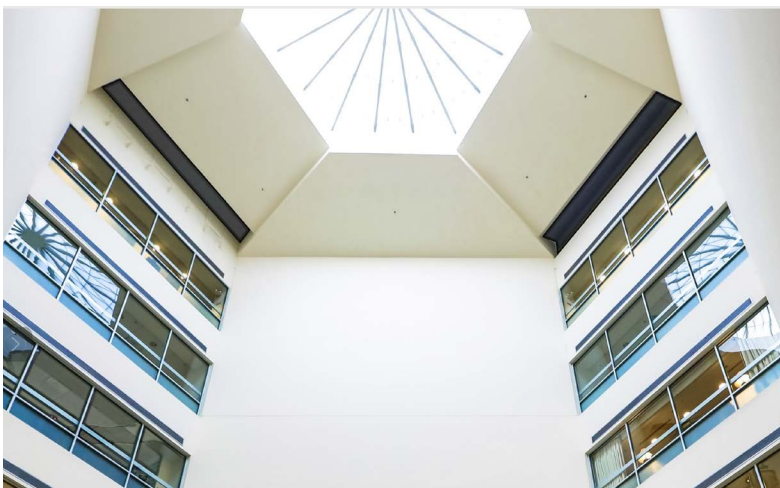
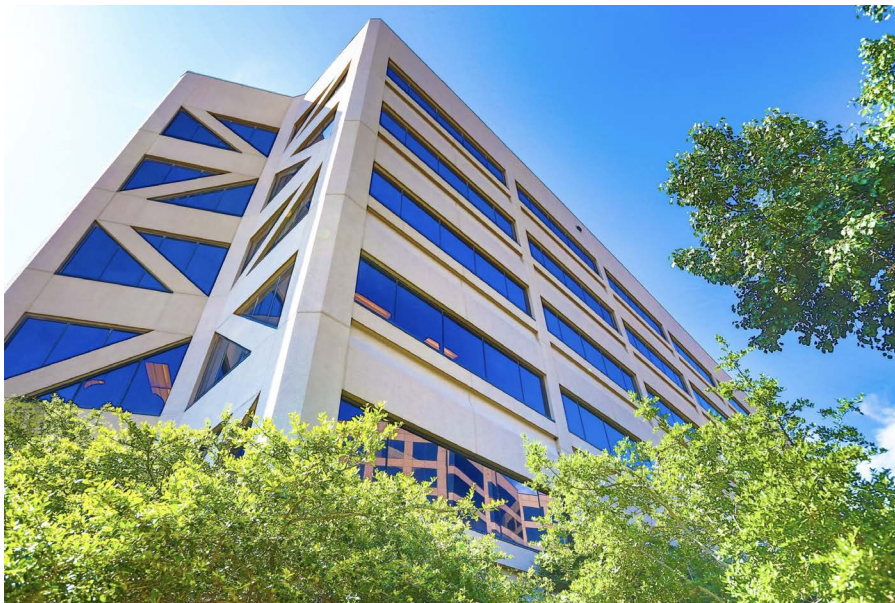


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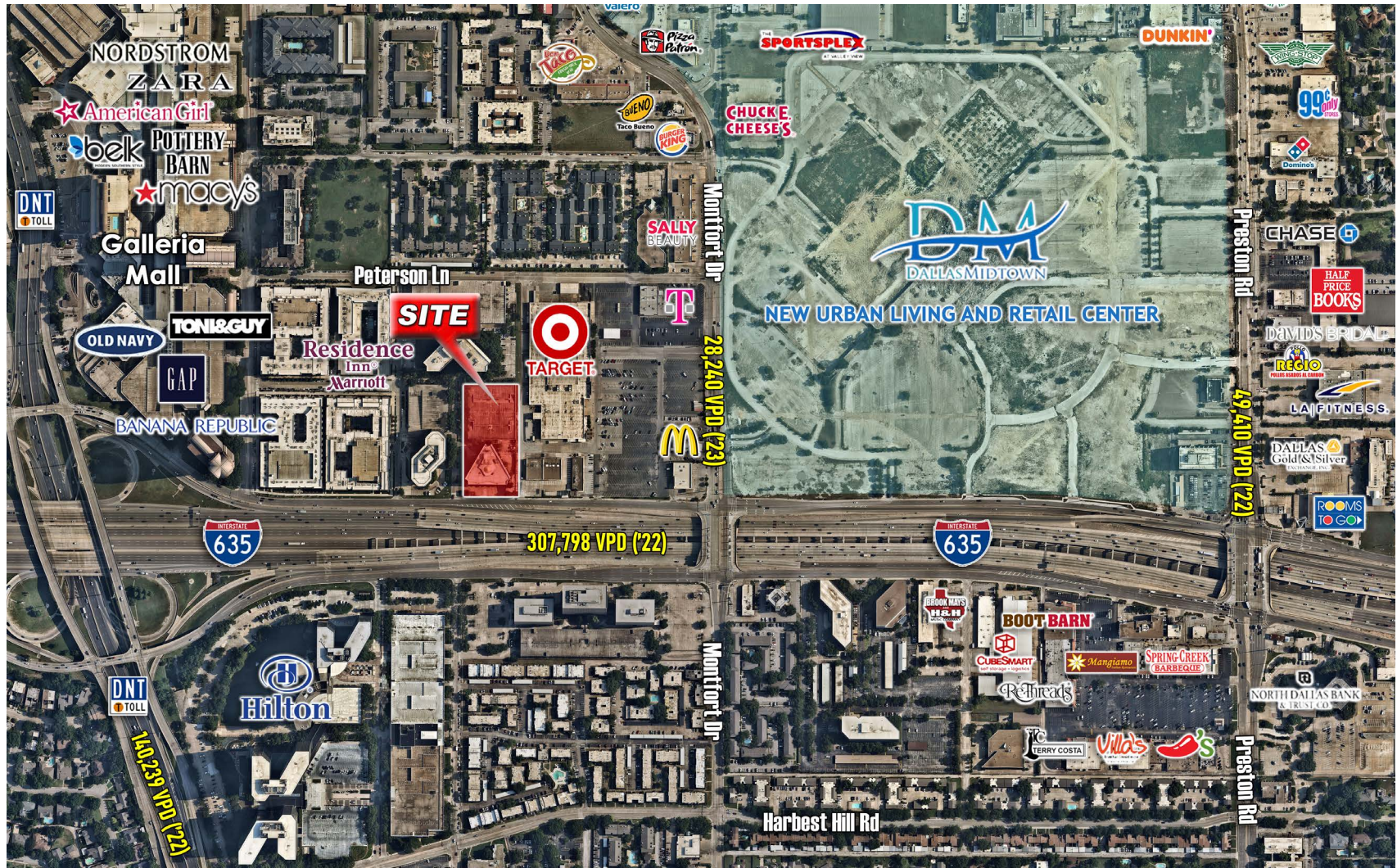


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Information About Brokerage Services

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:
 - 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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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