

Chipotle - Dallas

4502 McKinney Ave , Dallas TX 75205

100% LEASED



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

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@sfwaranch.com



THE SPACE

Location	4502 McKinney Ave, Dallas, TX, 75205
Square Feet	2,496
Lease Type	Retail

HIGHLIGHTS

- High traffic intersection in the heart of Knox street
- Fully leased.
- Heavy foot traffic. Trail
- National restaurant.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
32,713	245,663	428,939



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$133,748	\$131,305	\$121,557



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
17,203	121,342	191,274



RH Dallas | The
Gallery on Knox
Furniture store

CareNow Urgent Care
- Knox Henderson

Trader Joe's

Apple Knox Street
Takeout • Delivery

Dickey's Barbecue Pit
Takeout • Delivery

Le Bilboquet
Takeout

Chuy's
Takeout • Delivery

Highland Park Place

Cauldron Ice Cream
Takeout • Delivery

Chipotle Mexican Grill
Takeout • Delivery

Enterprise Rent-A-Car

Velvet Taco
Takeout • Delivery

Somerset Apartments

The Porc
Takeout • Delivery

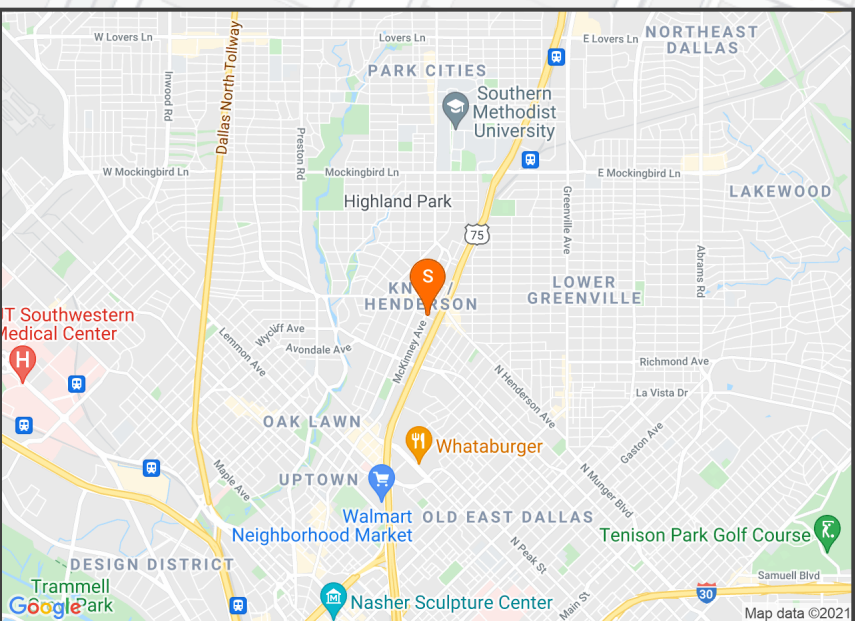
Roti Grill
Takeout • Delivery

Candleroom

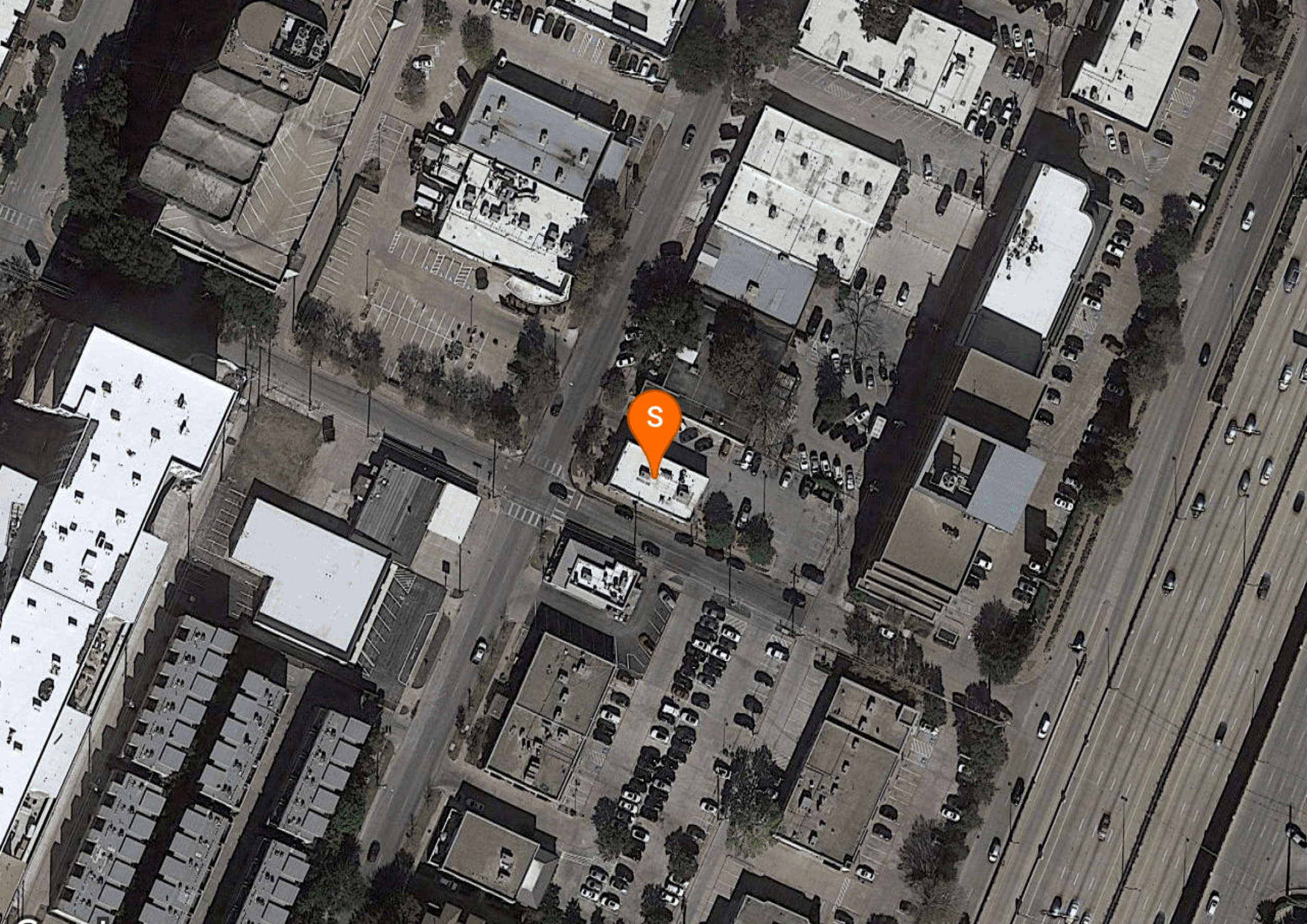
La Quinta Inn by
Wyndham Dallas Uptown

The Old Monk
Takeout

Denny's
Takeout • Delivery



Map data ©2021 Google



Google

Imagery ©2021 CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,658	182,034	347,902
2010 Population	22,962	182,074	333,222
2021 Population	32,713	245,663	428,939
2026 Population	37,498	275,533	471,780
2021 African American	1,470	25,503	70,441
2021 American Indian	163	1,319	2,417
2021 Asian	1,598	14,818	21,996
2021 Hispanic	12,013	73,861	144,336
2021 Other Race	4,840	29,114	59,083
2021 White	23,678	167,385	262,178
2021 Multiracial	934	7,381	12,615
2021-2026: Population: Growth Rate	13.85 %	11.60 %	9.60 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	995	9,933	18,484
\$15,000-\$24,999	870	5,956	11,941
\$25,000-\$34,999	682	6,098	12,715
\$35,000-\$49,999	1,281	11,034	20,422
\$50,000-\$74,999	3,133	20,455	31,301
\$75,000-\$99,999	2,401	16,202	23,798
\$100,000-\$149,999	3,260	20,734	28,881
\$150,000-\$199,999	1,422	9,113	12,583
\$200,000 or greater	3,159	21,818	31,144
Median HH Income	\$90,512	\$84,410	\$75,614
Average HH Income	\$133,748	\$131,305	\$121,557

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,959	85,968	155,500
2010 Total Households	11,974	88,521	146,534
2021 Total Households	17,203	121,342	191,274
2026 Total Households	19,745	136,877	211,370
2021 Average Household Size	1.90	1.97	2.16
2000 Owner Occupied Housing	3,926	28,616	52,968
2000 Renter Occupied Housing	7,068	50,526	89,806
2021 Owner Occupied Housing	5,615	38,731	64,861
2021 Renter Occupied Housing	11,588	82,611	126,413
2021 Vacant Housing	2,497	15,288	26,212
2021 Total Housing	19,700	136,630	217,486
2026 Owner Occupied Housing	6,094	41,945	70,196
2026 Renter Occupied Housing	13,651	94,932	141,174
2026 Vacant Housing	2,409	14,672	25,537
2026 Total Housing	22,154	151,549	236,907
2021-2026: Households: Growth Rate	13.95 %	12.20 %	10.10 %

Source: esri

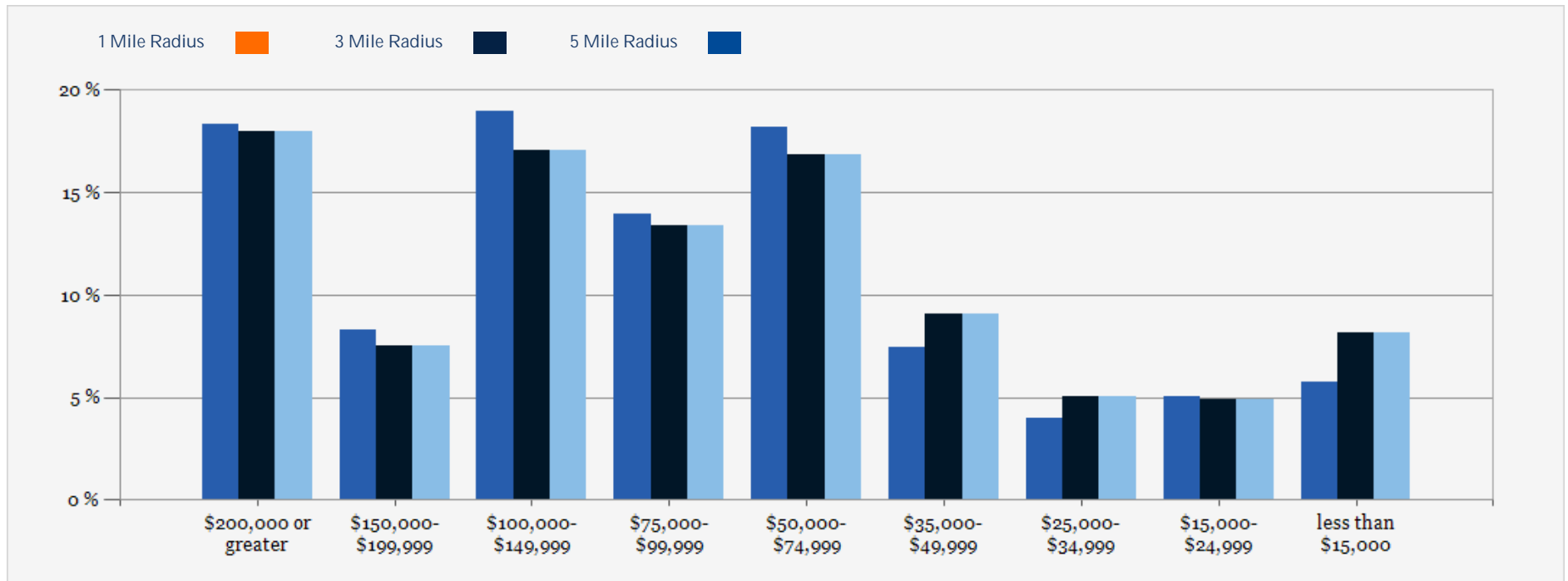
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	4,310	28,085	42,564
2021 Population Age 35-39	3,443	22,813	36,573
2021 Population Age 40-44	2,311	17,980	30,073
2021 Population Age 45-49	1,848	15,306	26,412
2021 Population Age 50-54	1,690	13,928	24,303
2021 Population Age 55-59	1,683	13,085	23,636
2021 Population Age 60-64	1,545	11,541	21,282
2021 Population Age 65-69	1,356	9,629	17,765
2021 Population Age 70-74	1,023	7,101	13,365
2021 Population Age 75-79	671	4,614	8,839
2021 Population Age 80-84	441	2,833	5,655
2021 Population Age 85+	579	3,106	6,970
2021 Population Age 18+	27,737	202,559	343,184
2021 Median Age	35	35	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,956	\$80,898	\$76,315
Average Household Income 25-34	\$110,927	\$102,662	\$96,196
Median Household Income 35-44	\$94,008	\$90,488	\$81,654
Average Household Income 35-44	\$139,977	\$141,739	\$130,566
Median Household Income 45-54	\$118,535	\$115,560	\$101,885
Average Household Income 45-54	\$176,962	\$179,069	\$163,646
Median Household Income 55-64	\$114,182	\$105,036	\$88,543
Average Household Income 55-64	\$177,450	\$173,335	\$158,728
Median Household Income 65-74	\$87,961	\$79,526	\$66,369
Average Household Income 65-74	\$132,985	\$127,915	\$116,249
Average Household Income 75+	\$118,115	\$104,338	\$88,979

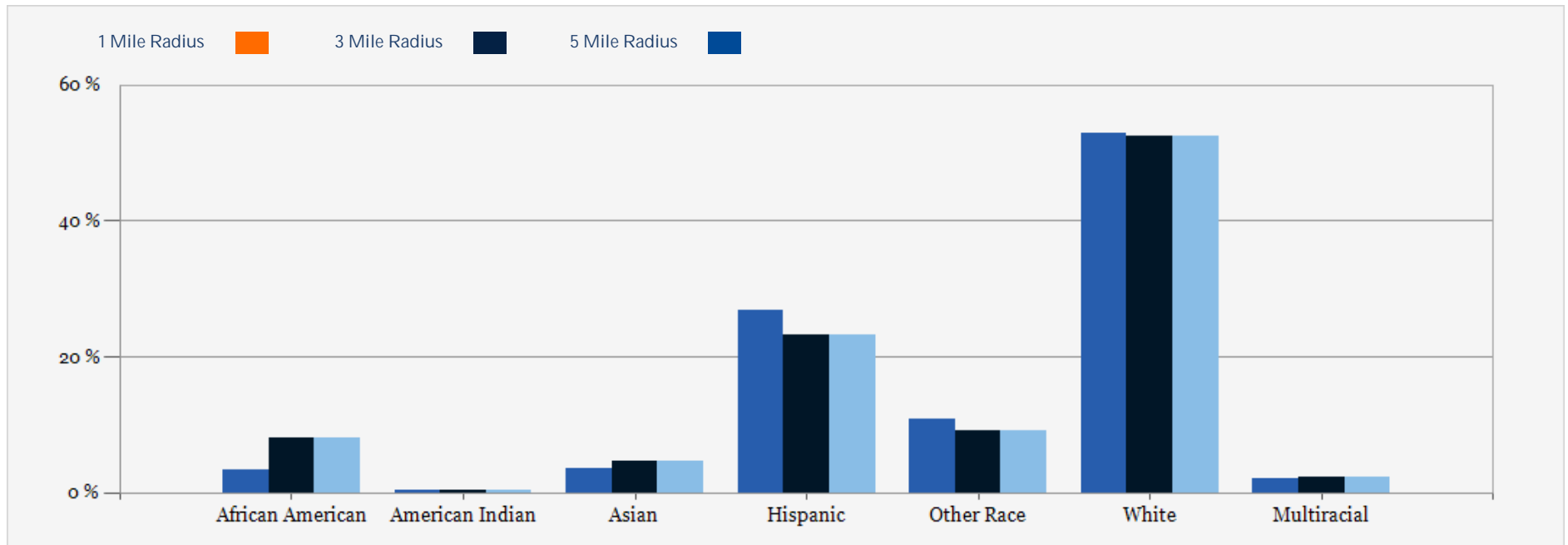
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,328	29,472	44,320
2026 Population Age 35-39	3,837	25,161	38,820
2026 Population Age 40-44	3,028	21,236	34,320
2026 Population Age 45-49	2,310	17,818	30,101
2026 Population Age 50-54	1,891	15,154	26,169
2026 Population Age 55-59	1,746	13,905	24,124
2026 Population Age 60-64	1,700	12,380	22,460
2026 Population Age 65-69	1,598	11,198	20,419
2026 Population Age 70-74	1,295	8,811	16,341
2026 Population Age 75-79	976	6,439	12,029
2026 Population Age 80-84	592	3,759	7,331
2026 Population Age 85+	727	3,759	7,937
2026 Population Age 18+	32,000	228,753	380,247
2026 Median Age	36	35	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,876	\$87,309	\$82,214
Average Household Income 25-34	\$119,958	\$113,631	\$107,266
Median Household Income 35-44	\$101,285	\$96,946	\$87,499
Average Household Income 35-44	\$149,928	\$150,935	\$140,382
Median Household Income 45-54	\$124,847	\$122,190	\$109,682
Average Household Income 45-54	\$188,623	\$190,870	\$176,876
Median Household Income 55-64	\$119,020	\$112,236	\$99,619
Average Household Income 55-64	\$186,648	\$185,674	\$172,079
Median Household Income 65-74	\$101,472	\$87,835	\$75,799
Average Household Income 65-74	\$148,523	\$141,690	\$130,855
Average Household Income 75+	\$134,046	\$118,910	\$103,092

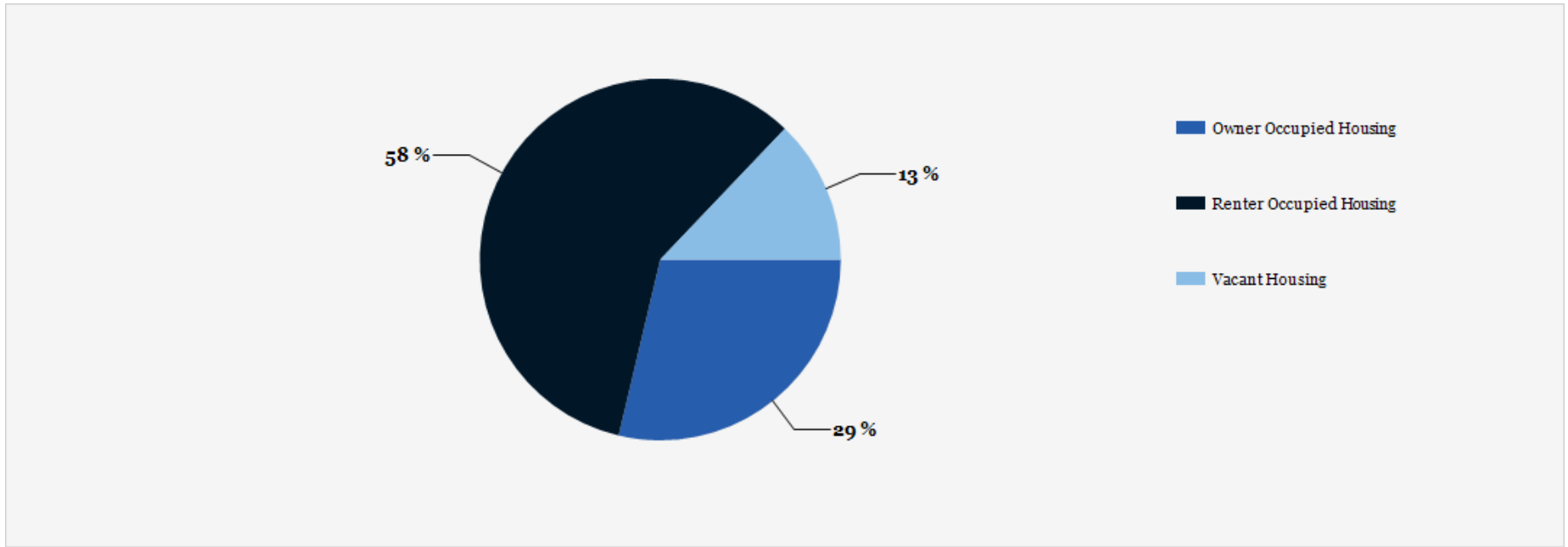
2021 Household Income



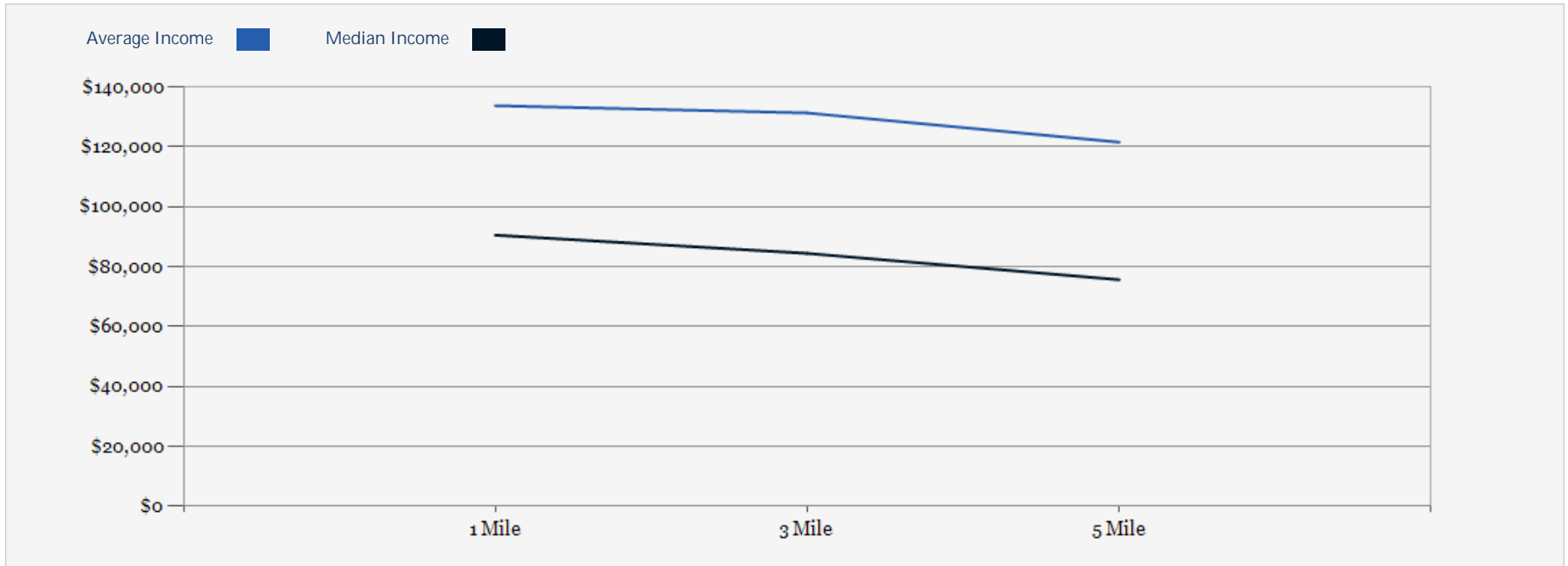
2021 Population by Race



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@sfloweranch.com

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@sfloweranch.com





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.

Saul F. Waranch	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	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