

FOR LEASE LAKE HIGHLANDS TOWER—OFFICE SUBLEASE

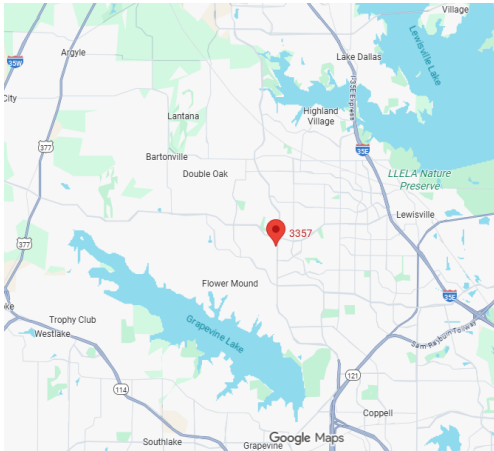
cmi brokerage



**9330 Lyndon B Johnson Fwy
Dallas, TX 75243**

Available Space

Suite	Size	Rate
240 A	150 SF	Call for Details
240 B	300 SF	Call for Details



Property Information

- Lake Highlands Tower Executive Suites
- Shared Kitchen and Work Room
- Plug and Play Space
- Office Space for up to Four Staff

For Leasing Inquiries Please Contact:

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Demographic Summary Report

Lake Highlands Tower

9330 Lyndon B Johnson Fwy, Dallas, TX 75243

Building Type: **Class B Office**

Class: **B**

RBA: **330,508 SF**

Typical Floor: **22,034 SF**

Total Available: **80,540 SF**

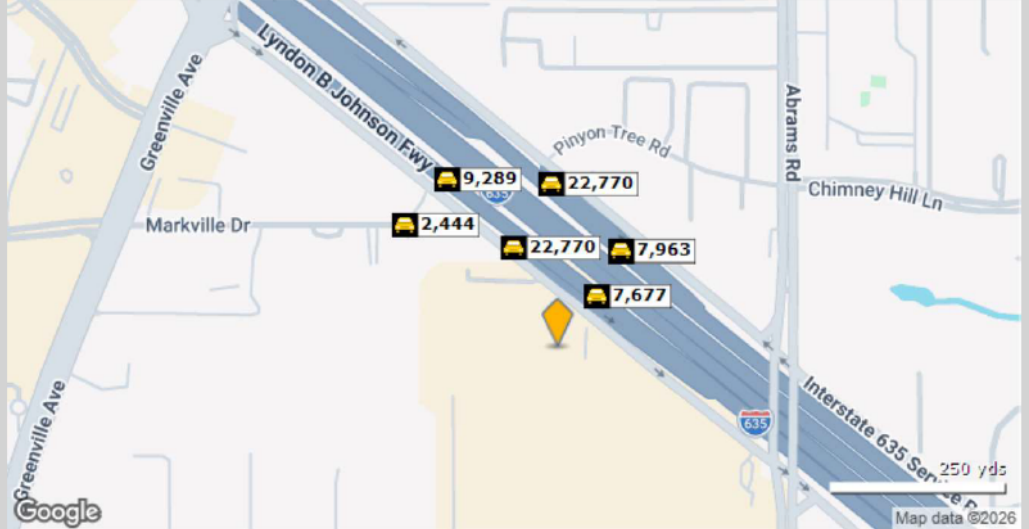
% Leased: **78.75%**

Rent/SF/Yr: **\$18.85**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	24,459		186,227		425,591	
2025 Estimate	23,742		180,792		413,460	
2020 Census	23,261		177,199		406,602	
Growth 2025 - 2030	3.02%		3.01%		2.93%	
Growth 2020 - 2025	2.07%		2.03%		1.69%	
2025 Population by Hispanic Origin	4,764		54,623		119,849	
2025 Population	23,742		180,792		413,460	
White	6,541	27.55%	65,283	36.11%	187,379	45.32%
Black	10,625	44.75%	47,650	26.36%	74,730	18.07%
Am. Indian & Alaskan	108	0.45%	967	0.53%	2,115	0.51%
Asian	1,689	7.11%	15,571	8.61%	35,812	8.66%
Hawaiian & Pacific Island	74	0.31%	456	0.25%	1,273	0.31%
Other	4,705	19.82%	50,864	28.13%	112,151	27.12%
U.S. Armed Forces	38		143		336	
Households						
2030 Projection	10,726		76,736		176,448	
2025 Estimate	10,402		74,397		171,257	
2020 Census	10,205		72,888		168,679	
Growth 2025 - 2030	3.11%		3.14%		3.03%	
Growth 2020 - 2025	1.93%		2.07%		1.53%	
Owner Occupied	2,205	21.20%	24,923	33.50%	69,548	40.61%
Renter Occupied	8,197	78.80%	49,473	66.50%	101,709	59.39%
2025 Households by HH Income	10,400		74,397		171,259	
Income: <\$25,000	2,185	21.01%	12,845	17.27%	24,643	14.39%
Income: \$25,000 - \$50,000	2,558	24.60%	14,851	19.96%	30,179	17.62%
Income: \$50,000 - \$75,000	1,961	18.86%	14,001	18.82%	30,573	17.85%
Income: \$75,000 - \$100,000	1,759	16.91%	10,005	13.45%	21,594	12.61%
Income: \$100,000 - \$125,000	442	4.25%	6,339	8.52%	14,411	8.41%
Income: \$125,000 - \$150,000	366	3.52%	3,982	5.35%	10,576	6.18%
Income: \$150,000 - \$200,000	497	4.78%	4,465	6.00%	13,505	7.89%
Income: \$200,000+	632	6.08%	7,909	10.63%	25,778	15.05%
2025 Avg Household Income	\$74,801		\$93,662		\$109,156	
2025 Med Household Income	\$54,835		\$65,888		\$75,271	

Traffic Count Report

Lake Highlands Tower						
9330 Lyndon B Johnson Fwy, Dallas, TX 75243						
Building Type: Class B Office Class: B RBA: 330,508 SF Typical Floor: 22,034 SF Total Available: 80,540 SF % Leased: 78.75% Rent/SF/Yr: \$18.85						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I- 635	Abrams Rd	0.18 SE	2025	7,630	MPSI	.06
2 I- 635	Abrams Rd	0.18 SE	2024	7,677	MPSI	.06
3 Lyndon B Johnson Fwy	Markville Dr	0.03 NW	2024	22,565	MPSI	.09
4 Lyndon B Johnson Fwy	Markville Dr	0.03 NW	2025	22,770	MPSI	.09
5 I-635 Svc Rd	Pinyon Tree Ln	0.09 NW	2025	8,138	MPSI	.10
6 I-635 Svc Rd	Pinyon Tree Ln	0.09 NW	2024	7,963	MPSI	.10
7 I-635 Svc Rd	Pinyon Tree Ln	0.01 NW	2025	22,770	MPSI	.14
8 Markville Dr	Briar Forest Dr	0.06 W	2024	2,425	MPSI	.16
9 Markville Dr	Briar Forest Dr	0.06 W	2025	2,444	MPSI	.16
10 Lyndon B Johnson Fwy	Markville Dr	0.05 SE	2024	9,289	MPSI	.17



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.

11-03-2025



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 about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- 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.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Niveen Widyan	748960-SA	nwidyan@cmirealestate.com	214.575.8848
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date