

# CANALES- HARRY HINES RETAIL CENTER

10220 Harry Hines Boulevard | Dallas, TX



SPACES AVAILABLE

**Saul Waranch**  
The S.F. Waranch Company  
Broker  
(214) 526-5800  
swaranch@sfloweranch.com

**Jeff Lewin**  
The S.F. Waranch Company  
Head of Brokerage  
(214) 336-7715  
jlewin@sfloweranch.com



# THE PROPERTY

Location 10220 Harry Hines Boulevard  
Dallas, TX 75220

## HIGHLIGHTS

- Located in dynamic Harry Hines Industrial/Retail area
- Easy access to I-35 and I-635
- Good visibility and access
- Warehouse and Industrial spaces available
- Ample parking
- Excellent ingress and egress



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
21,261	74,488	257,754

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$45,158	\$94,915	\$118,473

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,330	24,357	98,519

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A	Canales Furniture Store	Ground	16,293	NNN	Regional furniture store
B	Los Valdivia	Ground	2,053	NNN	Car sales.
C	Available	Ground	3,251	NNN	Available Retail fronting Harry Hines
C1	Available	Ground	3,581	NNN	Available retail fronting Harry Hines

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
D	Available	Ground	9,541	Warehouse	Warehouse space available
F	Available September 2025	Ground	7,246	Warehouse	Available September 2025
G	Available	Ground	4,802	Warehouse	Warehouse space available.





NAPA AUTO PARTS

Window Tint Poralizado Express Unidos Home Linens

Unidos Textile Inc.

A1 Tire Shop

Furniture World

Gil Roofing & Building Supply

Rug Expo

Frankies Group LLC

Dallas Auto Drive

Las Hamacas Restaurante

Koetter Advanced Security Solutions



JULIAN T. SALDIVAR ELEMENTARY SCHOOL

Equal Heart

10220 HARRY HINES BLVD DALLAS, TX

Massage Chair

GOODY

Valu + Pawn

Barnsco Texas-Corporate Offices

El Guero seafood mariscos comida mexicana

BARNSCO TEXAS

7-ELEVEN

DARR EQUIPMENT CO

SUBWAY

The Pallet Professionals

Lawn Mowgul

A1 Food Mart

Rk Truck and Tire

Texas Electronics Recycling

Petra Chemical

RICHARDSON TIMBERS Custom Timbers Since 1949

Dulceria LaLa's

AMERICAN BANK

KSC, Inc.

EL PAISA THE ORIGINAL TACO STAND

Taxi Latino - Taxi En Español 24/7

Goody's BAKED CASES

24 Hour Rodriguez Tire Shop

FUEL CITY

STEREOlive

Texas Motors Exports Inc

Gunn Finance

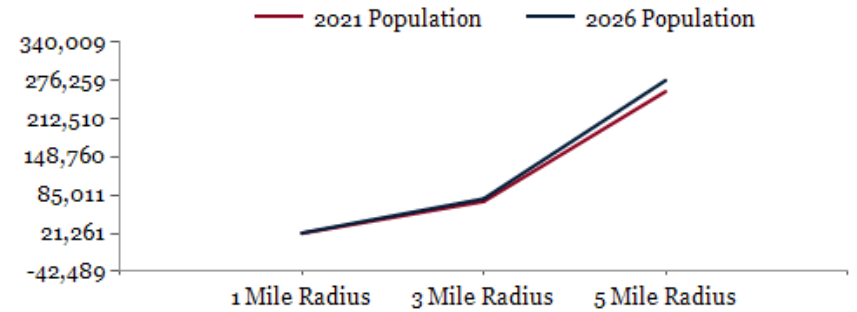
El Tacaso

AutoDallas Sales

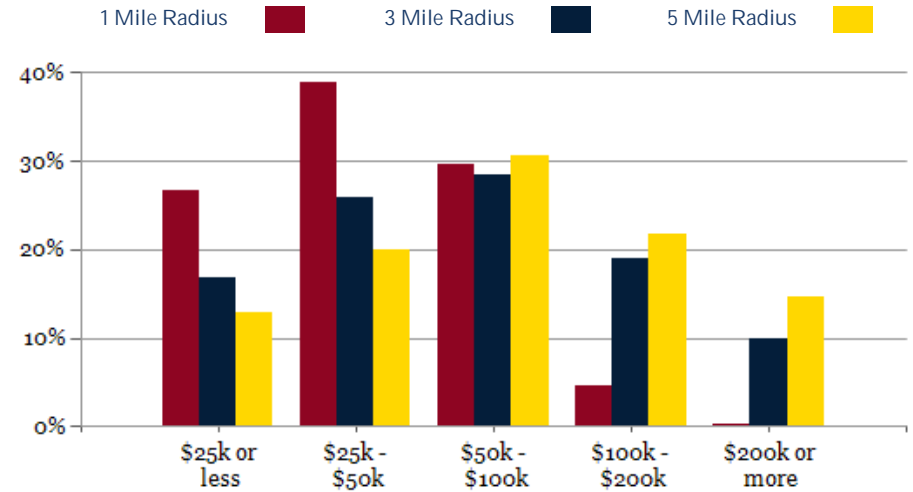
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,250	76,766	219,806
2010 Population	20,185	69,346	217,038
2021 Population	21,261	74,488	257,754
2026 Population	22,012	78,983	276,259
2021-2026: Population: Growth Rate	3.50%	5.90%	7.00%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	528	1,707	6,162
\$15,000-\$24,999	1,157	2,392	6,602
\$25,000-\$34,999	1,126	2,613	7,580
\$35,000-\$49,999	1,335	3,677	12,125
\$50,000-\$74,999	1,464	4,445	17,860
\$75,000-\$99,999	410	2,460	12,342
\$100,000-\$149,999	259	3,268	14,971
\$150,000-\$199,999	39	1,367	6,525
\$200,000 or greater	13	2,427	14,349
Median HH Income	\$37,892	\$57,806	\$72,909
Average HH Income	\$45,158	\$94,915	\$118,473

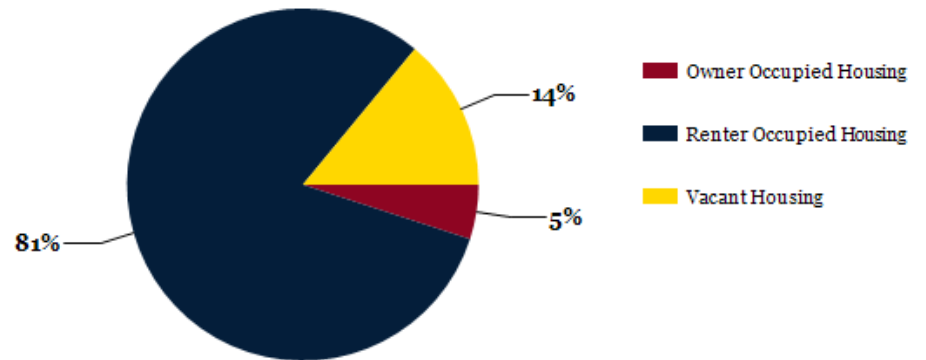
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,991	25,069	82,337
2010 Total Households	6,100	22,695	80,745
2021 Total Households	6,330	24,357	98,519
2026 Total Households	6,503	25,764	105,887
2021 Average Household Size	3.36	3.04	2.60
2021-2026: Households: Growth Rate	2.70%	5.65%	7.25%



2021 Household Income



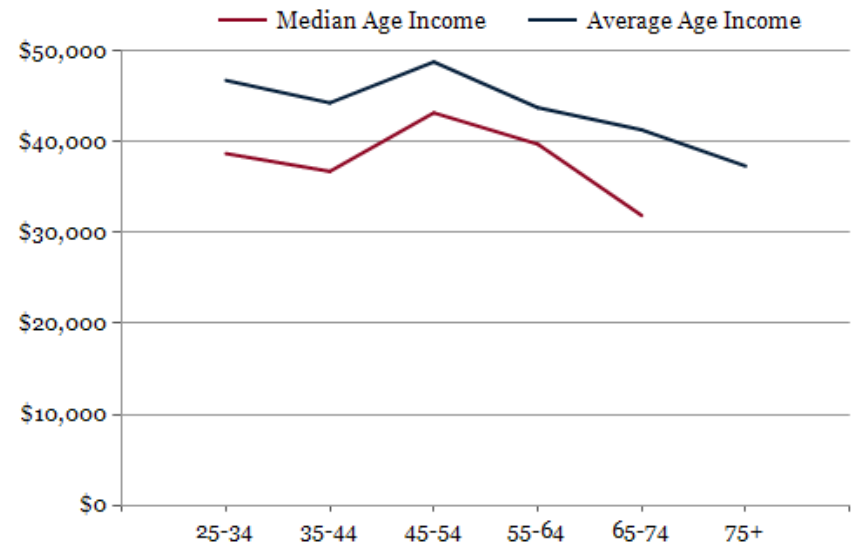
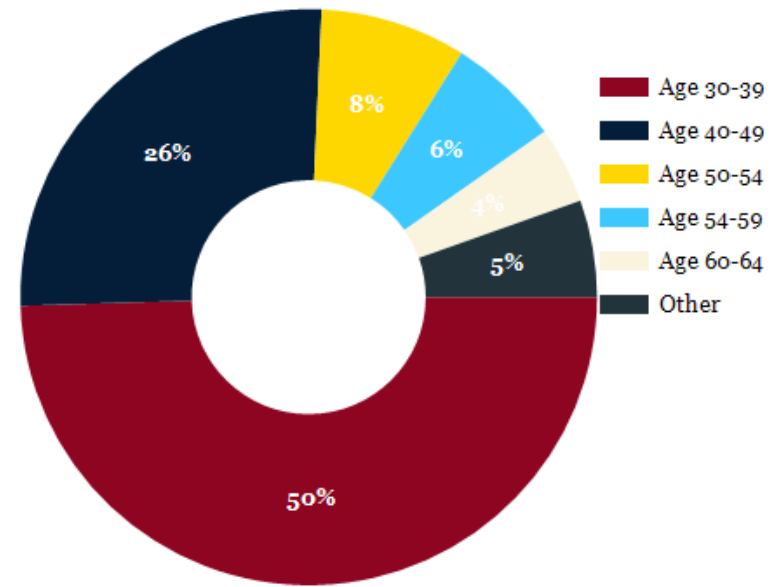
2021 Own vs. Rent - 1 Mile Radius



Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,597	6,338	21,638
2021 Population Age 35-39	1,916	5,682	19,773
2021 Population Age 40-44	1,360	4,944	17,514
2021 Population Age 45-49	1,026	4,284	15,643
2021 Population Age 50-54	746	3,869	14,743
2021 Population Age 55-59	579	3,645	14,297
2021 Population Age 60-64	392	3,089	12,923
2021 Population Age 65-69	249	2,493	10,454
2021 Population Age 70-74	166	1,917	8,374
2021 Population Age 75-79	81	1,226	5,631
2021 Population Age 80-84	44	747	3,748
2021 Population Age 85+	25	832	4,211
2021 Population Age 18+	14,050	53,593	195,102
2021 Median Age	27	31	35
2026 Median Age	27	31	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,720	\$50,338	\$69,599
Average Household Income 25-34	\$46,775	\$67,200	\$87,873
Median Household Income 35-44	\$36,762	\$56,103	\$73,423
Average Household Income 35-44	\$44,305	\$93,979	\$117,780
Median Household Income 45-54	\$43,207	\$69,954	\$90,393
Average Household Income 45-54	\$48,812	\$117,983	\$152,252
Median Household Income 55-64	\$39,759	\$76,930	\$91,555
Average Household Income 55-64	\$43,783	\$130,902	\$159,450
Median Household Income 65-74	\$31,902	\$68,262	\$75,153
Average Household Income 65-74	\$41,335	\$103,388	\$120,356
Average Household Income 75+	\$37,345	\$75,565	\$89,711





## 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.

<b>Saul F. Waranch</b>	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Saul F. Waranch</b>	0395950	swaranch@sfwaranch.com	214-893-4788
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



# Canales- Harry Hines Retail Center

## 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 tenants, 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**  
The S.F. Waranch Company  
Broker  
(214) 526-5800  
swaranch@sfloweranch.com

**Jeff Lewin**  
The S.F. Waranch Company  
Head of Brokerage  
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