

7807 Inwood

7807 Inwood Road, Dallas TX 75205

theInterior
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THE SPACE

Location	7807 Inwood Road, Dallas, TX, 75205
COUNTY	Dallas
Square Feet	3,822
Lease Type	Retail

HIGHLIGHTS

- Adjacent to Inwood Village, Dallas, TX
- Located at the Southwest corner of Lovers Lane and Inwood Road
- Fully Leased



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,957	151,929	412,829



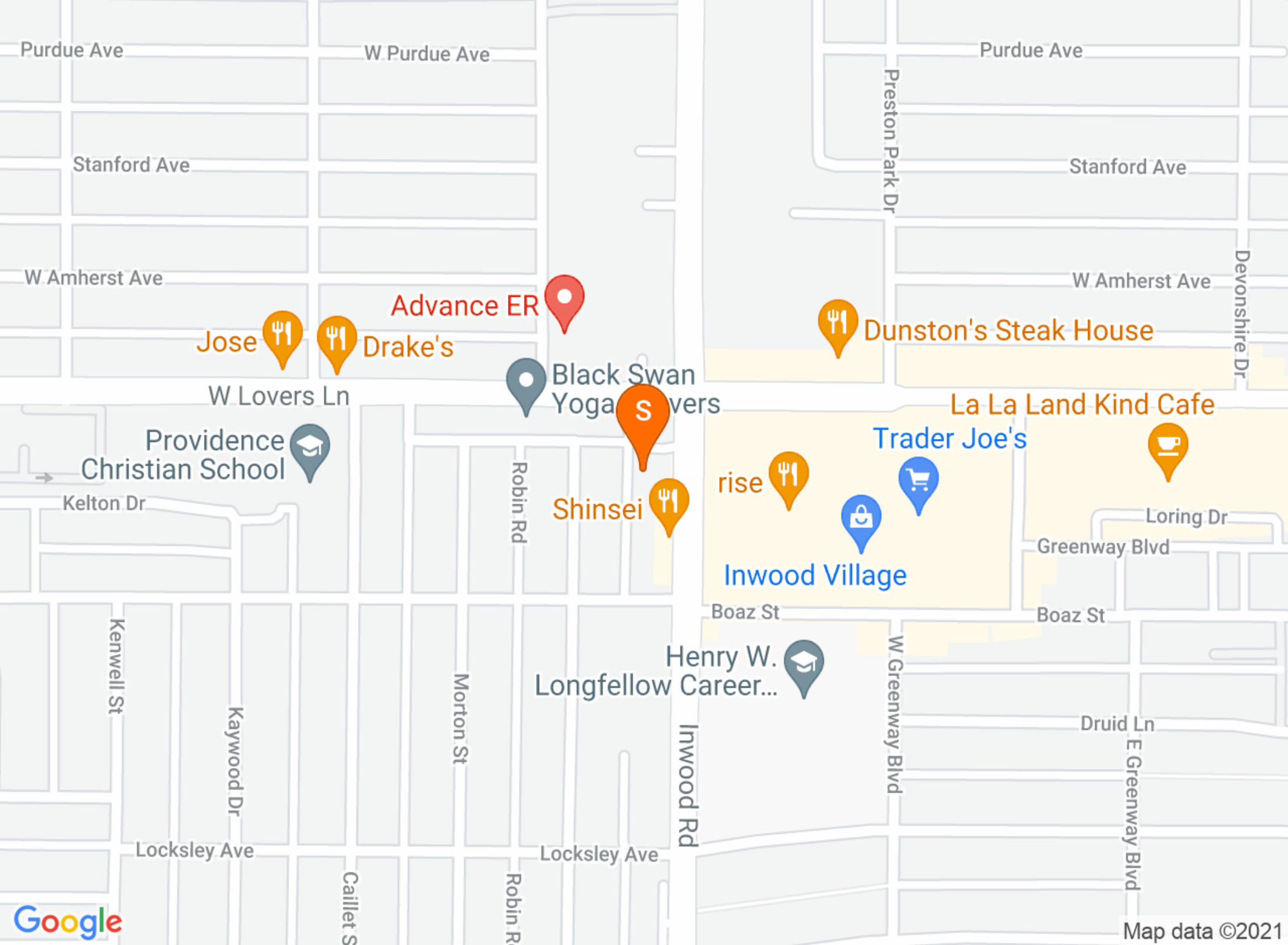
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$184,664	\$151,892	\$129,396

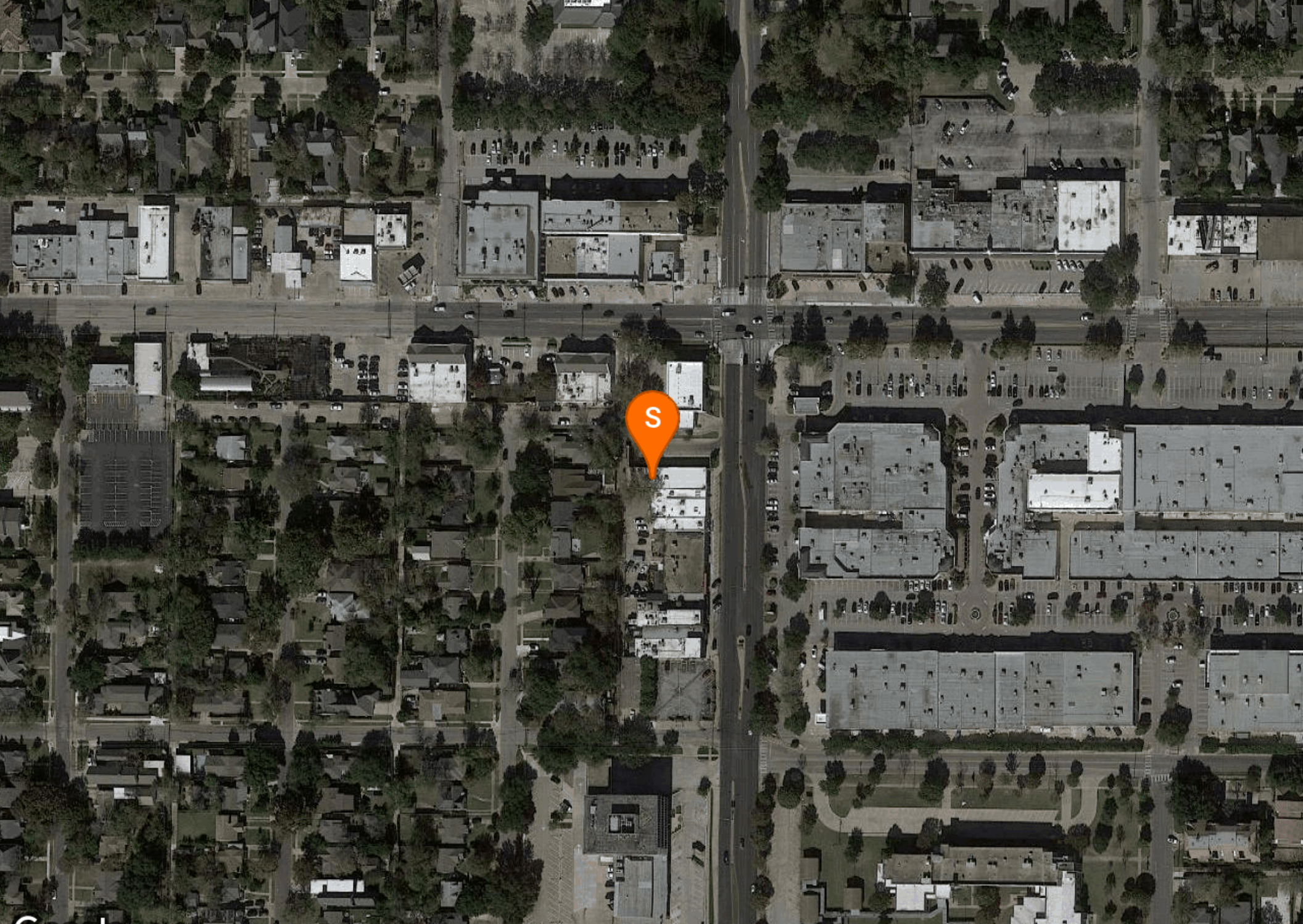


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,851	63,004	183,196



Map data ©2021



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,924	132,704	349,949
2010 Population	14,746	125,496	331,669
2021 Population	16,957	151,929	412,829
2026 Population	18,068	164,504	450,826
2021 African American	2,490	8,874	41,296
2021 American Indian	62	716	2,365
2021 Asian	542	8,180	22,800
2021 Hispanic	2,947	54,250	152,941
2021 Other Race	1,224	21,116	61,732
2021 White	12,227	108,825	272,134
2021 Multiracial	407	4,172	12,312
2021-2026: Population: Growth Rate	6.40 %	8.00 %	8.90 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	317	4,151	15,023
\$15,000-\$24,999	359	3,530	11,618
\$25,000-\$34,999	398	3,816	11,907
\$35,000-\$49,999	563	6,428	20,070
\$50,000-\$74,999	816	10,049	29,353
\$75,000-\$99,999	606	7,074	21,762
\$100,000-\$149,999	1,083	8,839	27,833
\$150,000-\$199,999	406	4,110	12,471
\$200,000 or greater	2,304	15,004	33,154
Median HH Income	\$113,058	\$85,868	\$78,297
Average HH Income	\$184,664	\$151,892	\$129,396

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,467	55,796	156,605
2010 Total Households	6,181	51,859	145,618
2021 Total Households	6,851	63,004	183,196
2026 Total Households	7,230	68,414	200,893
2021 Average Household Size	2.46	2.36	2.21
2000 Owner Occupied Housing	3,945	26,030	57,673
2000 Renter Occupied Housing	2,222	26,231	87,862
2021 Owner Occupied Housing	4,517	30,378	68,400
2021 Renter Occupied Housing	2,335	32,626	114,796
2021 Vacant Housing	552	7,747	22,822
2021 Total Housing	7,403	70,751	206,018
2026 Owner Occupied Housing	4,899	32,706	73,462
2026 Renter Occupied Housing	2,331	35,708	127,431
2026 Vacant Housing	529	7,585	22,243
2026 Total Housing	7,759	75,999	223,136
2021-2026: Households: Growth Rate	5.40 %	8.30 %	9.30 %



Source: esri

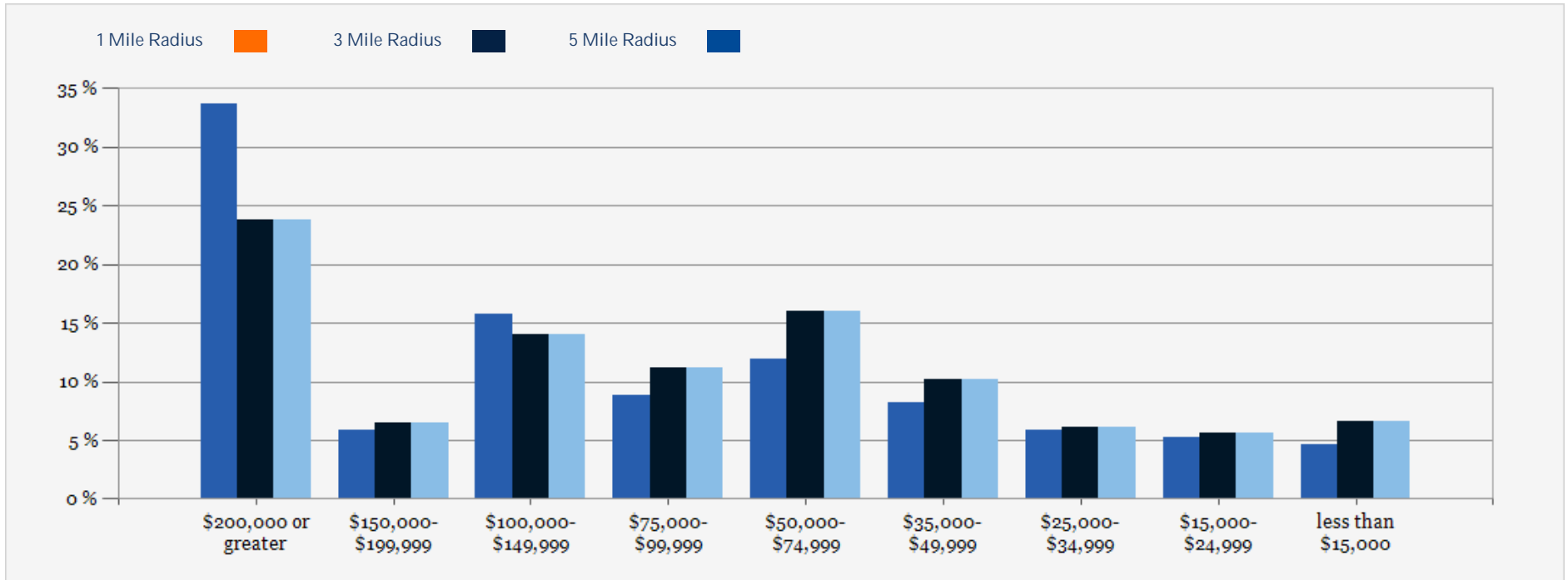
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	930	11,703	39,668
2021 Population Age 35-39	1,216	11,114	34,234
2021 Population Age 40-44	1,247	10,333	28,333
2021 Population Age 45-49	1,179	9,705	24,794
2021 Population Age 50-54	1,225	9,539	22,878
2021 Population Age 55-59	1,194	9,387	22,540
2021 Population Age 60-64	1,007	8,342	20,341
2021 Population Age 65-69	821	6,910	17,079
2021 Population Age 70-74	659	5,443	13,184
2021 Population Age 75-79	472	3,651	9,057
2021 Population Age 80-84	301	2,388	5,964
2021 Population Age 85+	343	2,777	7,509
2021 Population Age 18+	12,754	118,329	325,481
2021 Median Age	40	37	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,589	\$73,919	\$75,102
Average Household Income 25-34	\$116,943	\$95,056	\$95,794
Median Household Income 35-44	\$155,095	\$87,997	\$82,161
Average Household Income 35-44	\$215,499	\$154,435	\$134,372
Median Household Income 45-54	\$200,001	\$127,625	\$108,219
Average Household Income 45-54	\$242,524	\$205,123	\$175,147
Median Household Income 55-64	\$141,139	\$127,613	\$105,177
Average Household Income 55-64	\$218,480	\$211,201	\$178,488
Median Household Income 65-74	\$102,284	\$91,163	\$79,928
Average Household Income 65-74	\$154,400	\$149,819	\$131,730
Average Household Income 75+	\$111,001	\$112,383	\$98,821

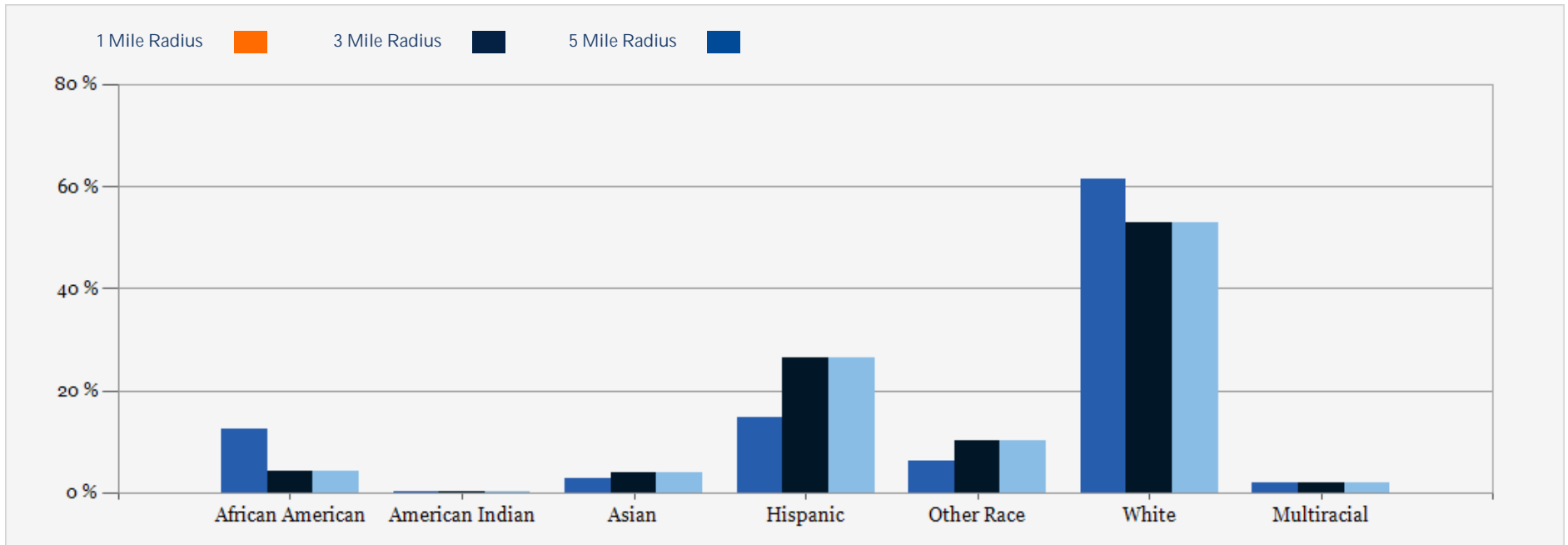
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	995	11,887	41,172
2026 Population Age 35-39	974	11,541	36,310
2026 Population Age 40-44	1,275	11,433	32,294
2026 Population Age 45-49	1,334	10,680	28,113
2026 Population Age 50-54	1,228	9,863	24,534
2026 Population Age 55-59	1,217	9,506	22,864
2026 Population Age 60-64	1,113	8,815	21,381
2026 Population Age 65-69	930	7,952	19,652
2026 Population Age 70-74	793	6,502	15,790
2026 Population Age 75-79	595	4,909	12,077
2026 Population Age 80-84	381	3,036	7,555
2026 Population Age 85+	373	3,218	8,344
2026 Population Age 18+	13,842	129,175	358,390
2026 Median Age	41	37	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,883	\$79,920	\$80,972
Average Household Income 25-34	\$134,217	\$107,639	\$107,055
Median Household Income 35-44	\$163,806	\$93,019	\$88,167
Average Household Income 35-44	\$226,941	\$163,845	\$144,646
Median Household Income 45-54	\$200,001	\$136,856	\$115,614
Average Household Income 45-54	\$268,706	\$218,932	\$187,912
Median Household Income 55-64	\$178,273	\$136,968	\$112,055
Average Household Income 55-64	\$242,366	\$225,192	\$191,132
Median Household Income 65-74	\$108,935	\$102,466	\$89,539
Average Household Income 65-74	\$173,932	\$169,453	\$148,640
Average Household Income 75+	\$135,368	\$131,121	\$114,945

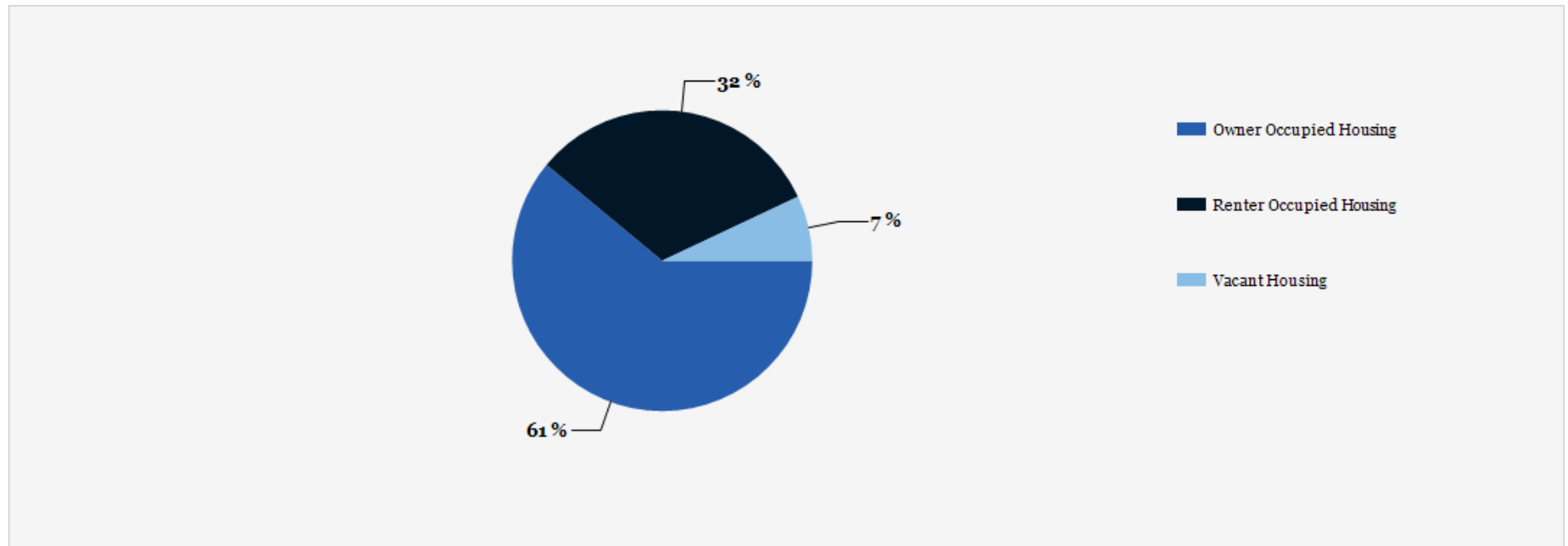
2021 Household Income



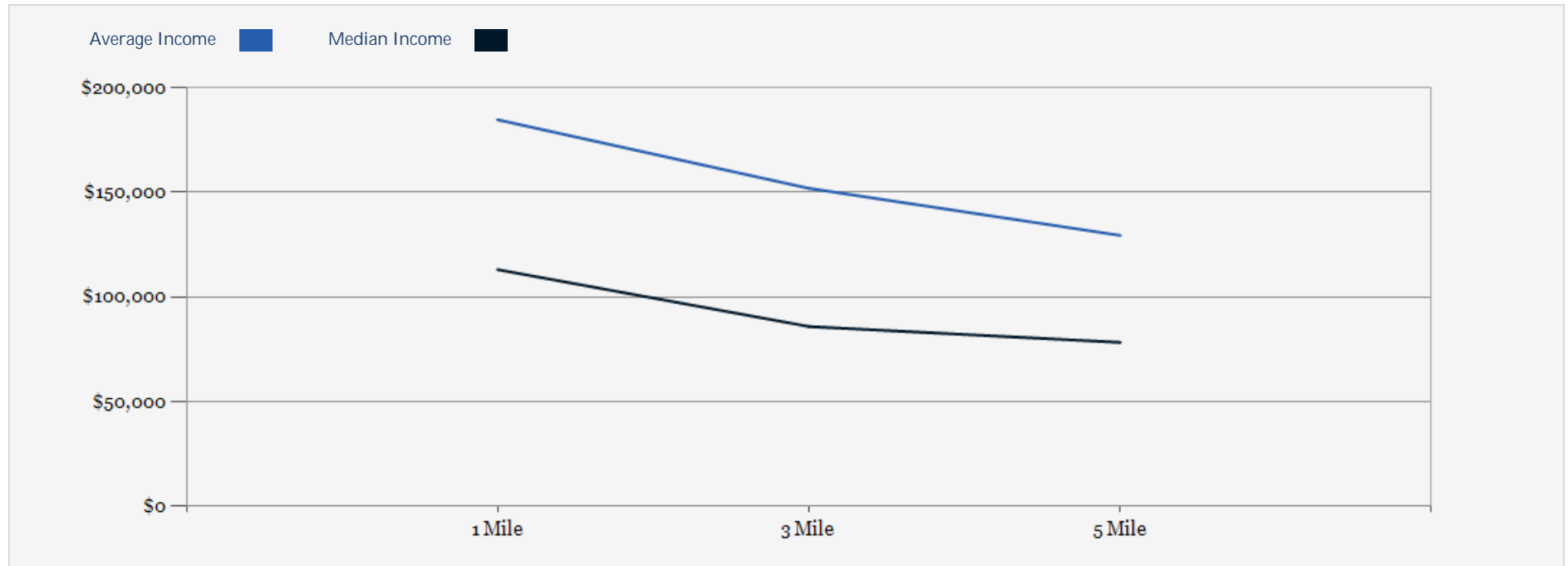
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



7807 Inwood

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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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.

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.

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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