



9715 WALNUT HILL LANE | DALLAS, TEXAS 75238

# Lake Highlands Pad Site



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## PROPERTY HIGHLIGHTS

- Located at the northwest quadrant of Walnut Hill Ln & Audelia Rd in Lake Highlands / Dallas
- 0.48 AC Pad
- Up to 2,200 SF with Drive-Thru
- Excellent visibility and easy access at a core Lake Highlands intersection
- Prime location at a major thoroughfare in the community.

## AVAILABILITY

0.48 AC Pad Site

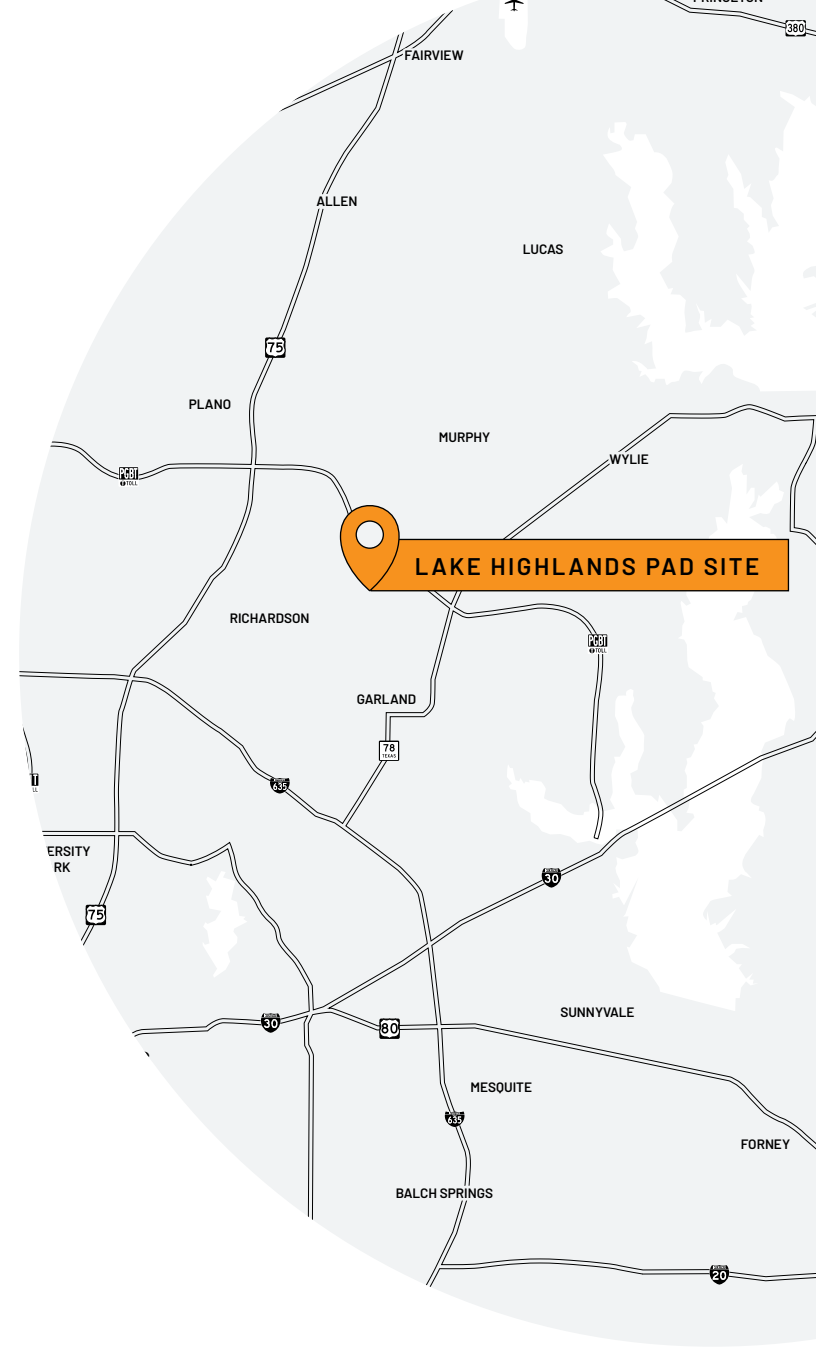
## LEASE RATES

Please Call for Rates

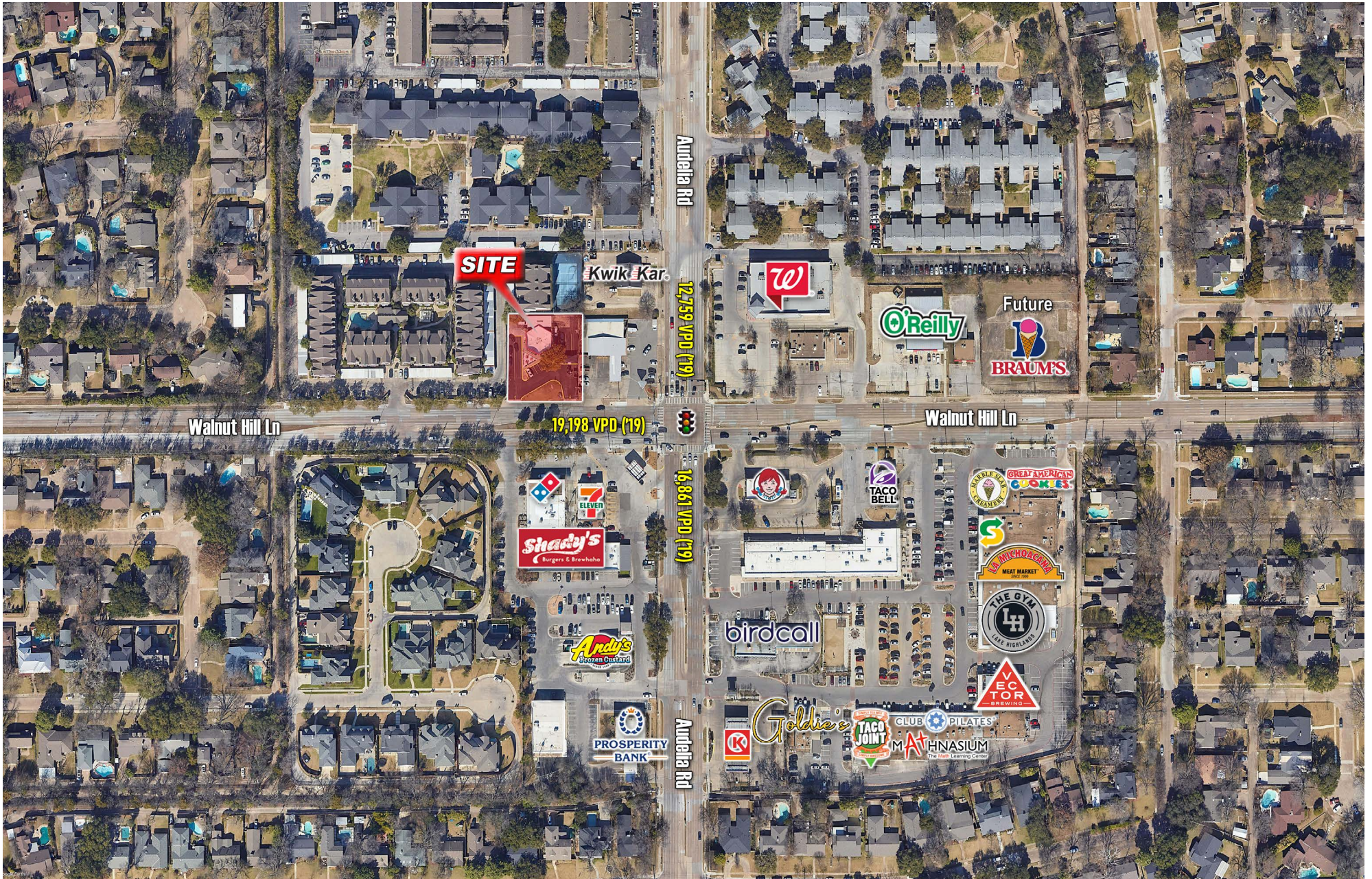
## DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	20,102	156,860	413,986
Daytime Population	13,352	176,494	467,046
Average Household Income	\$150,253	\$97,634	\$116,414
Traffic Counts	Walnut Hill Ln: 19,198 VPD   Audelia Rd: 12,759 VPD (TXDOT 2019)		

## AREA RETAILERS









	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Total Population	20,102	156,860	413,986
2028 Projected Population	20,887	157,434	414,143
2020 Total Population	19,887	158,110	415,509
2010 Total Population	14,572	143,406	383,205
Projected Annual Growth 2023 to 2028	0.77%	0.07%	0.01%
2023 Daytime Population	13,352	176,494	467,046
2023 Median Age	38.5	34.0	35.4
<b>HOUSEHOLDS</b>			
2023 Total Households	7,813	68,150	168,129
2028 Projected Households	8,229	68,861	169,331
2020 Total Households	7,729	68,190	168,310
2010 Total Households	7,138	60,622	154,533
2023 Families	5,091	37,215	95,114
2023 Average Family Size	3.24	3.12	3.28
<b>RACE AND ETHNICITY</b>			
2023 White Alone	73.2%	53.4%	31.2%
2023 Black Alone	16.0%	22.9%	15.3%
2023 American Indian Alone	0.3%	0.6%	0.7%
2023 Asian Alone	1.8%	5.6%	6.1%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Some Other Race Alone	6.5%	14.6%	13.8%
2023 Two or More Races	2.2%	2.8%	2.9%
2023 Hispanic Origin	14.8%	31.7%	32.4%

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Average Household Income	\$150,253	\$97,634	\$116,414
2023 Median Household Income	\$95,239	\$54,585	\$64,259
2023 Per Capita Income	\$58,073	\$42,518	\$53,326
<b>2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Less than 9th Grade	3.1%	6.6%	7.3%
9th - 12th Grade, No Diploma	1.8%	5.5%	5.9%
High School Graduate/GED/Alternative Credential	12.6%	19.7%	18.4%
Some College, No Degree	15.5%	15.5%	15.7%
Associate Degree	5.3%	6.4%	6.0%
Bachelors Degree	37.2%	28.6%	28.7%
Graduate/Professional Degree	24.5%	17.7%	17.9%
<b>2023 EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	11,337	87,042	223,974
White Collar	78.9%	62.0%	64.1%
Management/Business/Financial	27.0%	19.1%	20.7%
Professional	32.0%	24.1%	24.7%
Sales	13.2%	9.4%	9.1%
Administrative Support	6.7%	9.4%	9.5%
Services	9.9%	17.1%	16.0%
Blue Collar	11.2%	20.9%	20.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography



# 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

Regulated by the  
Texas Real Estate Commission

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

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