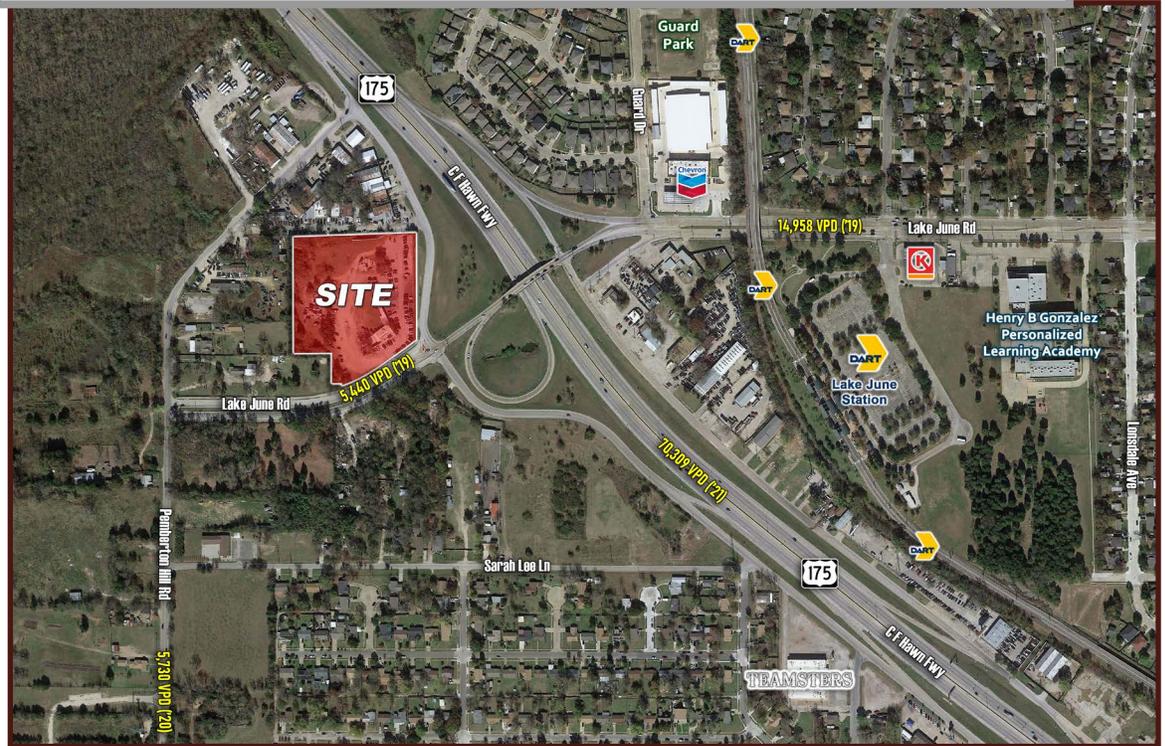


INVESTMENT/DEVELOPMENT OPPORTUNITY

6261 Lake June Rd, Dallas, Texas 75217



AVAILABLE:

5.56 Acres

PRICE:

Call Broker

ZONING:

CS Commercial Services

UTILITIES:

All Utility Lines Available
(currently on septic)

TRAFFIC COUNTS:

US Hwy 175: 70,309 VPD
(TXDOT 2021)

PROPERTY INFORMATION:

Investment and/or development opportunity located just outside downtown Dallas off US Hwy 175
Secured fenced around perimeter
Dallas City Use Ordinance: commercial & business service, supporting retail, personal service, office
Permitted uses include: Truck Stop, Vehicle Repair, Technical School, Landscape or Nursery, Commercial Motor Vehicle Parking, Tool or Equipment Rental, Public or Private Recreation Center, Pawn Shop
Setbacks: 15' 0' on minor 20' adjacent to residential
Height of Build: 45' - 3 stories
Ratio of building to land allowed: 80%

DEMOGRAPHICS:

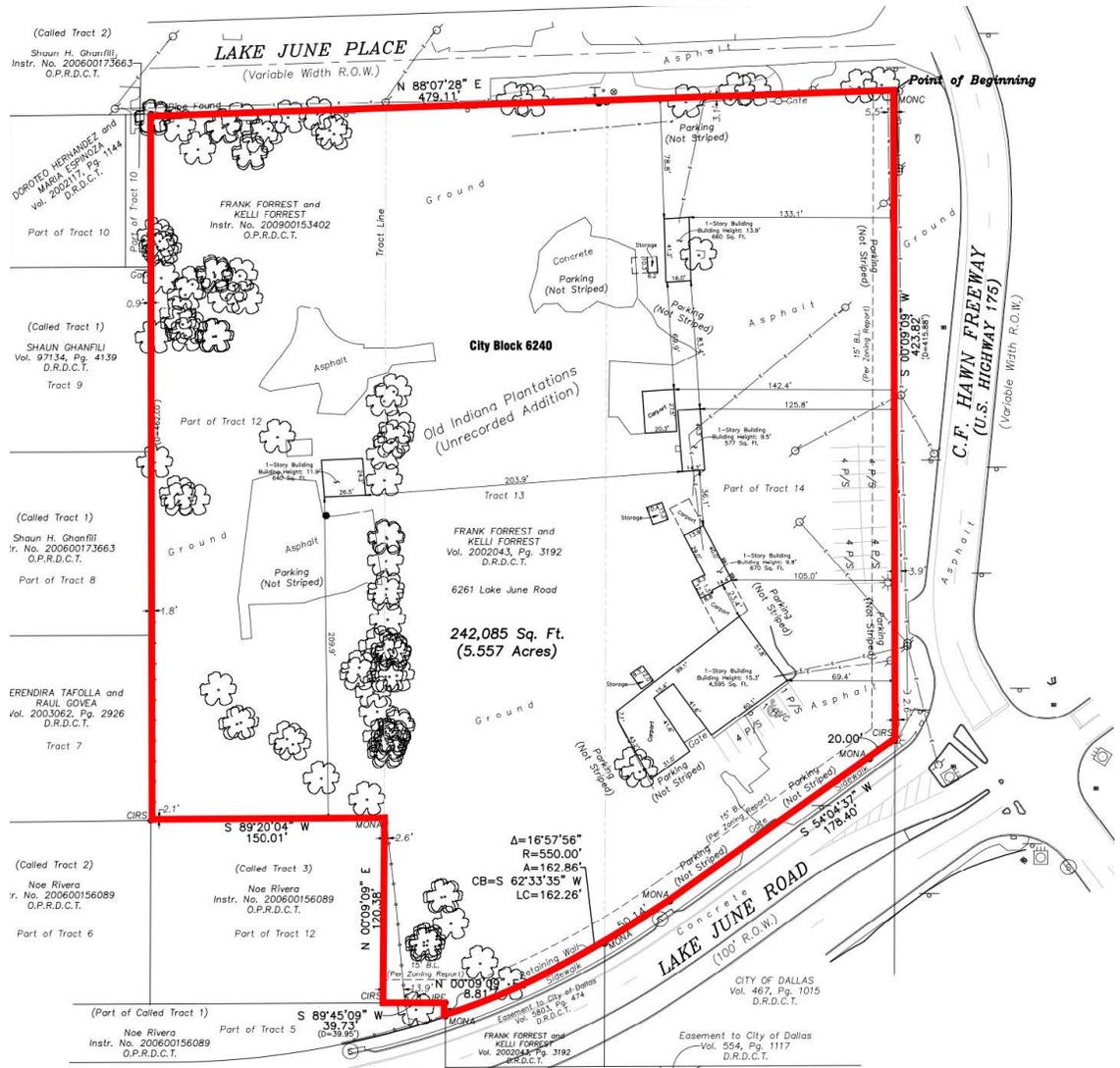
	1 mile	3 miles	5 miles
2022 Population	8,159	79,945	233,577
Daytime Pop.	5,548	64,416	204,968
Avg. HH Income	\$62,534	\$56,163	\$56,854

For more information, please contact **Jeanie Gillock** or **Jonathan Young**

972-961-8532 (o) • 214-304-8774 (m) • jgillock@ridgepcr.com
972-961-8532 (o) • 214-796-8898 (m) • jyoung@ridgepcr.com

INVESTMENT/DEVELOPMENT OPPORTUNITY

6261 Lake June Rd, Dallas, Texas 75217



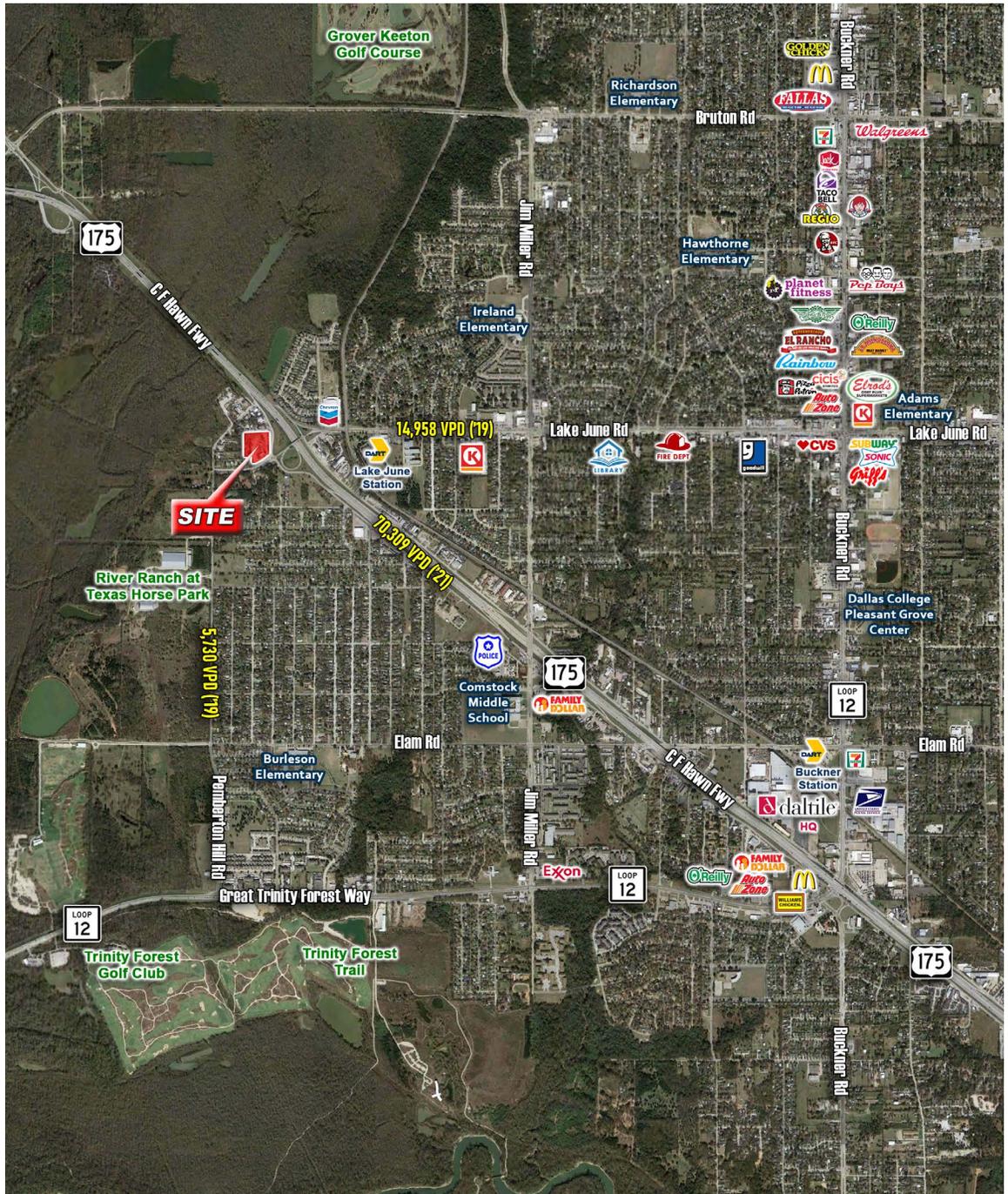
For more information, please contact **Jeanie Gillock** or **Jonathan Young**

972-961-8532 (o) • 214-304-8774 (m) • jgillock@ridgepcr.com
 972-961-8532 (o) • 214-796-8898 (m) • jyoung@ridgepcr.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

INVESTMENT/DEVELOPMENT OPPORTUNITY

6261 Lake June Rd, Dallas, Texas 75217



For more information, please contact Jeanie Gillock or Jonathan Young

972-961-8532 (o) • 214-304-8774 (m) • jgillock@ridgepcr.com
972-961-8532 (o) • 214-796-8898 (m) • jyoung@ridgepcr.com



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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
L. David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Jeanie Gillock	672107	jgillock@ridgepcr.com	214-304-8774
Sales Agent/Associate's Name	License No.	Email	Phone
Jonathan Young	763785	jyoung@ridgepcr.com	214-796-8898
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date