

Harry Hines Center

10400-10414 Harry Hines Boulevard, Dallas TX 75220

100% LEASED

TIRES SHOP



Saul Waranch
Broker
(214) 526-5800
swaranch@sfwaranch.com



THE SPACE

Location

10400-10414 Harry Hines Boulevard, Dallas, TX, 75220



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
23,716	82,179	252,626



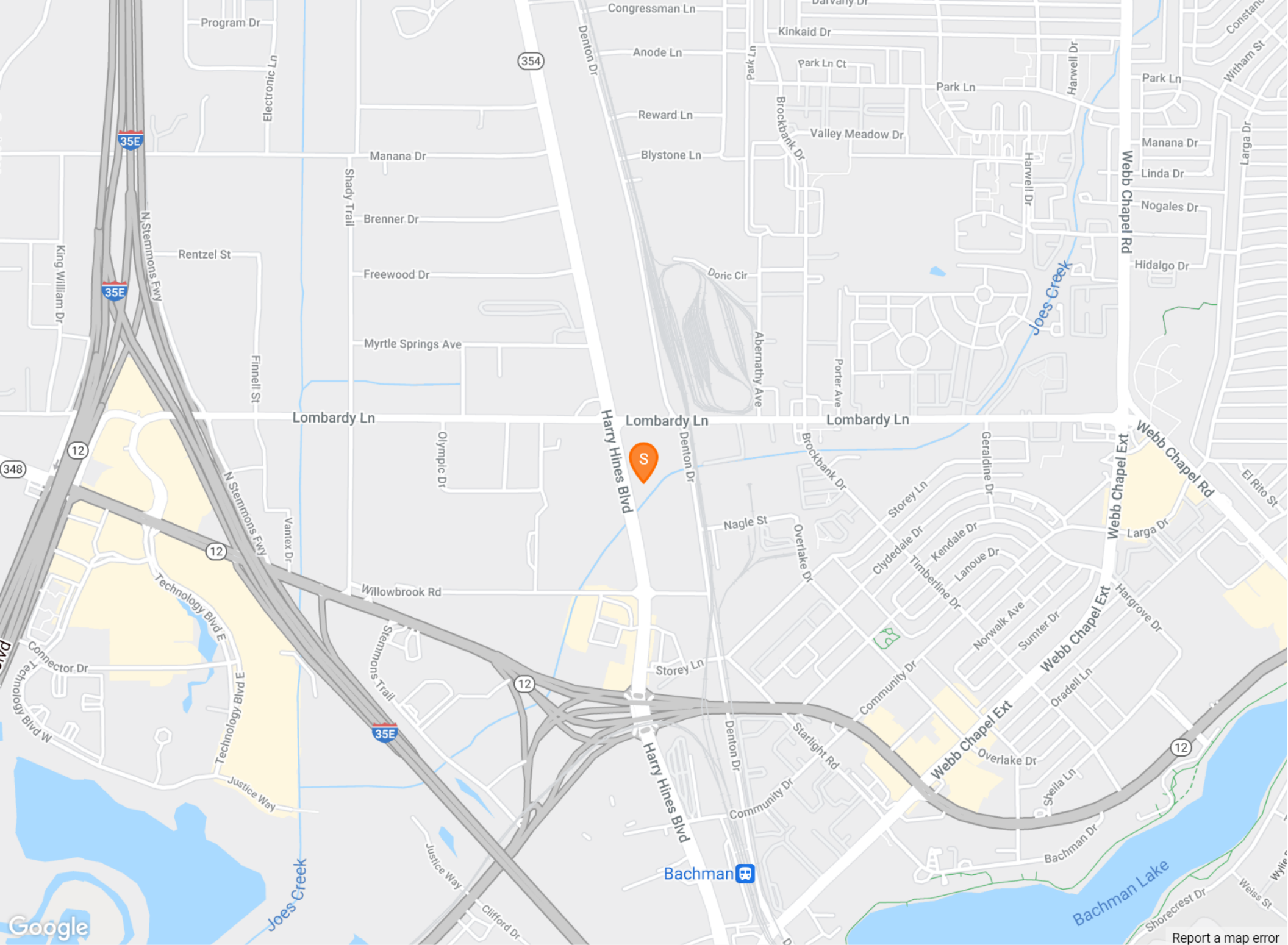
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$45,599	\$95,565	\$119,392

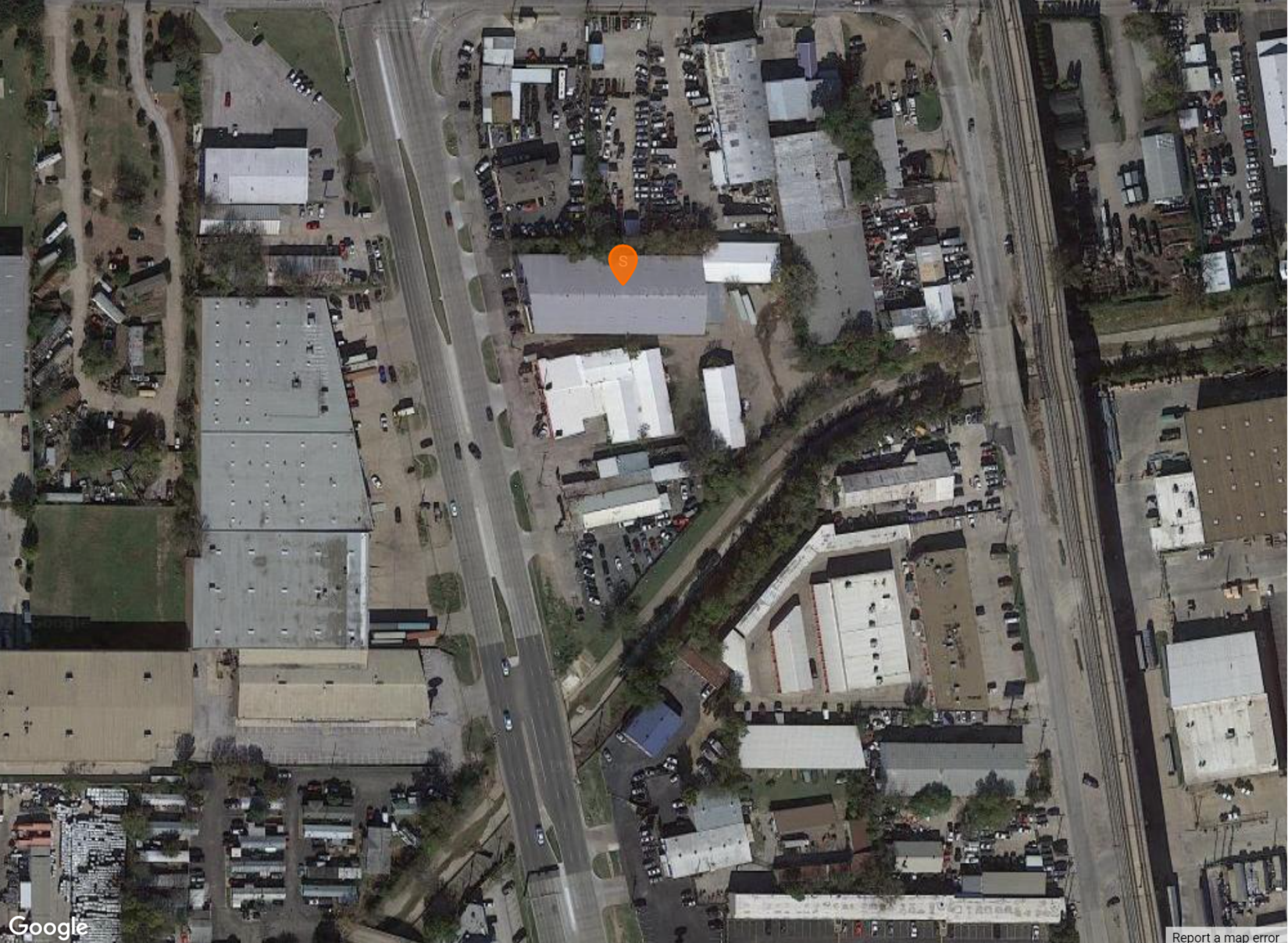


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,911	27,603	96,929



Report a map error



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,352	81,826	213,873
2010 Population	22,409	74,579	211,839
2021 Population	23,716	82,179	252,626
2026 Population	24,551	87,322	271,166
2021 African American	853	3,801	18,411
2021 American Indian	213	588	1,557
2021 Asian	70	2,310	20,716
2021 Hispanic	22,330	58,004	123,275
2021 Other Race	10,716	23,212	48,104
2021 White	11,101	49,592	155,469
2021 Multiracial	756	2,649	8,243
2021-2026: Population: Growth Rate	3.45 %	6.10 %	7.15 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	593	1,704	5,936
\$15,000-\$24,999	1,182	2,541	6,372
\$25,000-\$34,999	1,269	2,779	7,427
\$35,000-\$49,999	1,509	4,145	11,805
\$50,000-\$74,999	1,545	5,190	17,476
\$75,000-\$99,999	445	2,903	12,251
\$100,000-\$149,999	297	4,120	14,873
\$150,000-\$199,999	54	1,592	6,486
\$200,000 or greater	17	2,628	14,300
Median HH Income	\$37,958	\$60,249	\$73,886
Average HH Income	\$45,599	\$95,565	\$119,392

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,553	26,574	80,019
2010 Total Households	6,637	24,678	79,018
2021 Total Households	6,911	27,603	96,929
2026 Total Households	7,099	29,324	104,368
2021 Average Household Size	3.43	2.96	2.59
2000 Owner Occupied Housing	579	11,161	38,712
2000 Renter Occupied Housing	7,621	14,320	37,492
2021 Owner Occupied Housing	500	11,052	42,260
2021 Renter Occupied Housing	6,412	16,551	54,669
2021 Vacant Housing	1,163	2,990	11,765
2021 Total Housing	8,074	30,593	108,694
2026 Owner Occupied Housing	546	11,620	44,982
2026 Renter Occupied Housing	6,553	17,704	59,386
2026 Vacant Housing	1,157	2,875	11,622
2026 Total Housing	8,256	32,199	115,990
2021-2026: Households: Growth Rate	2.70 %	6.10 %	7.45 %

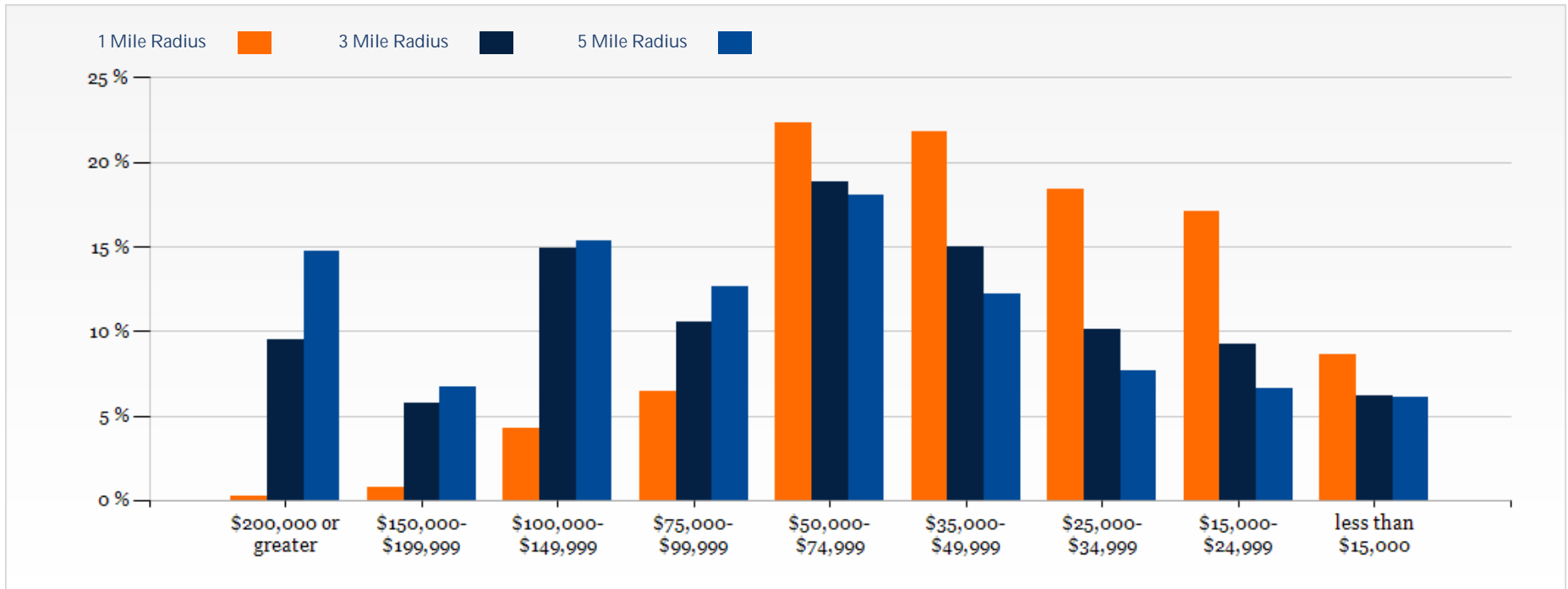
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,812	7,341	21,272
2021 Population Age 35-39	2,117	6,449	19,389
2021 Population Age 40-44	1,503	5,468	17,173
2021 Population Age 45-49	1,145	4,728	15,312
2021 Population Age 50-54	832	4,224	14,414
2021 Population Age 55-59	635	3,965	14,048
2021 Population Age 60-64	440	3,344	12,708
2021 Population Age 65-69	293	2,651	10,299
2021 Population Age 70-74	205	2,051	8,254
2021 Population Age 75-79	99	1,305	5,576
2021 Population Age 80-84	50	807	3,732
2021 Population Age 85+	32	917	4,195
2021 Population Age 18+	15,609	59,537	191,652
2021 Median Age	27	32	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,176	\$54,988	\$70,414
Average Household Income 25-34	\$47,482	\$73,614	\$88,456
Median Household Income 35-44	\$36,740	\$57,697	\$74,745
Average Household Income 35-44	\$44,775	\$93,235	\$119,162
Median Household Income 45-54	\$42,352	\$70,502	\$91,652
Average Household Income 45-54	\$48,602	\$116,462	\$153,538
Median Household Income 55-64	\$39,777	\$78,517	\$92,869
Average Household Income 55-64	\$44,247	\$130,519	\$160,652
Median Household Income 65-74	\$33,725	\$72,334	\$76,181
Average Household Income 65-74	\$43,646	\$105,635	\$121,594
Average Household Income 75+	\$39,442	\$77,264	\$90,003

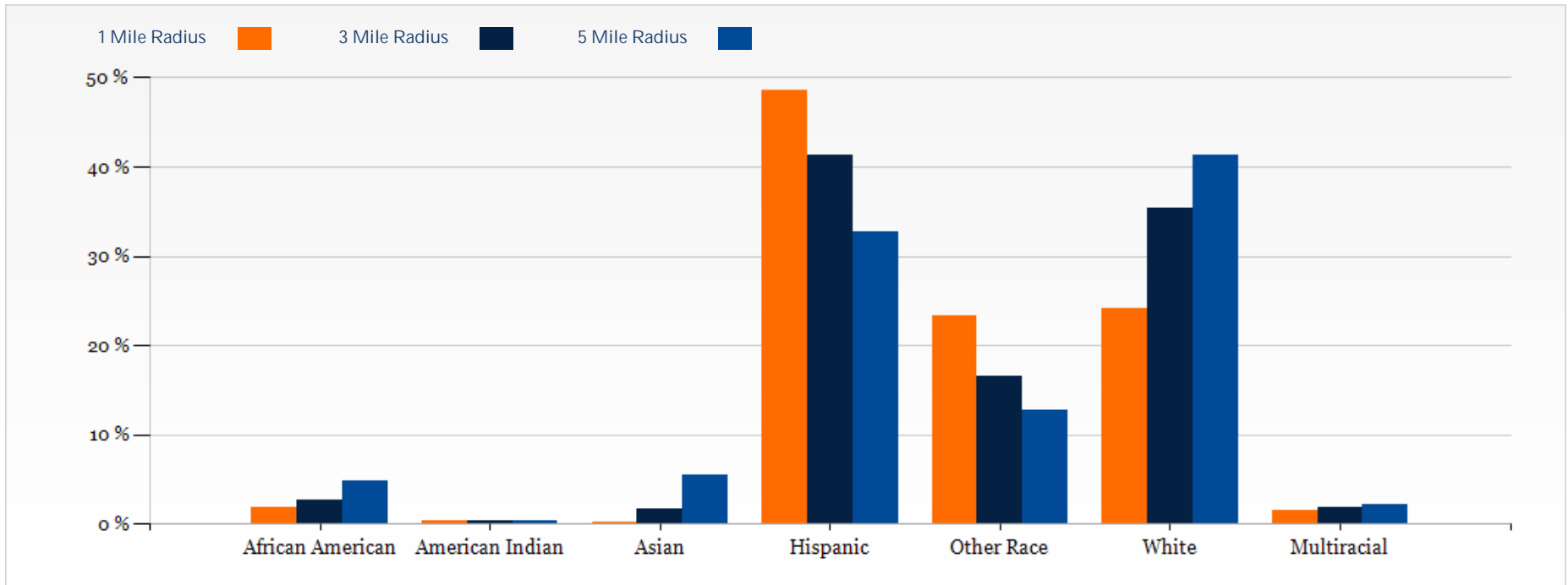
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,811	7,565	22,749
2026 Population Age 35-39	2,211	6,550	19,981
2026 Population Age 40-44	1,637	5,853	18,679
2026 Population Age 45-49	1,177	5,095	16,893
2026 Population Age 50-54	898	4,343	14,938
2026 Population Age 55-59	634	3,907	13,951
2026 Population Age 60-64	486	3,593	13,066
2026 Population Age 65-69	325	3,014	11,837
2026 Population Age 70-74	237	2,344	9,564
2026 Population Age 75-79	126	1,760	7,155
2026 Population Age 80-84	71	1,031	4,591
2026 Population Age 85+	38	928	4,507
2026 Population Age 18+	16,191	64,132	208,121
2026 Median Age	27	32	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,646	\$60,657	\$77,513
Average Household Income 25-34	\$52,460	\$83,432	\$99,832
Median Household Income 35-44	\$39,093	\$61,849	\$79,726
Average Household Income 35-44	\$49,583	\$100,369	\$128,295
Median Household Income 45-54	\$44,807	\$79,578	\$101,765
Average Household Income 45-54	\$52,870	\$131,859	\$167,801
Median Household Income 55-64	\$41,626	\$84,903	\$100,365
Average Household Income 55-64	\$48,272	\$142,768	\$173,024
Median Household Income 65-74	\$34,686	\$82,885	\$83,965
Average Household Income 65-74	\$47,514	\$127,061	\$139,412
Average Household Income 75+	\$43,134	\$94,591	\$106,224

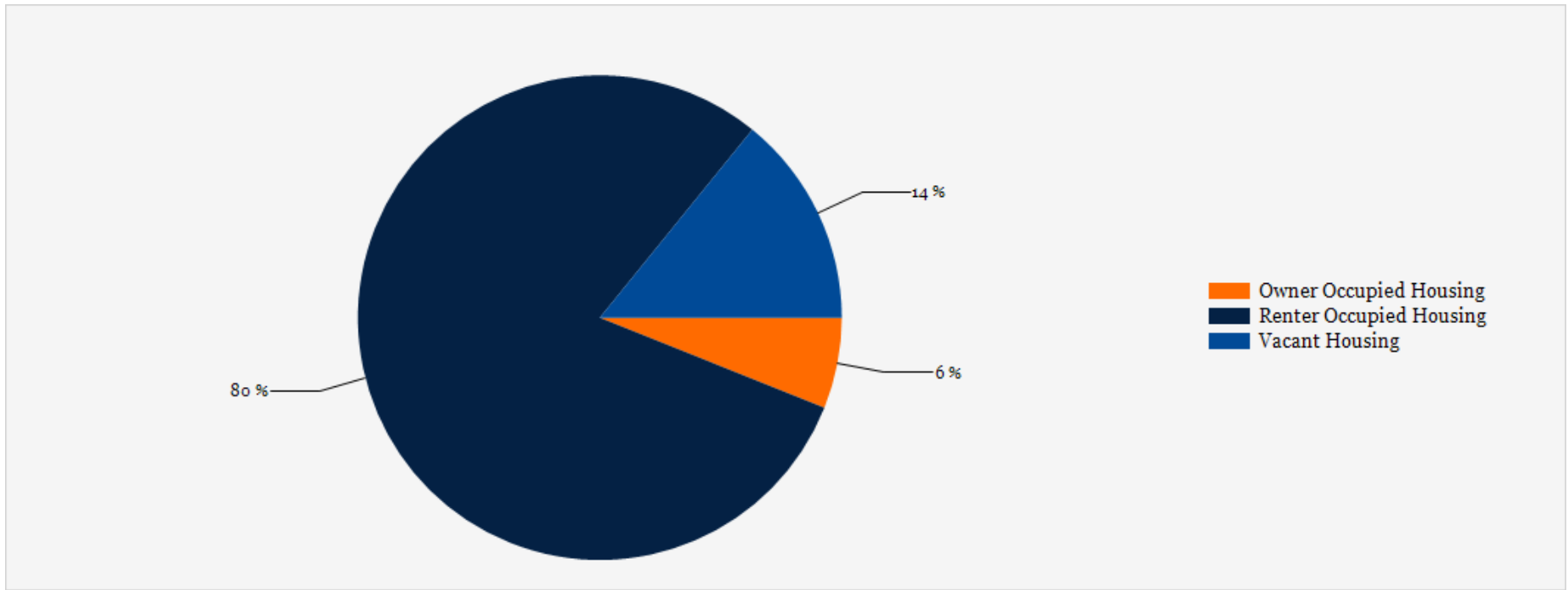
2021 Household Income



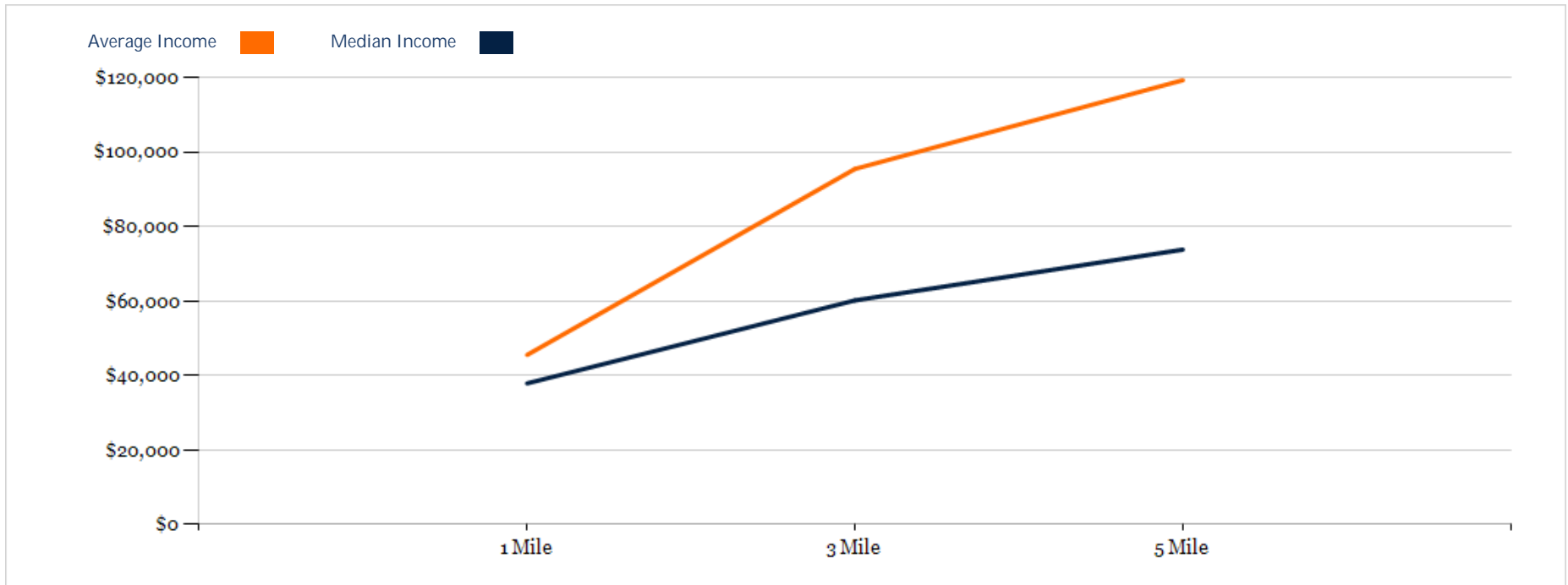
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

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.

Exclusively Marketed by:

Saul Waranch
Broker
(214) 526-5800
swaranch@sfwaranch.com

