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COMMERCIAL



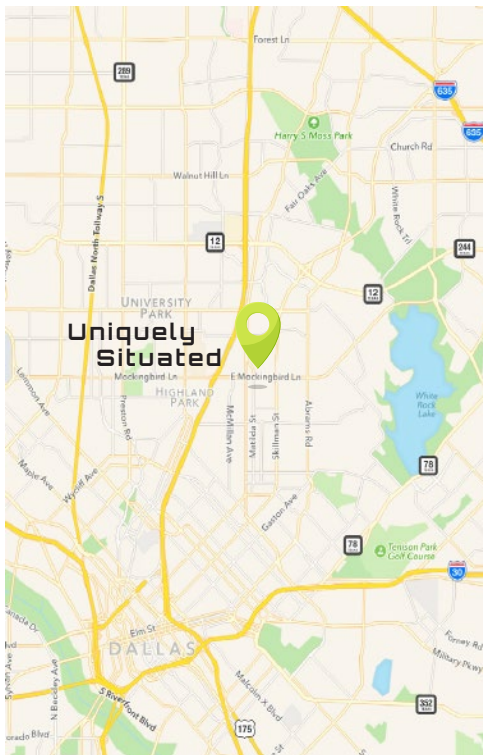
RETAIL

Mockingbird Park  
5706 E. Mockingbird Lane, Dallas, TX.

**Harkinson Dewan Commercial**  
4560 Belt Line Road, Suite 400  
Addison, Texas 75001  
[HarkinsonDewanCommercial.com](http://HarkinsonDewanCommercial.com)  
972-934-8414

## PROPERTY OVERVIEW

At the high profile corner of **Mockingbird Lane and Greenville Avenue**, this three story contemporary retail center sits at the gateway to lower Greenville Avenue. The retail center features **underground parking** and is easily accessible by residents of the M Streets, Lower and Upper Greenville, Southern Methodist University, and Lakewood. The building features red brick veneer on all three levels and is anchored by Recess Fitness Club and a **unique mix** of leading national and local tenants. It is a real urban infill destination.



3  
MINUTES TO US-75

5  
MINUTE WALK TO  
THE DART RAIL

5  
MINUTES TO SMU

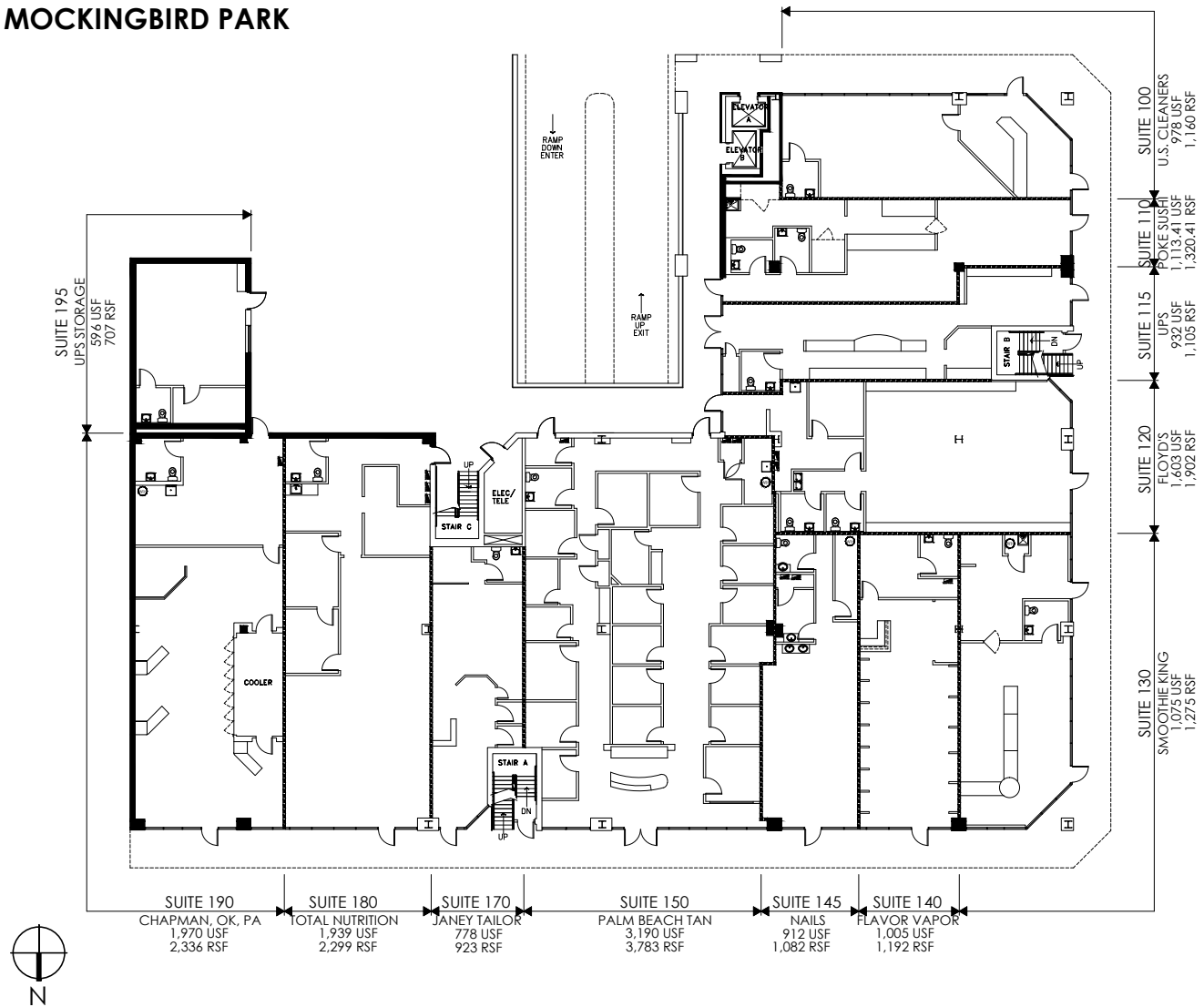


|                       |                                                                                           |
|-----------------------|-------------------------------------------------------------------------------------------|
| ADDRESS               | 5706 E. Mockingbird Lane, Dallas, TX 75206                                                |
| LOCATION              | SEC of Mockingbird Lane & Greenville Ave.                                                 |
| PROPERTY TYPE         | Neighborhood Center                                                                       |
| RENTABLE SQ. FEET     | 47,438 SF                                                                                 |
| STORIES               | 3 Stories                                                                                 |
| AMENITIES             | Signalized Hard Corner / Video Surveillance System / Underground Parking                  |
| PARKING RATIO         | 4.2 / 1,000 SF                                                                            |
| TRAFFIC COUNT         | 55,355 Vehicles Per Day – Mockingbird Lane<br>13,448 Vehicles Per Day – Greenville Avenue |
| AVG. HOUSEHOLD INCOME | \$137,654 within 1 mile of property                                                       |

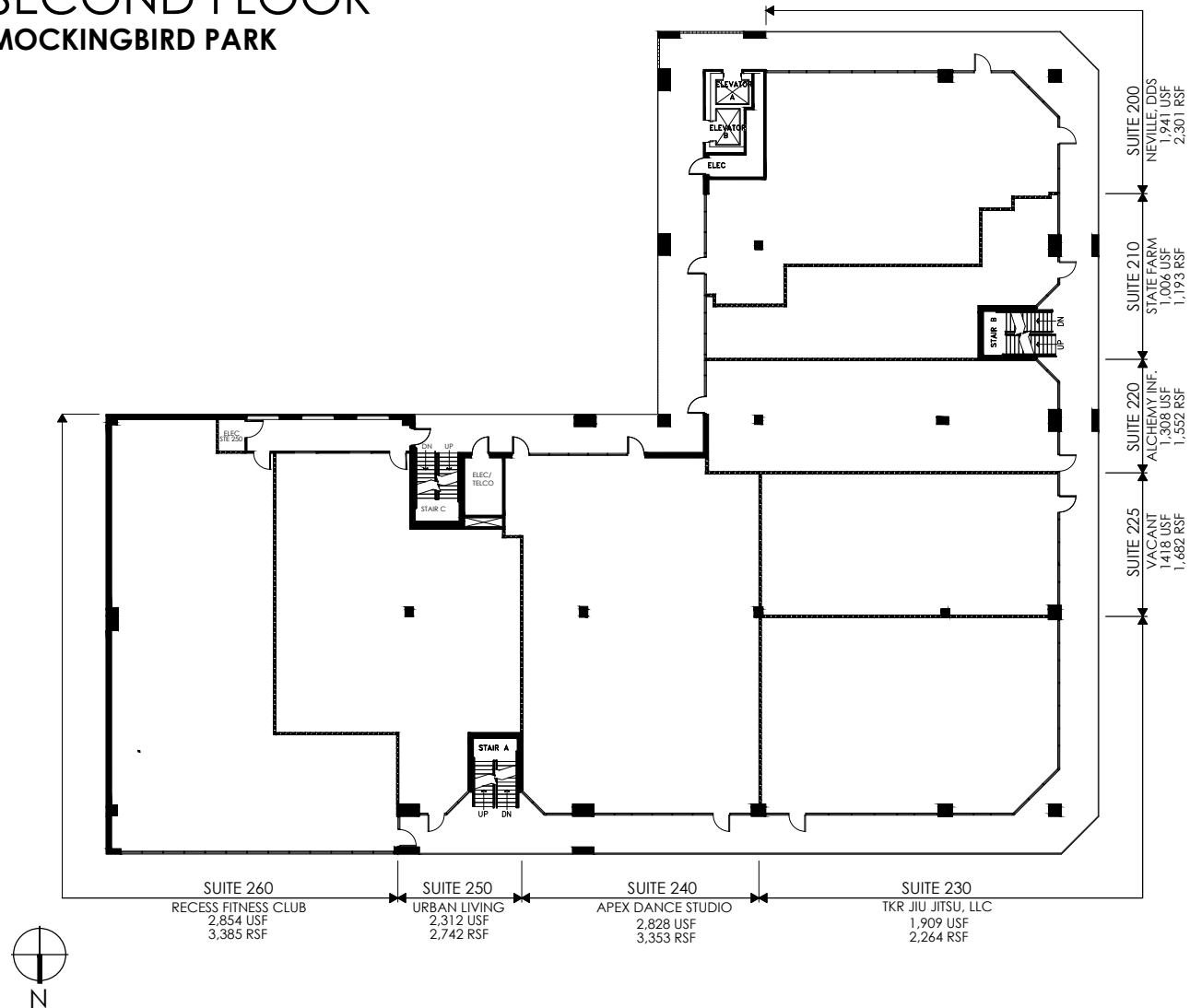


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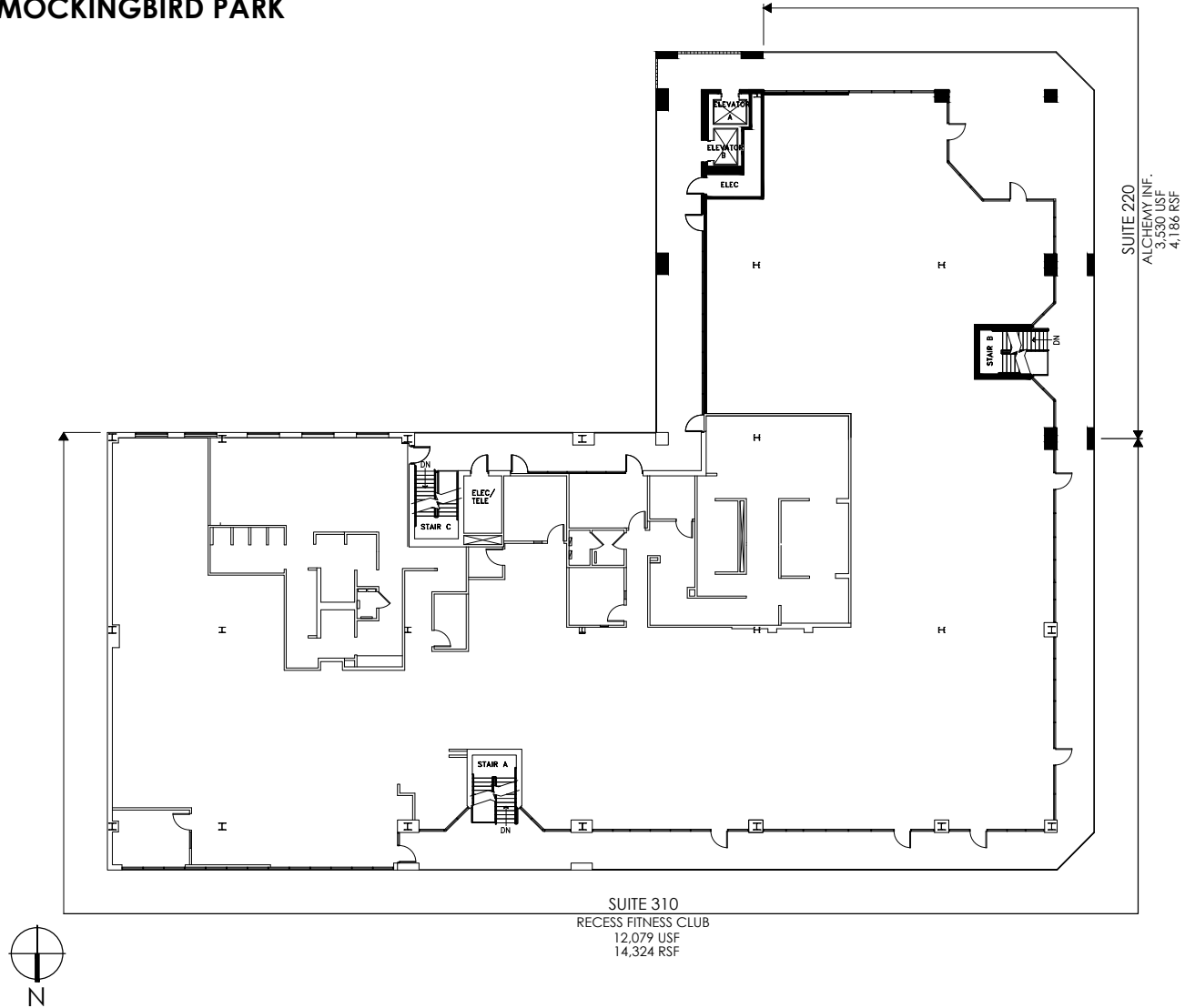
## FIRST FLOOR MOCKINGBIRD PARK



# SECOND FLOOR MOCKINGBIRD PARK



THIRD FLOOR  
MOCKINGBIRD PARK



## PROPERTY IMAGERY



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## INFORMATION ABOUT BROKERAGE SERVICES

### APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.*

**BEFORE** working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary.

The written consent must state who will pay the broker and, in conspicuous old or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's*

Buyer, Seller, Landlord, or Tenant

Date



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