

FORMER CVS FOR SUBLEASE

150 E ILLINOIS AVE | DALLAS, TX 75224

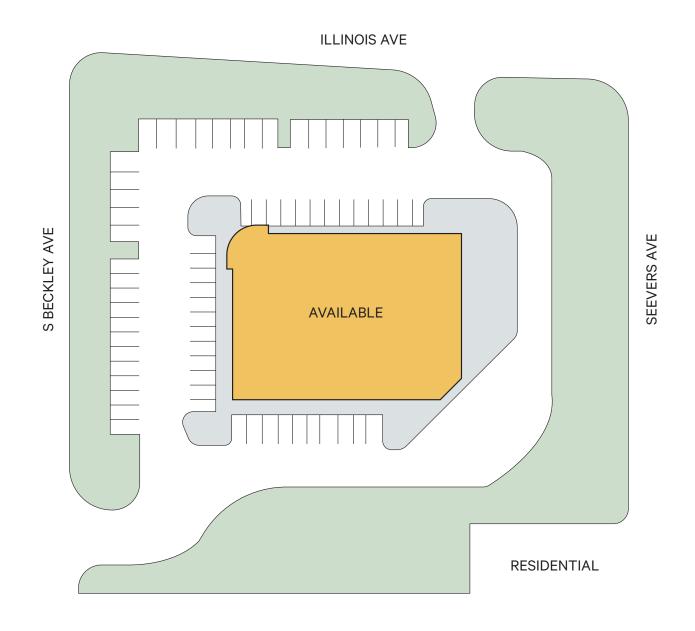
PROPERTY OVERVIEW

ADDRESS	150 East Illinois Avenue Dallas, TX 75224
PROPERTY TYPE	Freestanding Vacant CVS w/ Drive-Thru
BUILDING SIZE	12,900 SF
LOT SIZE	2.06 Acres
YEAR BUILT	2016
ZONING	Community Retail
SUBLEASE TERM	1/31/2042

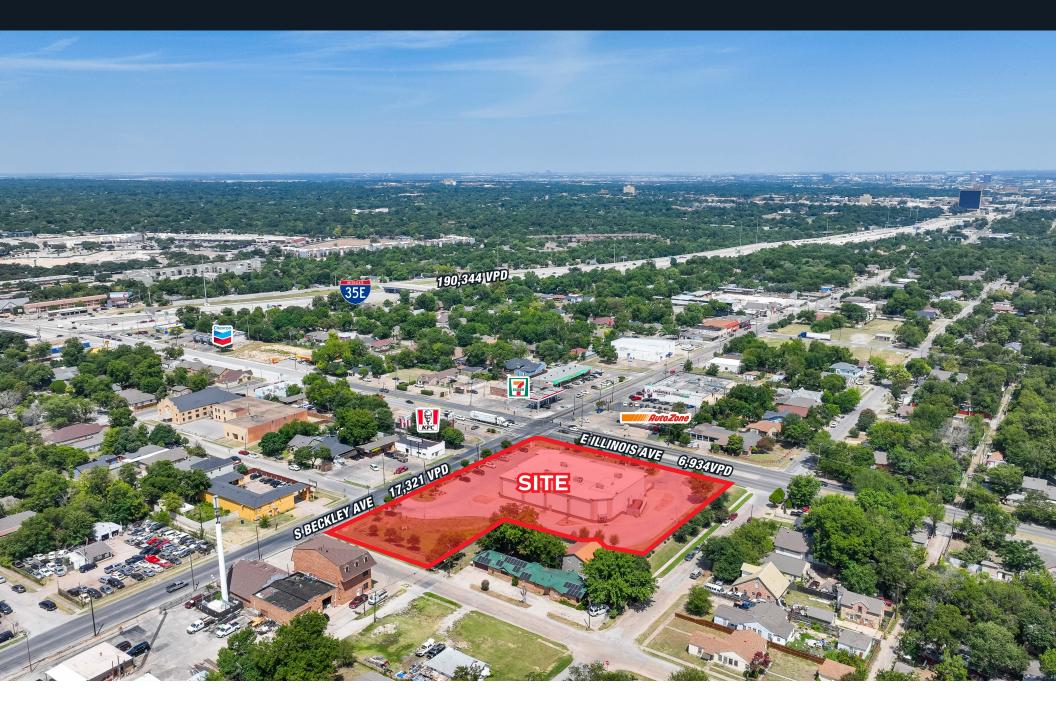
The freestanding Class A building represents an ideal opportunity for an exciting concept to serve a strong trade area. The location is zoned as retail, and is one of the key retail intersections for the surrounding neighborhoods, which offers strong density.



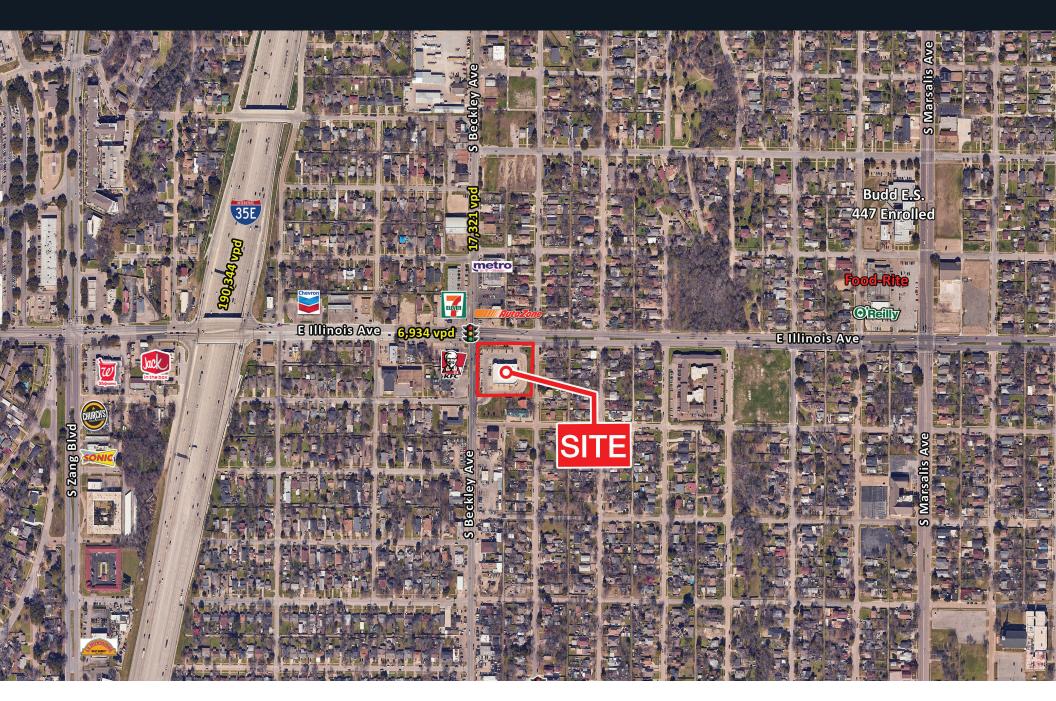




OBLIQUE AERIAL



PROPERTY AERIAL

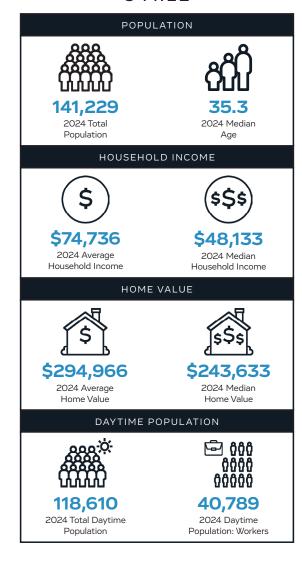


DEMOGRAPHICS

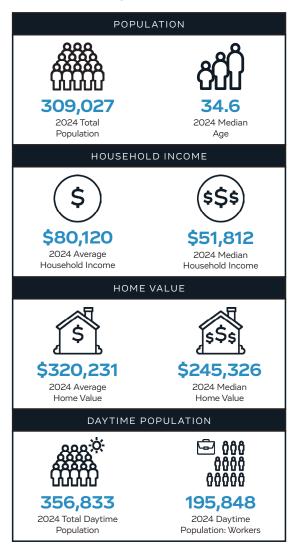
1 MILE

POPULATION 19,430 2024 Total 2024 Median Population Age HOUSEHOLD INCOME \$73,739 \$48,596 2024 Average 2024 Median Household Income Household Income HOME VALUE \$225,886 \$183,286 2024 Average 2024 Median Home Value Home Value DAYTIME POPULATION \Box 000በበበበበ 00000 2,997 14,721 2024 Total Davtime 2024 Davtime Population Population: Workers

3 MILE



5 MILE







KEVIN BUTKUS

SENIOR VICE PRESIDENT

kbutkus@weitzmangroup.com 214.720.6683

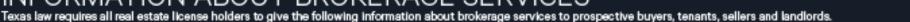
CORBIN TANENBAUM

VICE PRESIDENT

ctanenbaum@weitzmangroup.com 214.720.7506

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

INFORMATION ABOUT BROKERAGE SERVICES





TYPES OF MALESTATE LICENSE HOLDERS

- A NYOUR: Is responsible for all brokerage actives, including acts performed by sales agents sponsored by the broker.
- A SALES ASSIST wust be appreciated by a broker and works with clients on behalf of the broker.

A BACKGRY'S MEMBALM DUTTES REQUIRED BY LAW (A clock in the person or party that the broker represents).

- Put the interests of the client above all others, including the brokers own interests;
- Inform the client of any unleaded information on about the property or immension received by the broker;
- Asswer the client's quadrons and present any offer to or counter-offer from the client;
 and
- Treat all perfees to a real selete framewithin honestly and fairly.

A LEGISLE HOLDER OWN REPRESENT A MARTY IN A REAL RETAIN TRANSACTION.

AS ASSET FOR OWNER (SELLEN/LANDLDED).

The broker becomes the property owner's agent firrough an agreement with the owner, usually in a written listening to sail or property numbers and agreement. An owner's agent must perform the broker's minimum duffer 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 subagant by the bayer or buyer's agent.

As ASONT FOR ILLYING/TIMANTS The broker becomes the bayer/sounds agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum dulies above and must inform the buyer of any material information about the property or bareaction known by the agent, including information declared to the agent by the selier or selier's agent.

AS ASSET FOR BOTH - BITTERMINARY To act as unintermediary between the per as 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 bodd or underlined paint, set both the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must be stuff purifier to the trumeration importably and fairly;
- May, with the parties' written consent,
 appoint a different license holder resocked
 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 beneaction.
- Must not, unless specifically null outset in writing to do so by the party, discloss:
 - that the owner will accept a price less than the written acting price;
 - that the buyer/leneat will pay a paice greater than the paice extralized in a written offer; and
 - my confidential intermetion or any other information that a party specifically instructs the backer in writing not to disclose, unless required to do so by law.

AS BURACONT: A license holder acts as a subagent when alding a bayer in a transaction without an agreement to represent the bayer. A subagent can againt the buyer but does not represent the buyer and most piece the interests of the owner that.

TO AVOID DEPUTES, ALL ACCESSMENTS BUTWEEN YOU AND A RECKER SHOULD BE IN WRITING AND GLEARLY RETURNSH

- The broker's dulies 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.

Licenses Howell provided for information This notice is being provided for information purposes. It does not create an obligation for you to use the broken's services. Please acknowledge receipt of this notice below and retain a copy for your records.

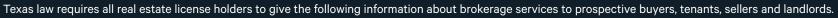
Weitzmen	402795	twgre@weitzmengroup.com	214-954-0600
Lineary Stellar (Stellar Ross House or Princey Assessed Business House	Lázano Ma	Emil	Pictor
Robert E. Young, Jr.	202229	byoung@weitzmangroup.com	214-720-0088
Contynated Broton of Ress	License Ma	Emil	Pictor
Lineard Separator of Salan Agraff Associate	Lizano Ha	Emil	Pictor
Kevin Butkus	978298	kbutkus@weitzmangroup.com	214-720-9683
Salas Agrad, Farmacia de Haran	Lázana-Ha	Emil	Pictor
	Baye/Innet/Balaylandad Initida		Carlos

REGULATED BY THE TEXAS REAL ESTATE COMMISSION

INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

TI-2-2015 MAIST-D

INFORMATION ABOUT BROKERAGE SERVICES





TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage actives, 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 on 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 listening 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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	 Email	Phone
Corbin Tanenbaum	704178	ctanenbaum@weitzmangroup.com	214-442-7506
Sales Agent/Associate's Name	License No.	Email	Phone
Corbin Tanenbaum	704178	ctanenbaum@weitzmangroup.com	
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

11-2-2015 IABS 1-0