

# BECKLEY SETTLEMENT

2910 South Beckley Avenue, Dallas, TX

**MIXED-USE, MICRO RETAIL,  
SHOPFRONTS, RESTURANT,  
OFFICE, FLEX**



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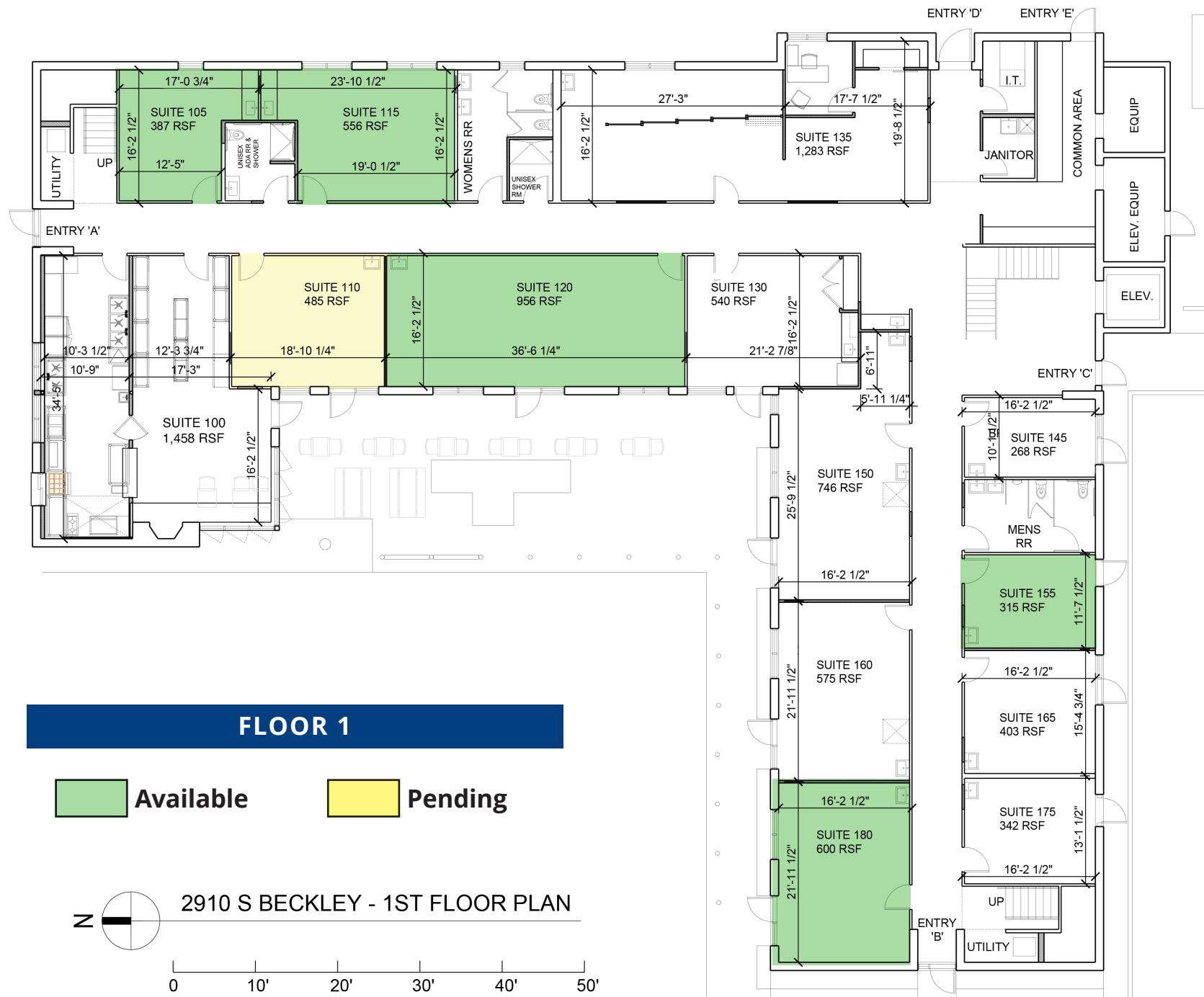
Duncanville, TX 75116

972.283.1111

[optionsre.com](https://optionsre.com)



# AVAILABLE SPACES



SUITE	SIZE (RSF)	LEASE RATE	UTILITIES	INTERNET	TOTAL
#105	387	<b>\$630</b>	\$70	\$75	\$775
#110	485	<b>\$950</b>	\$100	\$75	\$1,125
#115	556	<b>\$825</b>	\$95	\$75	\$995
#120	956	<b>\$1,495</b>	\$160	\$100	\$1,755
#155	315	<b>\$525</b>	\$55	\$75	\$655
#180	600	<b>\$1,000</b>	\$100	\$75	\$1,175



# AVAILABLE SPACES



SUITE	SIZE (RSF)	LEASE RATE	UTILITIES	INTERNET	TOTAL
#200	444	\$680	\$75	\$75	\$830
#205	398	\$525	\$70	\$75	\$670
#210	410	\$560	\$70	\$75	\$705
#215	391	\$525	\$70	\$75	\$670
#220	315	\$525	\$55	\$75	\$655
#225	429	\$570	\$75	\$75	\$720
#230	315	\$525	\$55	\$75	\$655
#235	429	\$575	\$75	\$75	\$725
#245	561	\$750	\$95	\$75	\$920
#250	562	\$825	\$95	\$75	\$995
#255	547	\$730	\$95	\$75	\$900
#260	339	\$565	\$60	\$75	\$700
#270	344	\$575	\$60	\$75	\$710
#275	269	\$510	\$45	\$75	\$630
#280	537	\$830	\$90	\$75	\$995
#285	617	\$925	\$110	\$75	\$1,110
#290	570	\$900	\$95	\$75	\$1,070



# OPTIONS REAL ESTATE INVESTMENTS, INC

Serving the real estate needs of Southern Dallas and Northern Ellis Counties

Options Real Estate was founded in October of 1991 as a full service commercial real estate company specializing in Southern Dallas County with one mission in mind: To make our neighborhoods and business owners better through the built environment. Our team believes in enhancing the quality of life and advancing the image of our area, in order to provide an enduring inheritance to our children and grandchildren.

We aim to build a community where residents can enjoy educational and employment opportunities that utilize the technologies of the 21st century, find cultural and spiritual fulfillment, and have a diversity of OPTIONS for shopping, dining, entertainment, or living.

Not only has our team done thousands of transactions over the years, but we've restored and built places like the Belmont Hotel, the Texas Theatre, various buildings in the Bishop Arts, Downtown Duncanville, surrounding Downtown Midlothian, Thorntree Country Club and much more. Through active participation in civic groups and community organizations, preservation, urbanism and environmentalism, we have done community development for profit.

## SERVICES PROVIDED



### Brokerage & Leasing

We buy and sell properties and offer short and long-term leases for many of the properties we own. This not only reduces up front costs for our tenants, many of which are small business owners, but it also lowers ongoing expenses and provides flexibility as their businesses grow.



### Property Management

We provide professional property management that includes bookkeeping, maintenance, tenant finish out, real estate tax consulting, and value enhancement. We use our experience to help reduce expenses while maintaining properties for increased returns and maximized asset value.



### Development

Whether you need designing, building, or financing, our team can help make your vision reality. Strong places are built with trust from the bottom up. It's a difficult work, but we know how to optimize your assets and maximize their value.



## Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

<b>Options Real Estate Investments, Inc.</b>	<b>0418929</b>		<b>(972)283-1111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James B. Ousley</b>	<b>550082</b>	<b>jace@optionsre.com</b>	<b>(972)283-1111</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Monte Anderson</b>	<b>399722</b>	<b>monte@optionsre.com</b>	<b>(972)283-1111</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Amariss Feemster</b>	<b>517410</b>	<b>amariss@optionsre.com</b>	<b>(972)762-5523</b>
Sales 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](http://www.trec.texas.gov)  
IABS 1-0

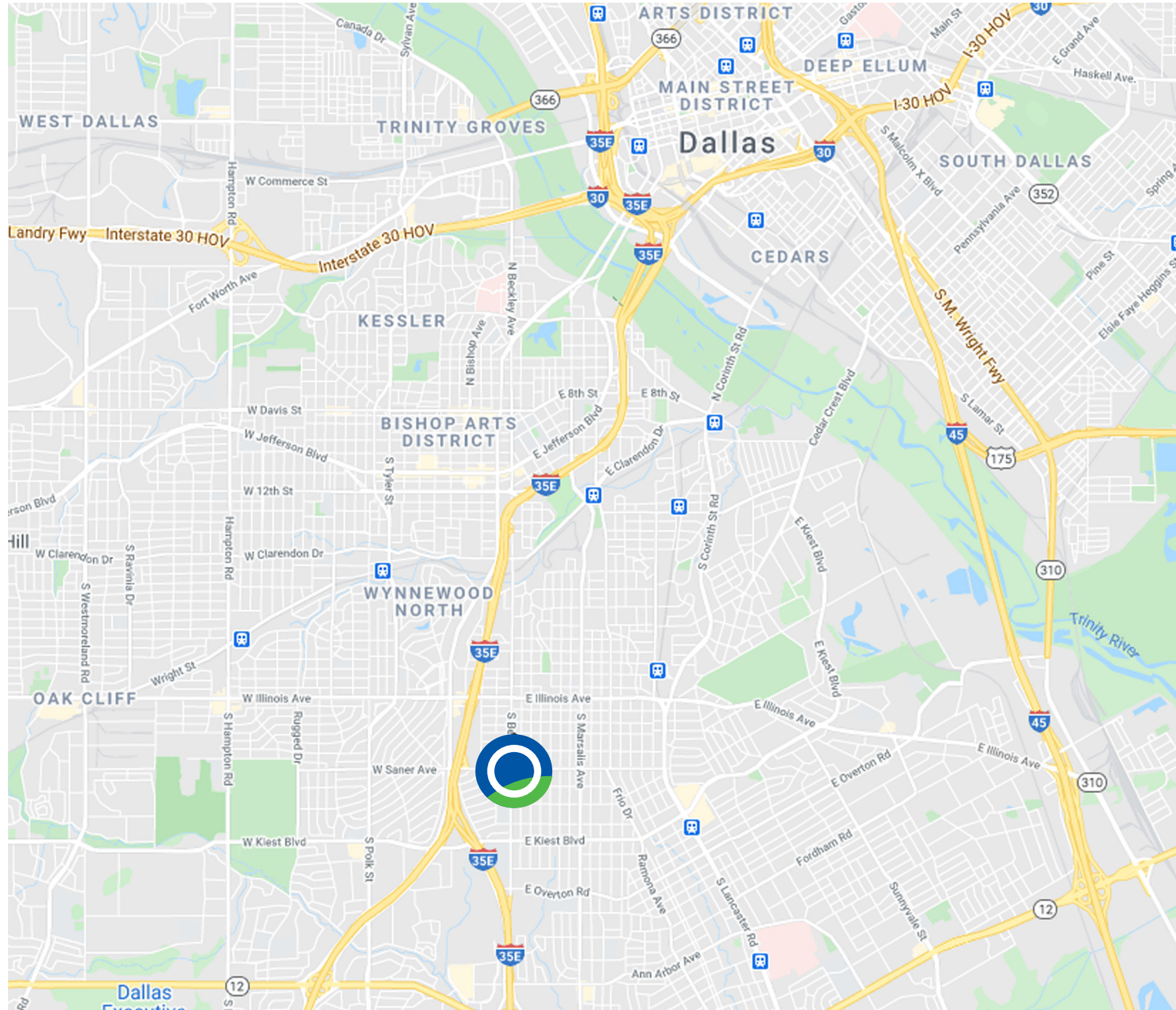
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2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$125,282</b>	<b>\$876,524</b>	<b>\$1,939,667</b>
<b>Total Apparel</b>	<b>\$9,861</b>	<b>\$65,817</b>	<b>\$144,235</b>
Women's Apparel	3,395	23,639	52,204
Men's Apparel	1,870	13,006	28,594
Girl's Apparel	984	6,134	13,299
Boy's Apparel	681	4,136	9,029
Infant Apparel	581	3,567	7,847
Footwear	2,350	15,334	33,261
<b>Total Entertainment &amp; Hobbies</b>	<b>\$17,355</b>	<b>\$125,326</b>	<b>\$279,929</b>
Entertainment	1,711	11,620	25,504
Audio & Visual Equipment/Service	4,996	35,753	80,423
Reading Materials	137	1,395	3,281
Pets, Toys, & Hobbies	2,138	15,414	34,660
Personal Items	8,373	61,143	136,062
<b>Total Food and Alcohol</b>	<b>\$38,137</b>	<b>\$257,521</b>	<b>\$568,102</b>
Food At Home	23,869	157,783	341,899
Food Away From Home	12,474	86,900	196,604
Alcoholic Beverages	1,795	12,838	29,600
<b>Total Household</b>	<b>\$15,239</b>	<b>\$113,026</b>	<b>\$251,817</b>
House Maintenance & Repair	3,301	24,388	49,562
Household Equip & Furnishings	6,222	45,652	104,576
Household Operations	4,780	34,759	78,020
Housing Costs	936	8,228	19,658
<b>Total Transportation/Maint.</b>	<b>\$32,267</b>	<b>\$225,286</b>	<b>\$496,145</b>
Vehicle Purchases	13,389	93,894	204,134
Gasoline	13,128	88,411	193,846
Vehicle Expenses	597	5,279	12,033
Transportation	1,392	11,242	27,114
Automotive Repair & Maintenance	3,760	26,460	59,018
<b>Total Health Care</b>	<b>\$6,095</b>	<b>\$43,306</b>	<b>\$92,728</b>
Medical Services	3,189	22,342	48,588
Prescription Drugs	2,307	16,588	34,650
Medical Supplies	599	4,376	9,490
<b>Total Education/Day Care</b>	<b>\$6,328</b>	<b>\$46,243</b>	<b>\$106,710</b>
Education	4,719	33,583	76,647
Fees & Admissions	1,609	12,661	30,064

