

Alpha Plaza

5609-5665 Alpha Rd, Dallas, TX, 75240

**±4,510 SF
AVAILABLE**
(Former Serra Furniture)



MATTHEWS™

William Carr
Vice President
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License No. 706457-SA (TX)

**AVAILABLE****±4,510 SF****(Former Serra Furniture)****±17,000 VPD** (Alpha Rd)**±12,260 VPD** (Montfort Dr)**±51,216 VPD** (Preston Rd)**±107,706 VPD** (Dallas North Tollway)**Project Scope**

Located at 5623 Alpha Road, this property offers exceptional visibility and accessibility in the heart of North Dallas, just minutes from Interstate 635, the Dallas North Tollway, and US-75. Positioned within one of Dallas's premier business and retail corridors, the site is surrounded by millions of square feet of Class A office space, established residential neighborhoods, and a strong daytime employment base. Located directly across the street from the transformative Dallas Midtown redevelopment & new home to The Dallas Mavericks, the site will be bringing huge numbers of new residential, office, hospitality, retail, and entertainment uses to the area. With approximately one-third of the Dallas population living within a short drive and average household incomes exceeding \$117,000 within a three-mile radius, 5623 Alpha Road offers retailers, restaurants, and service users access to one of the Metroplex's most affluent and densely populated trade areas.

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,315	116,656	343,966
Current Year Estimate	16,890	120,742	360,113
2020 Census	14,481	111,859	350,563
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,203	54,883	148,112
Current Year Estimate	7,999	56,667	154,412
2020 Census	6,384	53,685	149,691
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$150,337	\$166,982	\$164,797

Space For Lease

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Galleria Dallas

WESTIN
HOTELS & RESORTS

NORDSTROM

★ **MACY'S**

LV
MICHAEL KORS

ZARA

LOVESAC

H&M

NETFLIX
HOUSE
DALLAS

BANANA REPUBLIC

Apple Store

GAP

NORTH
ITALIA

HOLLISTER **STARBUCKS**

Preston Valley Shopping Center

BOOT BARN

RED LIPS

TEXACO

SHELL

Preston Village

HALF PRICE BOOKS

DAVID'S
BRIDAL

REGIO
AMERICAN COUNTRY CUISINE

CHASE

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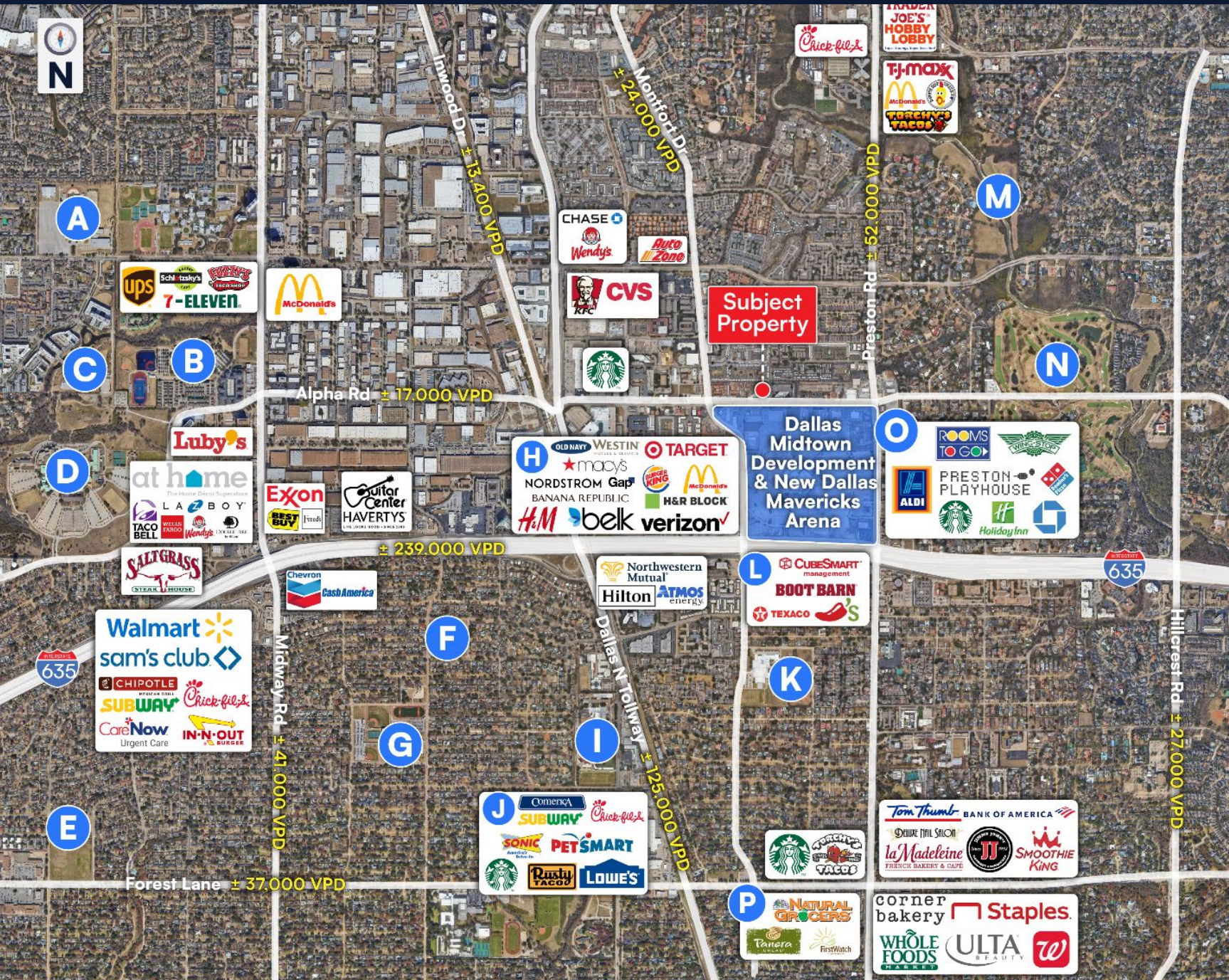
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Alpha Plaza



- A Greenhill High School
- B Parish Episcopal School
- C Vitruvian Park
- D Brookhaven College
- E Thomas C. Marsh Preparatory
- F Nathan Adams Elementary
- G W.T. White High School
- H Galleria Dallas
- I Jesuit Dallas High School
- J Forestwood Shopping Center
- K Jamestown Park
- L Preston Valley Shopping Center
- M Bert Fields Park
- N Northwood Club
- O Preston Village
- P Preston Forest Shopping Center

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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.

11-2-2015



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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **5609-5665 Alpha Rd, Dallas, TX, 75240** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Patrick Graham	528005	licensing@matthews.com	866-889-0050
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