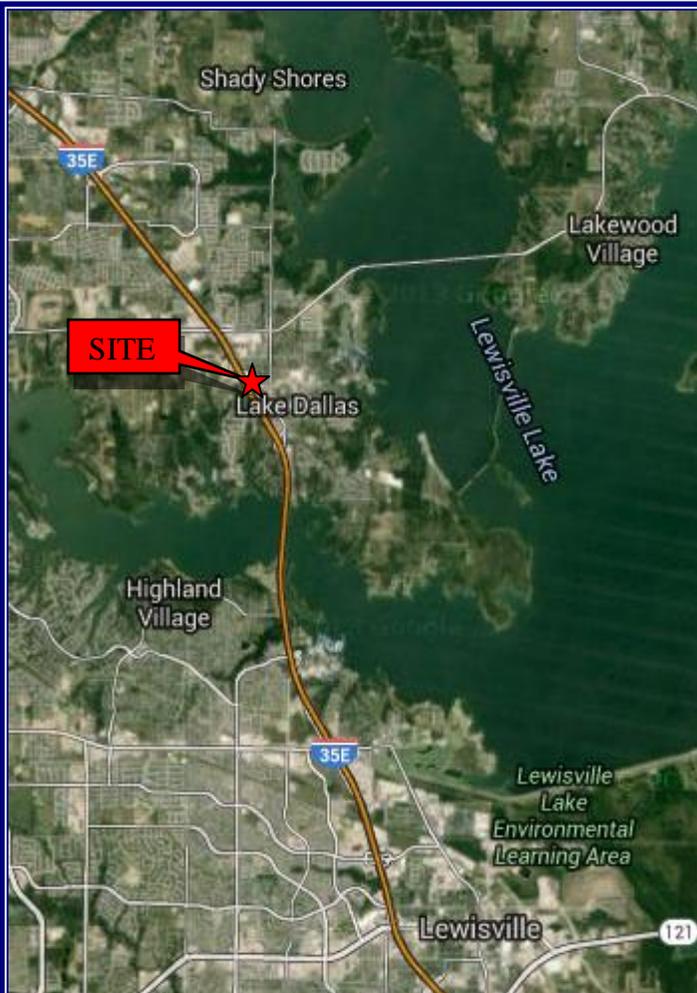


For Sale

103 S Lake Dallas Dr.
Lake Dallas, TX 75065

Commercial Office

+/- 1,400 Sqft. Office
+/- 12,000 Sqft. Lot



Property Highlights

- +/- 1,400 Sqft. Office & +/- 12,000 Sqft. Lot Available
- Built in 1967
- Easy Access to I-35E
- +/- 83 ft of Frontage on S. Lake Dallas Dr.
- Zoned: General Commercial (C-3)
- Great for a General Contractor (See Zoning Page for permissible uses)
- Located between Dallas and Denton
- Approx. 10 Miles South of Denton, 10 miles North of Lewisville, and 30 Miles North of Dallas.
- Just minutes away from Lake Lewisville
- Strong Economic Development
- New Sewer installed 3 years ago

Sales Price
\$219,000.00

Exclusively Offered By

Alliance Commercial Real Estate Group, Inc.

Brian Buell, Broker
(214) 914-9500

b.buell@alliance-commercial.com

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Lake Dallas Demographics

2013	Population		
	1 Mile	3 Mile	5 Mile
Total Population	6,709	32,576	98,577
Daytime Population	4,913	24,587	76,841
Total Employees	1,371	8,186	26,314
Median Age	35	37	36
Total Males	3,280	16,051	48,625
Total Females	3,429	16,525	49,952

	Households		
	1 Mile	3 Mile	5 Mile
2013 Total Households	2,462	11,314	33,601
2000 Total Housing Units	2,333	8,321	23,943
2000 Total Owner Occupied	1,572	7,022	19,724
2000 Total Renter Occupied	660	1,016	3,036
2000 Vacant Housing Units	101	282	1,182

2013	Population By Ethnicity		
	1 Mile	3 Mile	5 Mile
White	5,696	27,950	81,886
Black or African American	211	1,587	5,531
Hispanic	1,385	4,238	14,944
Asian	92	846	3,807
Native American	80	250	707

2013	Income		
	1 Mile	3 Mile	5 Mile
\$10,000 - \$39,999	601	1,553	5,251
\$40,000 - \$74,999	784	2,721	7,979
\$75,000 - \$199,999	956	5,837	16,525
Over \$200,000	20	955	3,028
Median Household Income	\$65,090	\$91,564	\$88,764
Average Household Income	\$72,762	\$102,092	\$101,317
Per Capita Income	\$26,717	\$35,463	\$34,583

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C-3 Commercial Zoning Permitted Uses

Retail Shops and Stores

Antique shop
Art Gallery
Convenience Store with or without gas pumps
Farmers Market
Feed Store (outside storage permitted)
Flea Market
Furniture, home furnishings store
Grocery Store
Hardware (no outside storage)
Nursery/greenhouse (outside storage permitted)

Offices

Administrative/General
Dental
Governmental
Insurance
Medical
Professional

Professional/Business Services

Automobile repair shop (minor)
Hotel/Motel
Bank, Savings and Loan, Credit Union
Beauty Shop
Theater

Veterinarian Clinic (outdoor kennels permitted)
Bed and Breakfast Inn
College, university or trade school
Dance Studio
Dry Cleaning
Health/fitness center
Laundromat
Locksmith
Massage Therapy, licensed
Mortuary/funeral parlor
Print Shop
Restaurant or cafeteria
Repair Shops (minor)

Publicly Owned and Operated Community Buildings

Administrative building
Civic/Convention center
Community center
Fire station
Library
Museum / art gallery
Police Station
Public or private parks, playgrounds, and amenity centers
Golf Course or Country Club
Utilities, public and private
Wholesale uses
Bus and/or rail terminal

Community Development, Khara Sherrill
940-497-2226 ext 110
Chamber of Commerce
940-497-3097

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For Sale

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Lake Dallas, TX 75065

Commercial Office

+/- 1,400 Sqft. Office
+/- 12,000 Sqft. Lot



The Lake Cities is strategically located on the I-35E corridor between Denton and Dallas along the shores of Lake Lewisville. New business openings and the development of residential neighborhoods create a strong economic base. The Lake Cities Chamber of Commerce is truly a unique organization designed to strengthen and expand the income potential of all businesses within these four dynamic cities: Corinth, Hickory Creek, Lake Dallas and Shady Shores.

Together these four communities produce the perfect combination of a small-town atmosphere with easy access to all that the Dallas-Fort Worth Metroplex has to offer. In the Lake Cities you'll find great places to dine, shop, work, play, live and relax. Whether it is spending time on the lake, eating at a restaurant where you know the owners by name, or owning a business where you truly get to know your customers, you can have it all in the Lake Cities! The Lake Cities offers its business owners the best of both worlds: a progressive and strategic business location within a small, comfortable, hometown setting.

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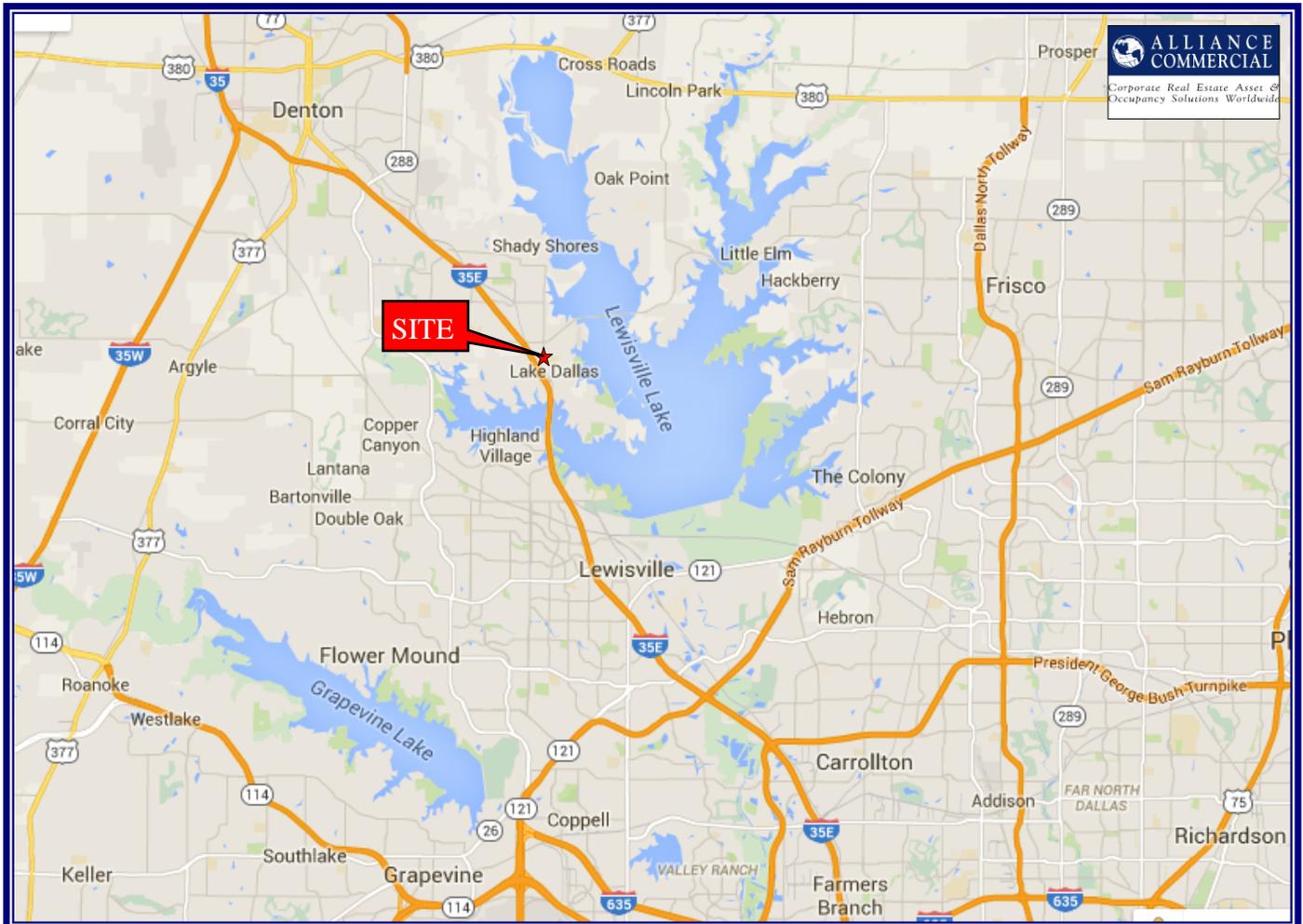
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For Sale

**103 S Lake Dallas Dr.
Lake Dallas, TX 75065**

Commercial Office

**+/- 1,400 Sqft. Office
+/- 12,000 Sqft. Lot**



This beautiful property has a great location! Lake Dallas is strategically located on I-35E corridor between Denton and Dallas. Lake Dallas is a resort community on the shores of Lewisville Lake and located 10 miles south of the City of Denton; 10 miles north from the City of Lewisville; and approximately 30 miles north of Dallas.

New business openings and the development of residential neighborhoods create a strong economic base. Lake Dallas combines the small-town atmosphere with easy access to the amenities the DFW Metroplex has to offer. Lake Dallas business owners' receive the best of both worlds: a progressive and strategic business location within a small, comfortable, hometown setting.

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date