



KESSLER PARK

2222 FORT WORTH AVENUE | DALLAS, TX 75211

PROPERTY SUMMARY



KESSLER PARK RETAIL: IDEALLY POSITIONED IN A DENSE URBAN GROWTH MARKET

Kessler Park retail center sits at the high-profile intersection of Fort Worth Avenue and Hampton Road in the Oak Cliff "Park Cities" neighborhoods of Kessler Park and Stevens Park. The location is along the revitalized Fort Worth Avenue corridor, home to new and redeveloped residential, hospitality and retail projects. In addition, it benefits from access and visibility from Colorado Avenue, a main traffic artery serving the area.

Kessler Park feature a daily needs, internet-resistant lineup of restaurants and services anchored by 24 Hour Fitness. Other concepts include Chipotle, Smoothie King, Tiff's Treats, El Tiz restaurant, Navy Federal Credit Union and Kessler Park Dental.

The center is surrounded by rapidly expanding multi-family development that is adding hundreds of new units. As a result, the five-year population growth rate is more than 4.83 percent within a three-mile radius, where the existing population is approximately 126,247.

Due to its position in the midst of so much activity, the site also benefits from a total daytime population of more than 121,959, including approximately 64,170 workers, within a three-mile radius.

Daytime population is important to retailers and restaurants, as it is a key driver of traffic throughout the day.

Tom Landry Fwy
143,789 vpd

Remond Dr

Fort Worth Ave

W Colorado Blvd

N Hampton Rd
25,497 vpd

Stevens Park Th's
56 units

Cliff Manor
180 MF-units

Axis Kessler Park
299 MF-units

Skyline at Kessler
299 MF-units

Hampton Plaza
156 MF-units

Kontour at Kessler Park
166 MF-units

Stevens Park
Holes: 18 | Par: 70 | Yardage: 6,285

24 Fitness
45k visits monthly

ALDI

SONIC

CHASE

McDonald's

Bank OZK

TRUIST

SPROUTS FARMERS MARKET

Auto Zone

Wendy's

Dunkin'

Shell

EXXON

Jack-in-the-Box

Domino's

Circle K

Life ROSES

CHICK-FIL-STEAK

NAVY FEDERAL Credit Union

Kessler Park

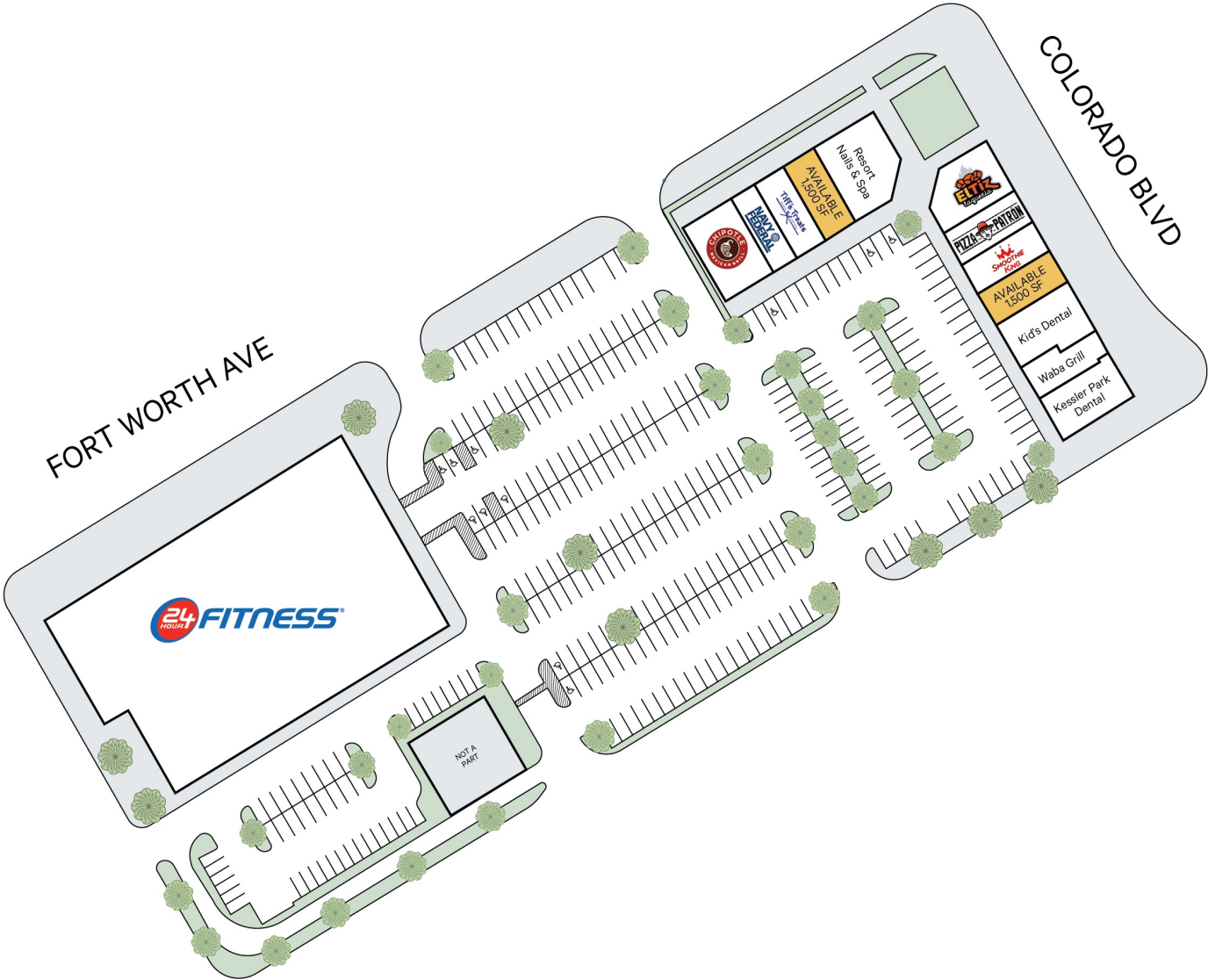
REXODE

ELITE

SMOOTHIE KING

Stevens Park

SITE PLAN



PROPERTY PHOTOS

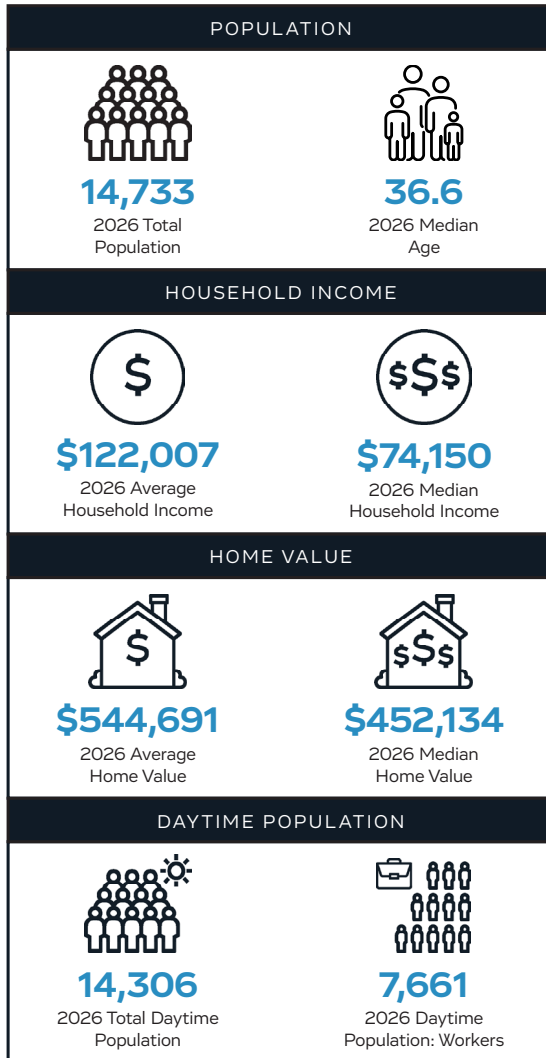


PROPERTY PHOTOS

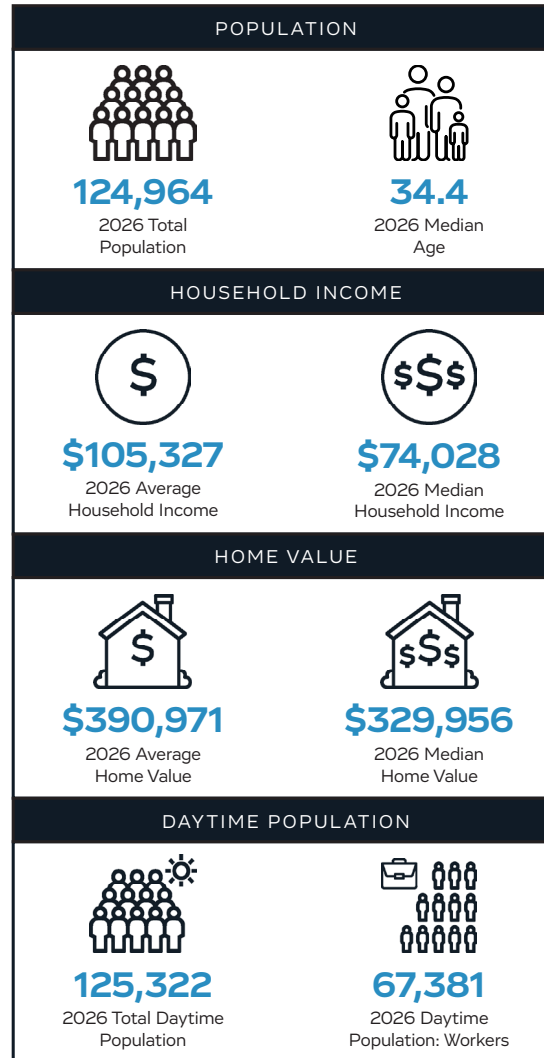


DEMOGRAPHICS

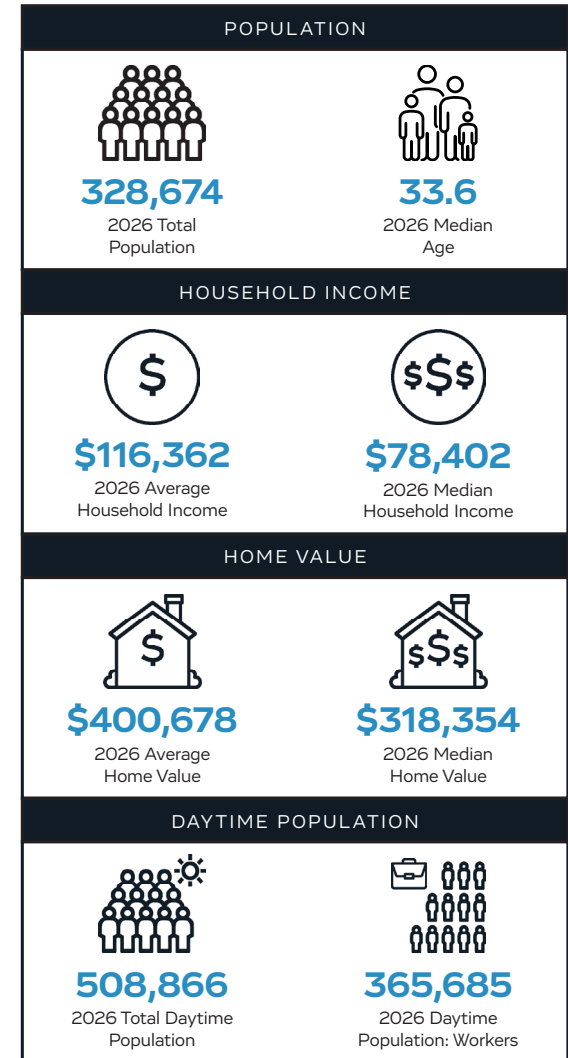
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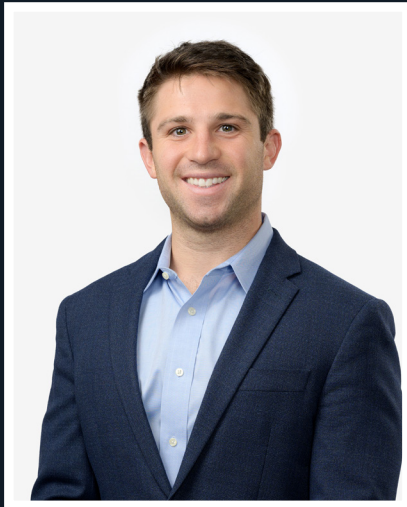
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INFORMATION ABOUT BROKERAGE SERVICES

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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

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- 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;
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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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