

2720 W MOCKINGBIRD LN.
&
2722 FIELDER CT.
DALLAS, TEXAS



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

info@tswcre.com

PROPERTY DETAILS

2720 W. Mockingbird Ln., Dallas, Texas 75235

Building Size:	5,650 SF
Land Area:	6,395 SF
Year Built:	1959
Zoning:	Industrial Research (IR)

2722 Fielder Ct., Dallas, Texas 75235

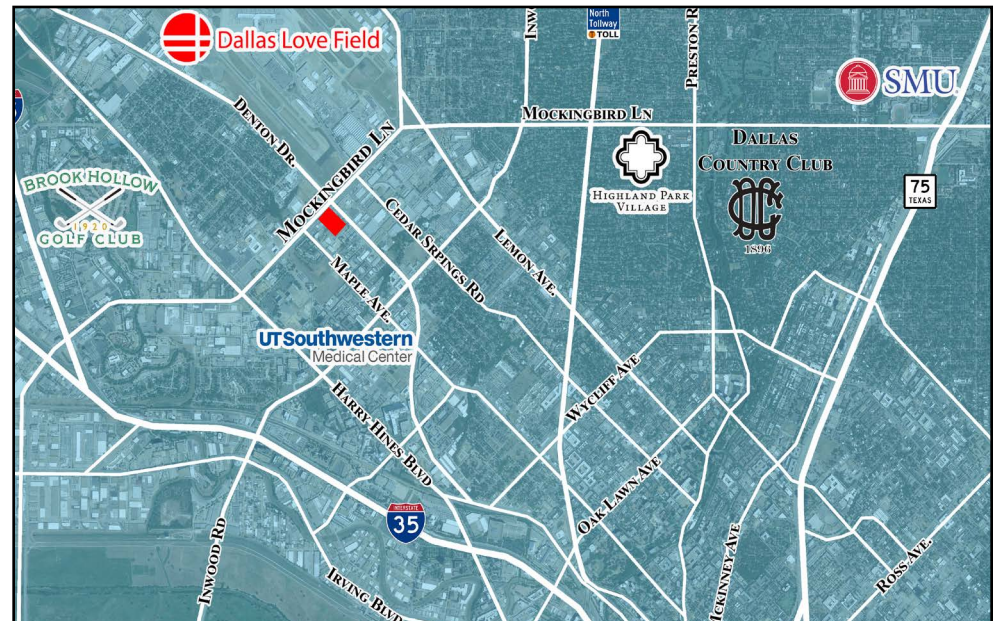
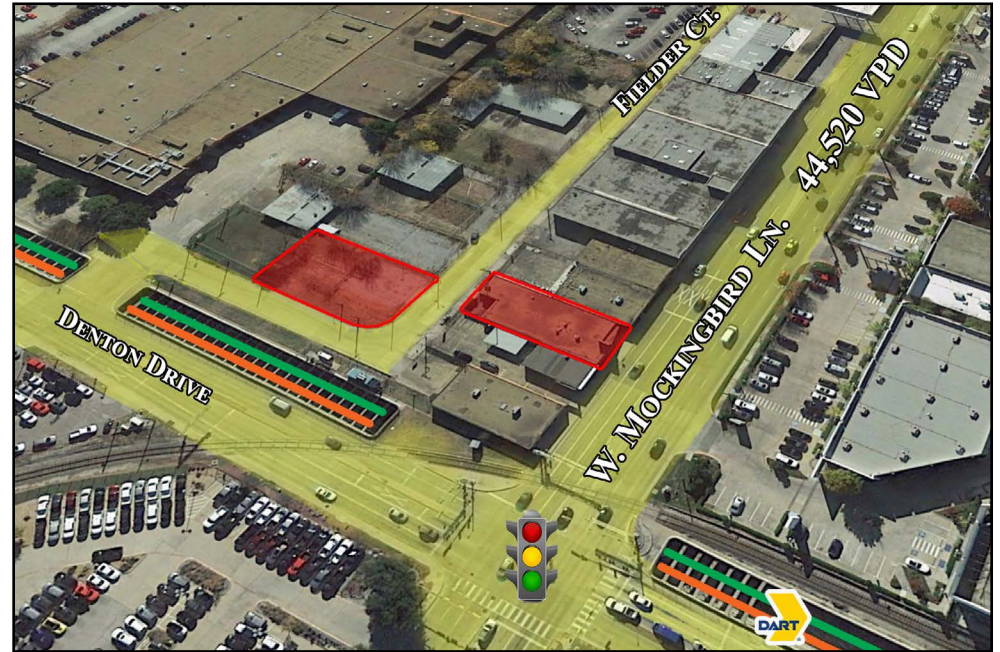
Land Area:	7,859 SF
Zoning:	Industrial Research (IR)

PROPERTY FEATURES

- Prominent facade offers great brand recognition
- Adjacent 7,859 SF lot accommodates up to 28 parking spaces (5/1,000 Parking Ratio)
- Zoning is flexible and permits multiple uses
- Mockingbird is a major east/west thoroughfare with significant traffic counts
- Back Patio w/ Privacy Fence

DEMOGRAPHICS

	5 MINUTE	10 MINUTE
Population	43,657	202,838
Average HH Income	\$110,684	\$135,380
Daytime Population	84,154	301,616
Population Growth (1yr)	11.12%	12.25%



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EXTERIOR



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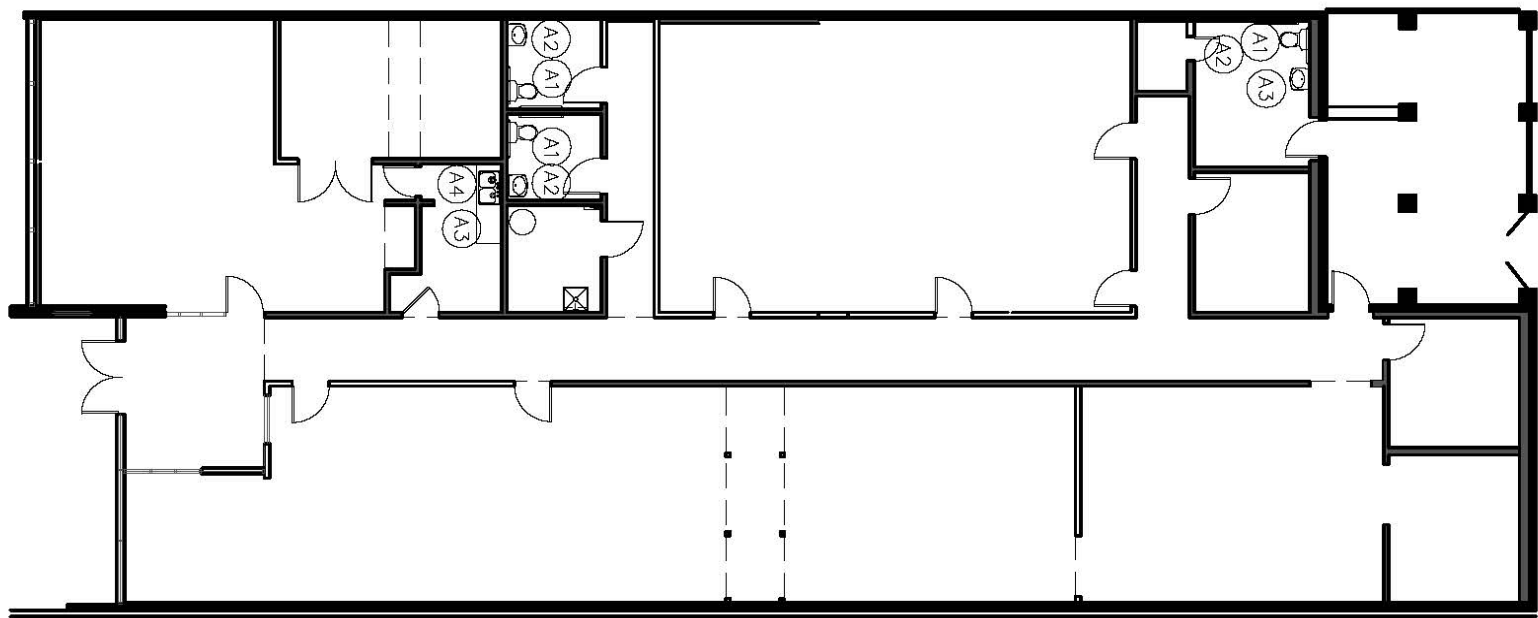
DEVELOPMENT ACTIVITY:

Four significant projects under construction in the Southwestern Medical District:

- **12-story Bill Clements Hospital addition adds 650,000 square feet to the existing 1.3 million square foot UT Southwestern facility. The \$480 million project is scheduled for completion in 2020.**
- **Two 9-story buildings – each approximately 300,000 square feet - coming to the UT Southwestern North Campus in 2022. Includes a tower for outpatient cancer care and a tower entirely devoted to brain research.**
- **Parkland Hospital is under construction on a six-story, 525,000 square foot office, next to its four-year-old, \$1.3 billion main campus, scheduled for completion in early 2021.**

West Love mixed-use-development completed its second multifamily project in 2020, adding over 700 luxury residential units to the mix of upscale hotels and retail/dining with KDC marketing build-to-suit office potential of up to 1.1 million square feet to major corporate users.

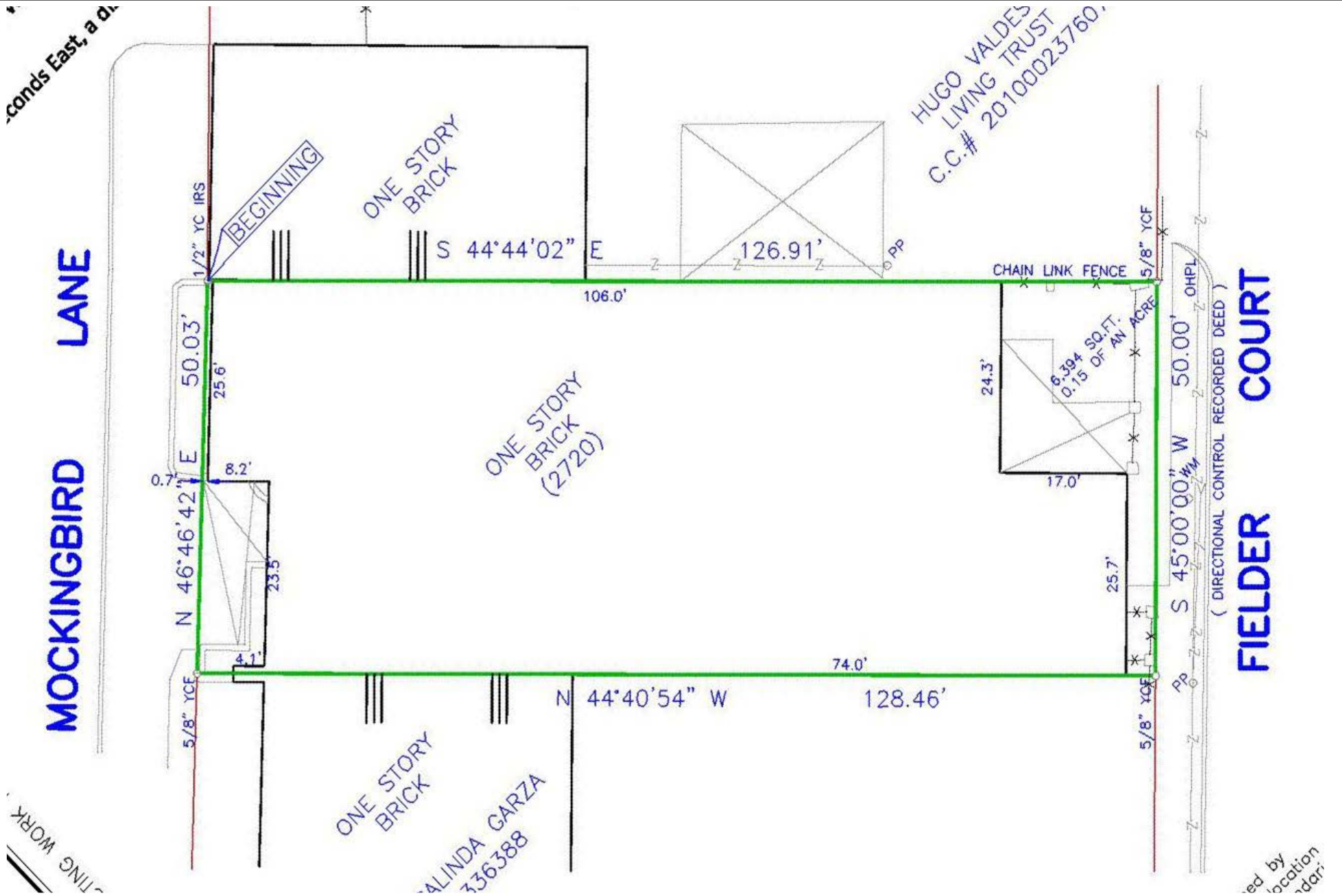
Southwest Airlines is adding a six-story, 425,000 square foot office building in the fall of 2020 to their 10,000 employee headquarters.



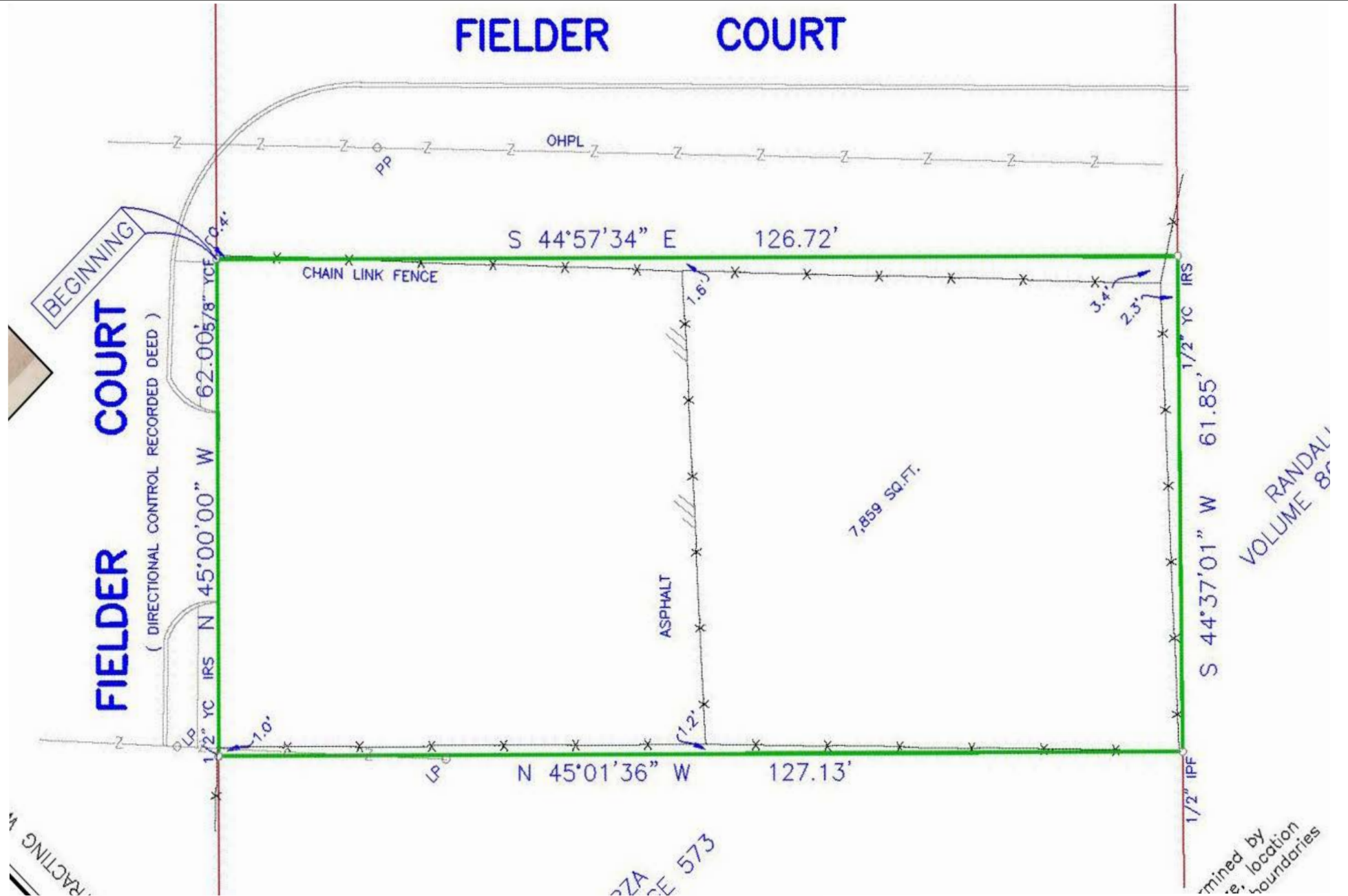
DEMOLITION PLAN -ALTERNATE
SCALE: 1/16"=1'-0" OFFICE SF: 5,657

FOR REFERENCE ONLY

(A1)
(A2)
(A3)
(A4)



ed by
location
ndari



CONTACT INFORMATION

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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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Buyer/Tenant/Seller/Landlord Initials

Date