

# Land for Sale – ±1.12 Acres



LOCATED IN THE GALLERIA AREA

5411 Alpha Rd | Dallas, TX 75240



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Contact Broker for Pricing



Proposed Site



DALLAS INTERNATIONAL  
DISTRICT



Montfort Dr

Alpha Rd

±1.12 Acres

# Property Summary

## VACANT LAND AVAILABLE IN HIGH DENSITY SUBMARKET

5411 Alpha Rd, Dallas, TX 75240

## INCOME PRODUCING HQ OPPORTUNITY

The 1.12 gross acreage captioned property is located in the significant job center of The Galleria Mall, Dallas. The zoning is GO (A), General Office, City of Dallas. The “access easement” goes with the property and gives access to both Alpha Road on the South and Montfort Road to the East.

- Great opportunity for urban development in the Dallas International District
- Prime location, strong visibility, and walkability offering significant development potential
- Contiguous to and across from the Dallas Mavericks Arena

# Demographic

- North side of Alpha Road, West of Montfort Drive
- Zoning: GO (A) Office Development with 20 Story Height Restriction
- Traffic Count: 25,357 VPD; Alpha Road between Montfort Drive and Noel Road
- Walking Distance from the Galleria

|                | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------|----------|----------|----------|
| Population     | 31,478   | 135,464  | 363,944  |
| Average Income | \$69,350 | \$88,175 | \$88,385 |
| Employees      | 51,887   | 193,206  | 386,035  |



# Property Map

DALLAS SPORTS ENTERTAINMENT DESTINATION

5411 Alpha Rd, Dallas, TX 75240

## Highlights

- The **Dallas Mavericks** have a purchase option on land at the former Valley View Mall. Plans are to redevelop the property into a modern 21,000-seat multi-use arena and entertainment hub, transforming North Dallas into a vibrant sports and cultural destination.
- **The Bend**, Plano's urban mall redevelopment at The Shops at Willow Bend, is part of a massive \$3 billion mixed-use entertainment district featuring retail, restaurants, office space, a hotel, and homes. The **Dallas Stars** are in discussions with the City of Plano to move from the American Airlines Center in Dallas to the proposed \$700 million arena.



PROPOSED CONCEPT



# Location Proximity

LOCATED IN THE DALLAS INTERNATIONAL DISTRICT

5411 Alpha Rd, Dallas, TX 75240





## 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                           |              |