

2ND GENERATION RESTAURANT FOR LEASE

Dallas, TX



LOCATION:

10310 Lombardy Ln, Dallas, TX 75220

(at the triangle of I-35, TX-12 Loop, and NWH)

PROPERTY HIGHLIGHTS:

- **Building Size:** +/- 7,250 SF with patio
- **Lot Size:** +/- 98,317 SF (2.257 AC)
- Available For Lease or Ground Lease
- Pylon Sign with I-35 exposure
- Near signalized intersection
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	841	81,058	249,919
Daytime Population	11,142	126,701	354,947
Avg. HH Income	\$55,254	\$83,023	\$99,477

TRAFFIC COUNTS:

Interstate 35:	117,986 VPD (2019)
Walton Walker Blvd:	96,040 VPD (2019)
Northwest Highway:	37,648 VPD (2019)

CONTACT:

SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

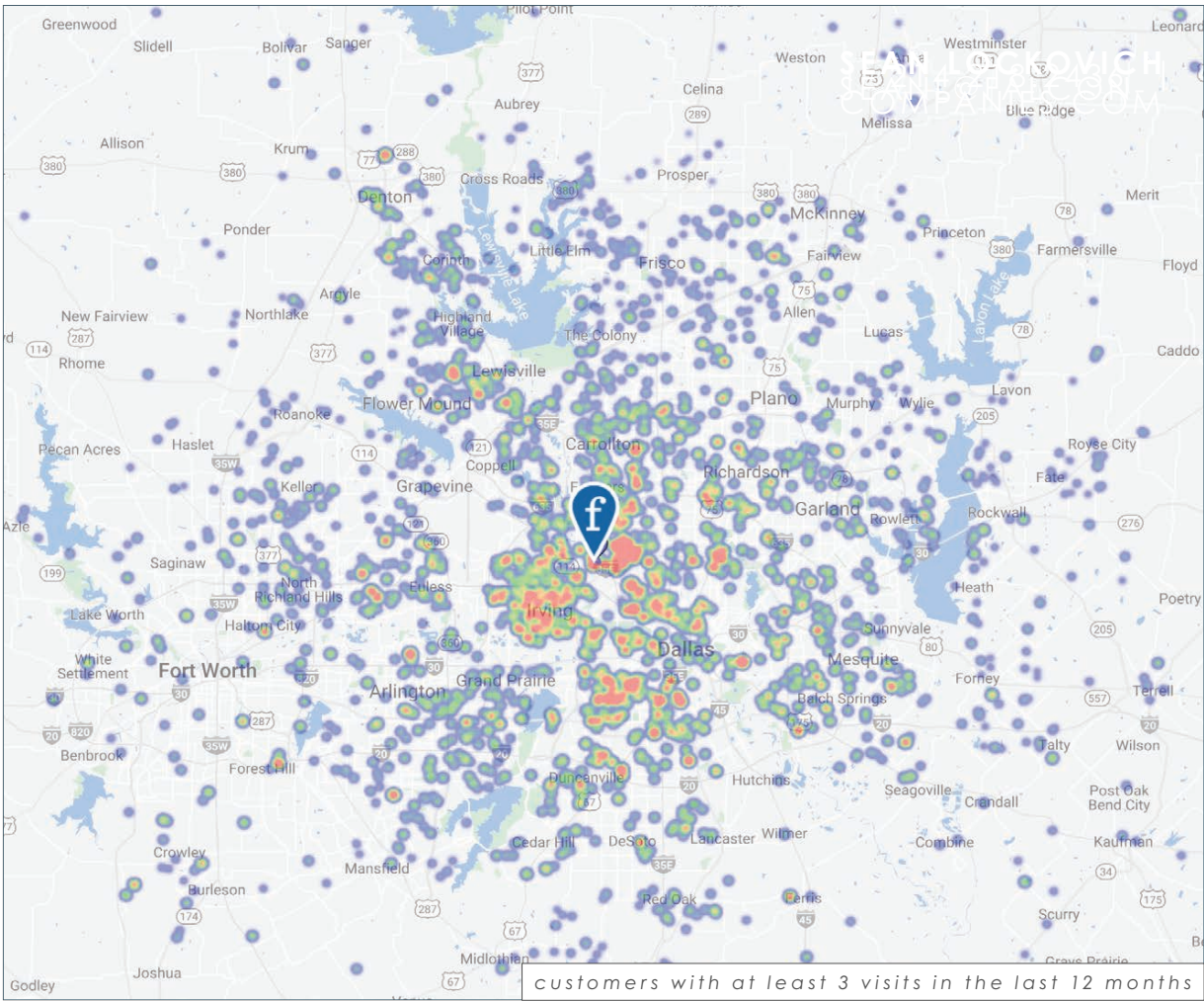
falcon

WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

2ND GENERATION RESTAURANT FOR LEASE

10310 Lombardy Ln, Dallas, TX 75220

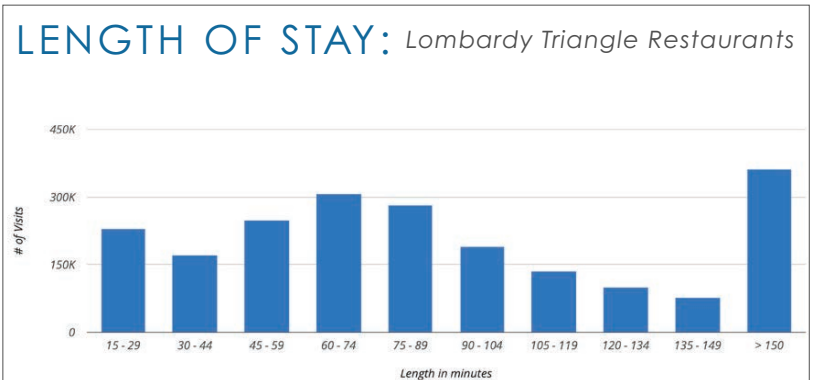
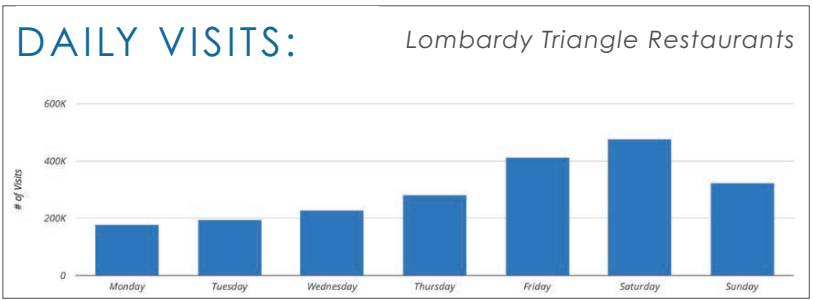
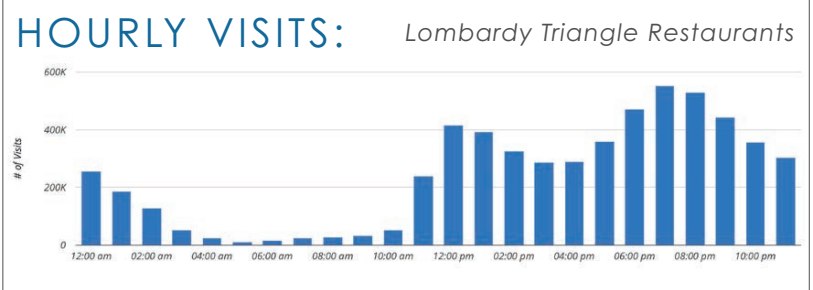


AREA RESTAURANT FOOT TRAFFIC (12 mos: May 2020 to May 2021)

	est. # of Customers	est. # of visits
Lombardy Triangle Restaurants:	970,800 customers	2.1M visits

AREA RESTAURANTS

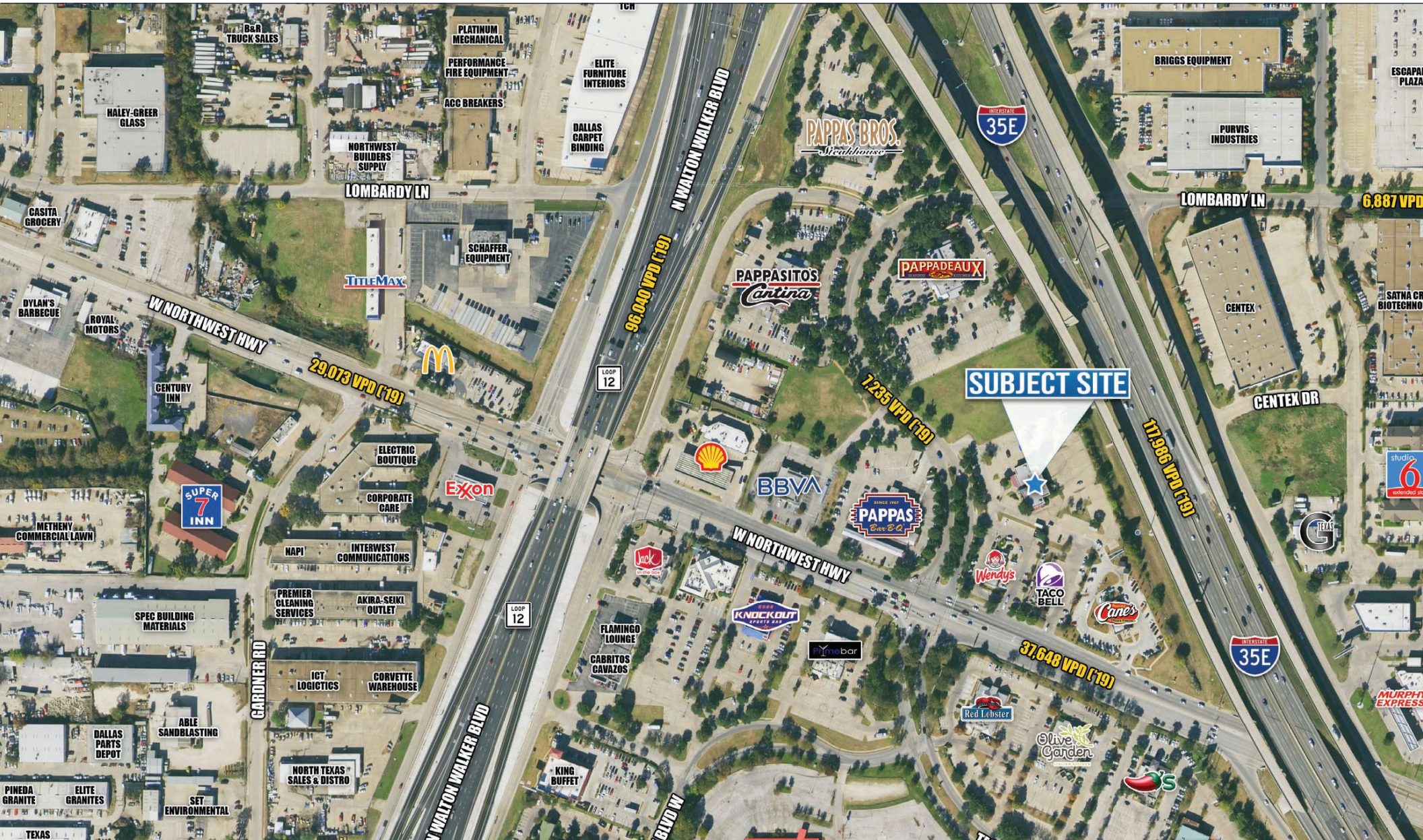
Pappas Bros. Steakhouse, Pappadeaux, Pappasito's, Pappas Bar-B-Q, Chili's, Olive Garden, Boomjack's, Ojos Locos, Raising Cane's, Taco Bell, Wendy's, etc.



CONTACT:
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

2ND GENERATION RESTAURANT FOR LEASE

10310 Lombardy Ln, Dallas, TX 75220



CONTACT:

SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

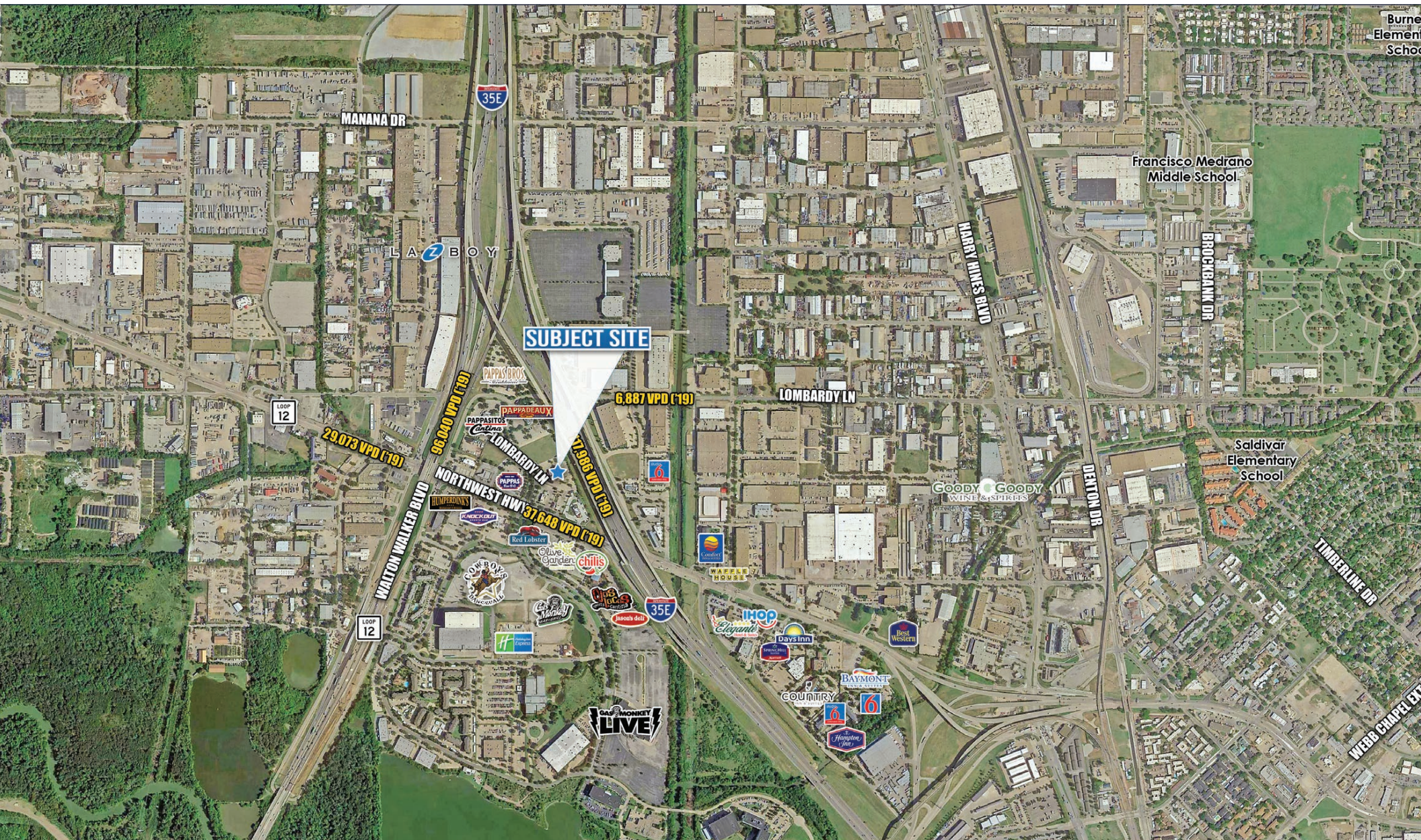
falcon

WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

2ND GENERATION RESTAURANT FOR LEASE

10310 Lombardy Ln, Dallas, TX 75220



CONTACT:

SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

falcon

WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

2ND GENERATION RESTAURANT FOR LEASE

10310 Lombardy Ln, Dallas, TX 75220



CONTACT:

SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

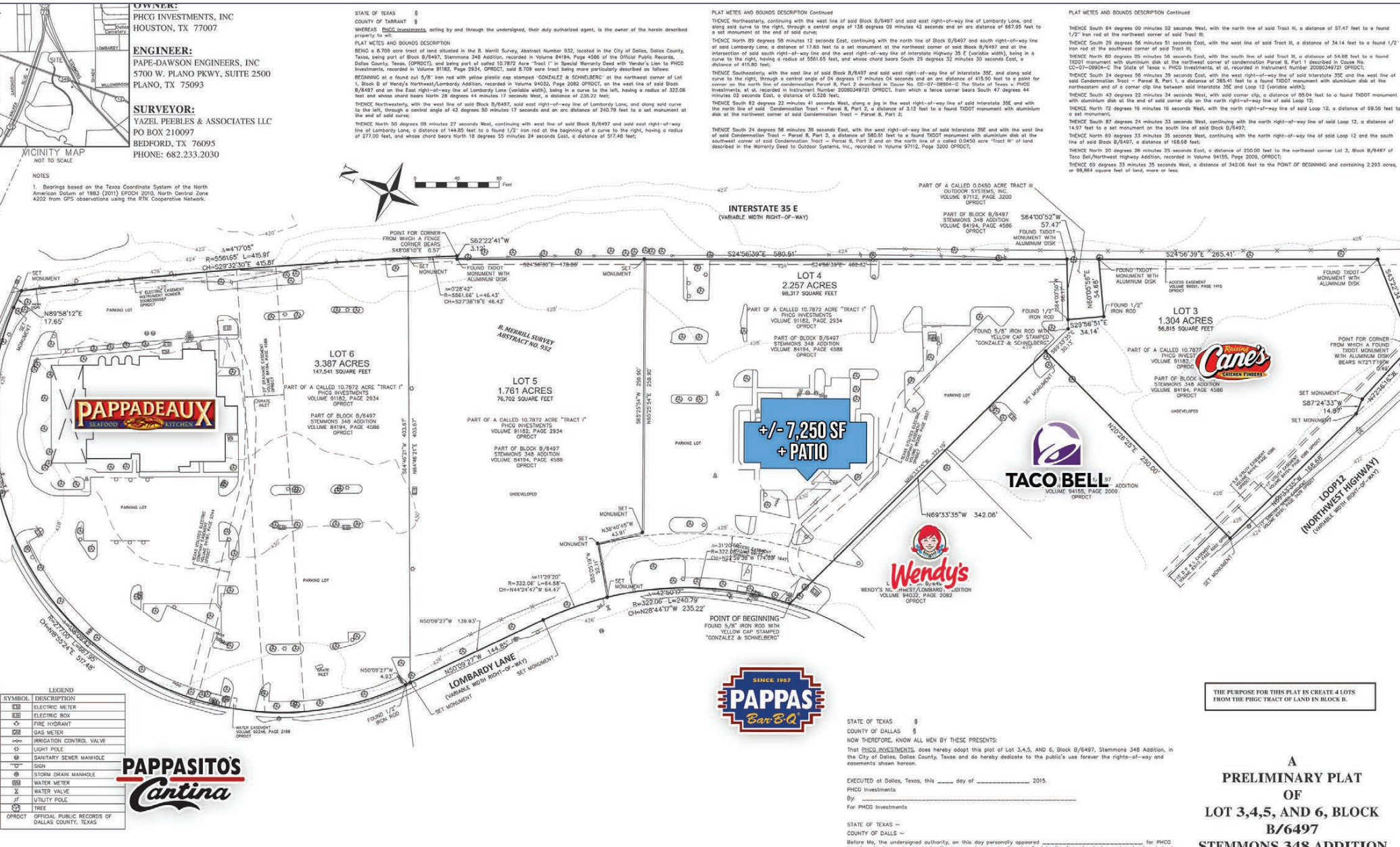
falcon

WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

2ND GENERATION RESTAURANT FOR LEASE

10310 Lombardy Ln, Dallas, TX 75220



CONTACT: SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230 WWW.FALCONCOMPANIES.COM

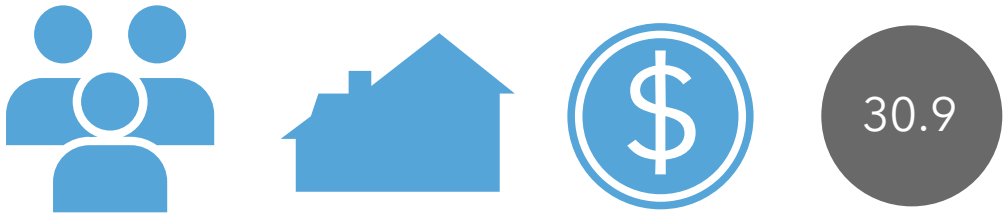
The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

DEMOGRAPHIC SUMMARY

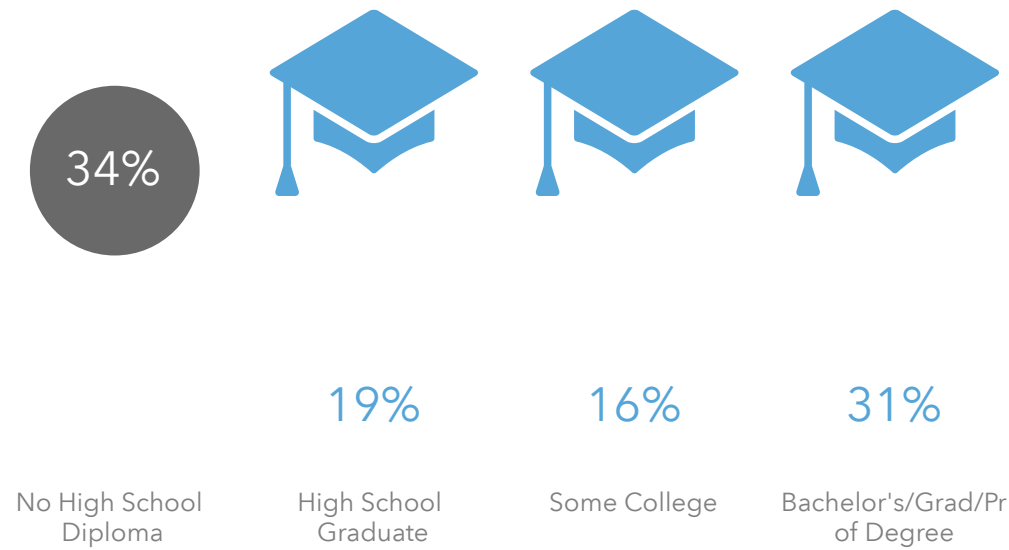
10310 Lombardy Ln, Dallas, Texas, 75220

Ring of 3 miles

KEY FACTS






EDUCATION

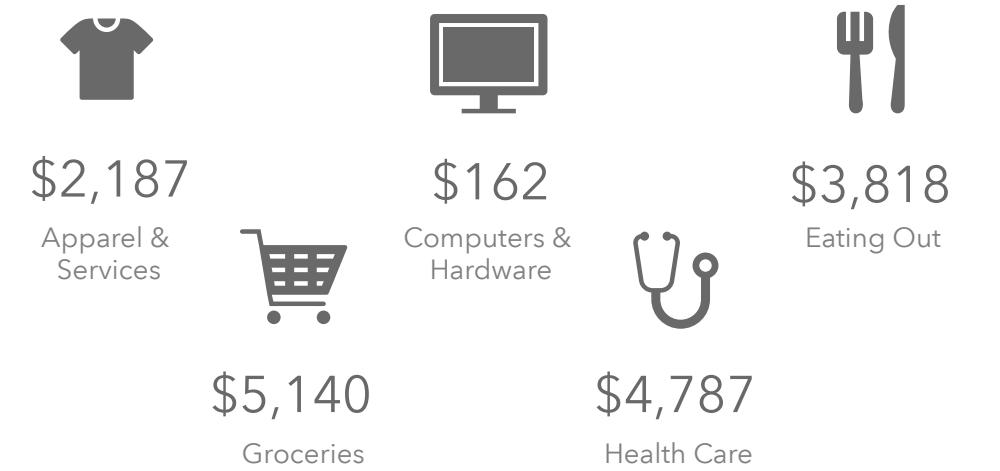


This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

Tapestry Segments

 NeWest Residents 11,718 households	39.8% of Households	▼
 Metro Renters 8,561 households	29.1% of Households	▼
 Barrios Urbanos 1,822 households	6.2% of Households	▼

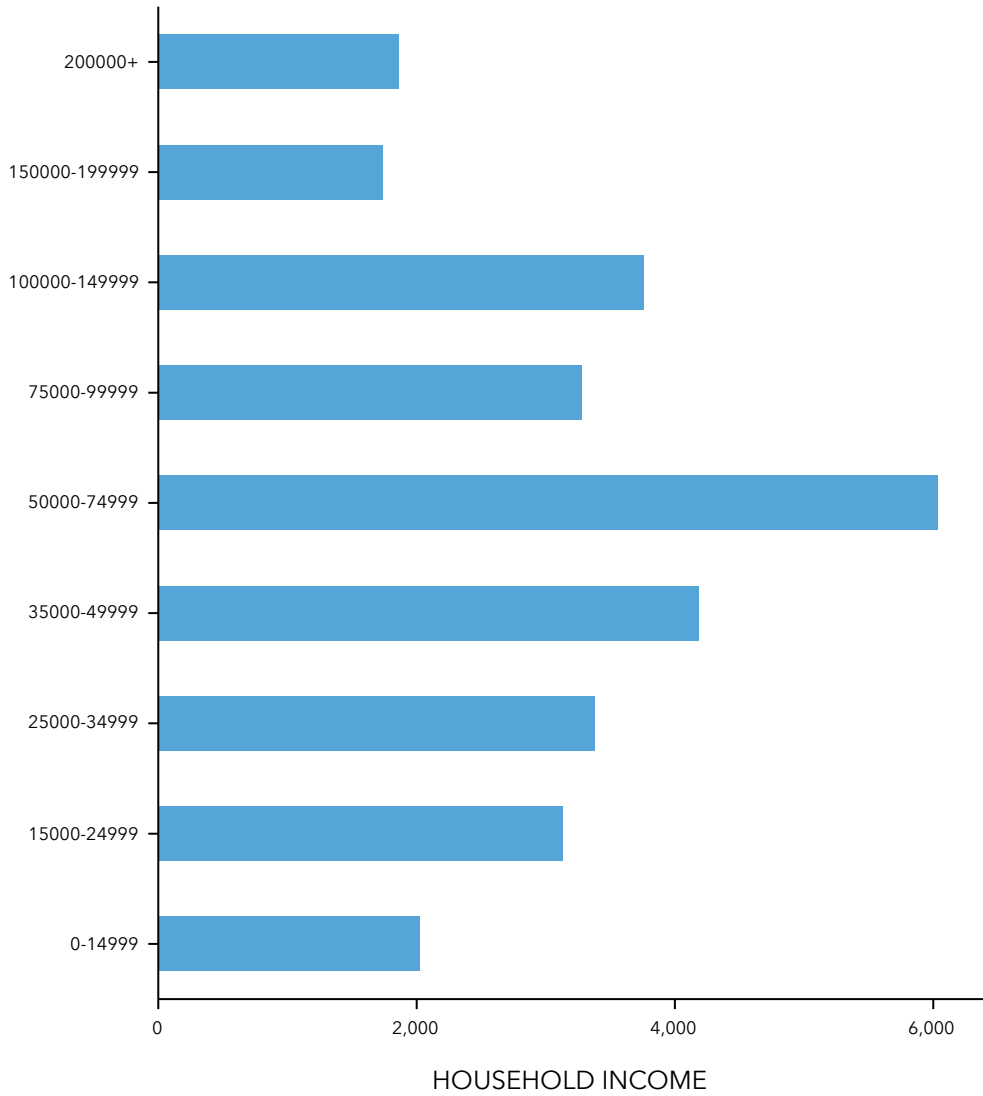
ANNUAL HOUSEHOLD SPENDING



BUSINESS



INCOME



falcon

© 2021 Esri



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.

11-2-2015



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.

Falcon Realty Advisors	497539	thughes@falconcompanies.com	972-404-8383
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Timothy Hughes	335775	thughes@falconcompanies.com	972-404-8383
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