BECKLEY SETTLEMENT

2910 S BECKLEY AVE. DALLAS, TX 75224

For Lease

MIXED-USE PROPERTY

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544 East Wheatland Road, Duncanville, Texas 75116

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Property Overview

Beckley Settlement is a vibrant, two-story, L-shaped commercial building offering approximately 16,870 sf of prime retail/office space. Designed for flexibility and high visibility, the property is ideal for tenants seeking a strong presence in a rapidly evolving neighborhood.Situated in Southwest Dallas at 2910 S Beckley Ave., Beckley Settlement enjoys excellent proximity to downtown while benefiting from the character and affordability of the emerging Oak Cliff district.

The area is gaining momentum as newresidents relocate for lower housing costs, increased green space, and an improved quality of life, all contributing to the district’s transformation into a next-sought-after near-downtown enclave.The space is built out as storefront retail/office allowing for a wide range of tenant types from boutique retail shops and creative studios to professional offices and service-oriented businesses. The presence of 32 diverse, thriving businesses in the center speaks to the dynamic tenant mix and strong pedestrian appeal.

Why it Stands Out?

- A highly accessible, well-located address that bridges downtown appeal with neighborhood authenticity.
- A solid building footprint with two stories, offering visibility on both levels and flexibility in layout.
- A vibrant community of co-tenants 32 in all helping to drive foot traffic and cross-pollination among businesses.
- Positioned in a neighborhood undergoing positive change, signaling both current opportunity and future upside.

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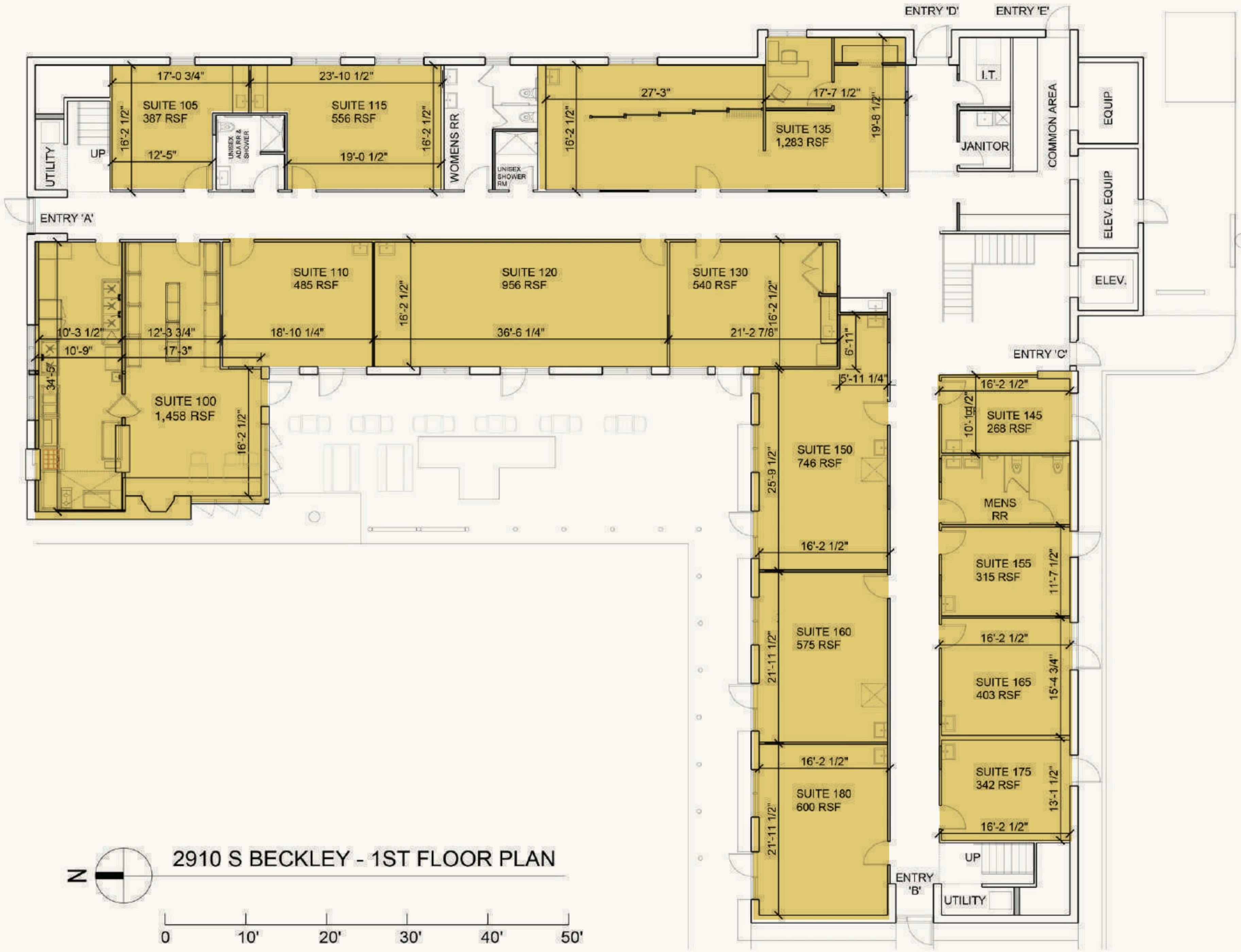

AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	UTILITIES & INTERNET	TOTAL

LEASED

AVAILABLE

OCCUPIED

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AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	UTILITIES & INTERNET	TOTAL
#260	339 RSF	$700.00/mo	$150.00/mo	$850.00/mo
(Available from October 1st, 2026)				
#245	561 RSF	$995.00/mo	$205.00/mo	$1,200.00/mo
#205	398 RSF	$750.00/mo	$160.00/mo	$910.00/mo
(Available from September 1st, 2026)				

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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.

OUR SERVICES:

BROKERAGE & LEASING

We sell properties and offer flexible short and long-term leases that provide flexibility to business owners, allowing them to grow.

PROPERTY MANAGEMENT

Our team provides expert property management, handling maintenance, bookkeeping, tenant finish-out, and tax consulting.

NEW DEVELOPMENT

Whether you need designing, building, or financing, our team will help make your vision reality from the ground up.

INVESTMENT SERVICES

Our team believes in enhancing the quality of life of Southern Dallas & Northern Ellis Counties and advancing its image.

TREC

TEXAS REAL ESTATE COMMISSION

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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 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.

Name	License No.	Email	Phone
Options Real Estate Investments, Inc. Name of Sponsoring Broker (Licensed Individual or Business Entity)	0418929		(972)283-1111
James B. Ousley Name of Designated Broker of Licensed Business Entity, if applicable	550082	jace@optionsre.com	(214)707-6286
Monte Anderson Name of Licensed Supervisor of Sales Agent/Associate, if applicable	399722	monte@optionsre.com	(214)546-1200
Amariss Feemster Name of Sales Agent/Associate	517410	amariss@optionsre.com	(972)238-1111

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov** IABS 1-2 TXR 2501

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