



— 4410 DALLAS FORT WORTH TURNPIKE | DALLAS, TEXAS 75211

# Pinnacle Park



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## PROPERTY HIGHLIGHTS

- Located in the Pinnacle Park Shopping Center at I-30 & Cockrell Hill Rd with excellent exposure and access via light off Cockrell Hill Rd.
- Walmart, Ross, Dollar Tree, Michael's, dd's Discounts and Lowe's among others, generate large amounts of traffic at the center.

## AVAILABILITY

5,293 SF End Cap

## LEASE RATES

Please Call for Rates

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>2023 Population</b>	5,625	74,803	224,047
<b>Daytime Population</b>	10,130	76,924	308,357
<b>Average Household Income</b>	\$64,806	\$72,753	\$78,810
<b>Traffic Counts</b>	I-30: 169,902 VPD   Cockrell Hill: 30,201 VPD		

## AREA RETAILERS



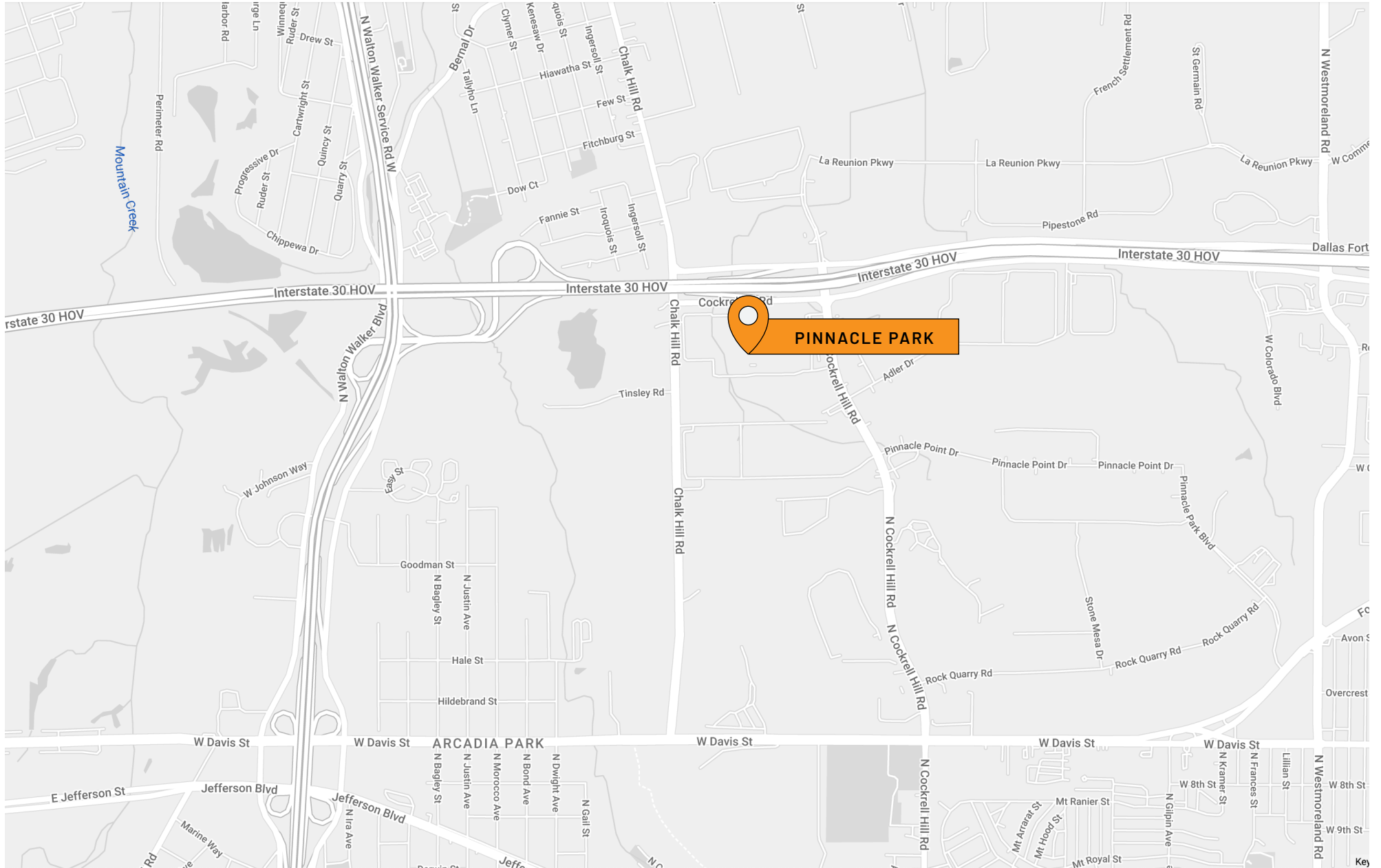












	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	6,002	81,423	239,795
2028 Projected Population	6,335	85,932	255,220
2020 Census Population	6,277	81,929	241,314
2010 Census Population	4,888	77,633	222,142
Projected Annual Growth 2023 to 2028	1.1%	1.1%	1.3%
Historical Annual Growth 2010 to 2023	1.8%	0.4%	0.6%
2023 Median Age	27.4	30.2	31.9
<b>HOUSEHOLDS</b>			
2023 Estimated Households	1,847	24,208	73,706
2028 Projected Households	1,926	25,258	77,631
2020 Census Households	1,937	24,051	73,068
2010 Census Households	1,425	21,931	65,073
Projected Annual Growth 2023 to 2028	0.9%	0.9%	1.1%
Historical Annual Growth 2010 to 2023	2.3%	0.8%	1.0%
<b>RACE AND ETHNICITY</b>			
2023 Estimated White	22.4%	26.0%	28.9%
2023 Estimated Black or African American	17.5%	14.0%	15.0%
2023 Estimated Asian or Pacific Islander	1.0%	1.5%	2.6%
2023 Estimated American Indian or Native Alaskan	1.5%	1.8%	1.7%
2023 Estimated Other Races	57.5%	56.7%	51.8%
2023 Estimated Hispanic	73.4%	73.7%	67.1%

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Estimated Average Household Income	\$69,827	\$84,818	\$88,245
2023 Estimated Median Household Income	\$52,930	\$59,459	\$61,828
2023 Estimated Per Capita Income	\$21,501	\$25,299	\$27,320
<b>EDUCATION (AGE 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	14.3%	21.5%	19.6%
2023 Estimated Some High School (Grade Level 9 to 11)	16.4%	14.0%	13.1%
2023 Estimated High School Graduate	30.3%	29.4%	26.5%
2023 Estimated Some College	14.6%	13.9%	15.6%
2023 Estimated Associates Degree Only	2.7%	3.4%	4.2%
2023 Estimated Bachelors Degree Only	13.8%	11.9%	13.9%
2023 Estimated Graduate Degree	7.9%	6.0%	7.1%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	254	2,258	11,926
2023 Estimated Total Employees	4,819	26,920	140,294
2023 Estimated Employee Population per Business	19.0	11.9	11.8
2023 Estimated Residential Population per Business	23.6	36.1	20.1

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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.

**VPC Property Services, Inc.**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**Colton Wright**

Designated Broker of Firm

**Mason duPerier**

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

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**550365**

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Buyer/Tenant/Seller/Landlord Initials

Date

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Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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