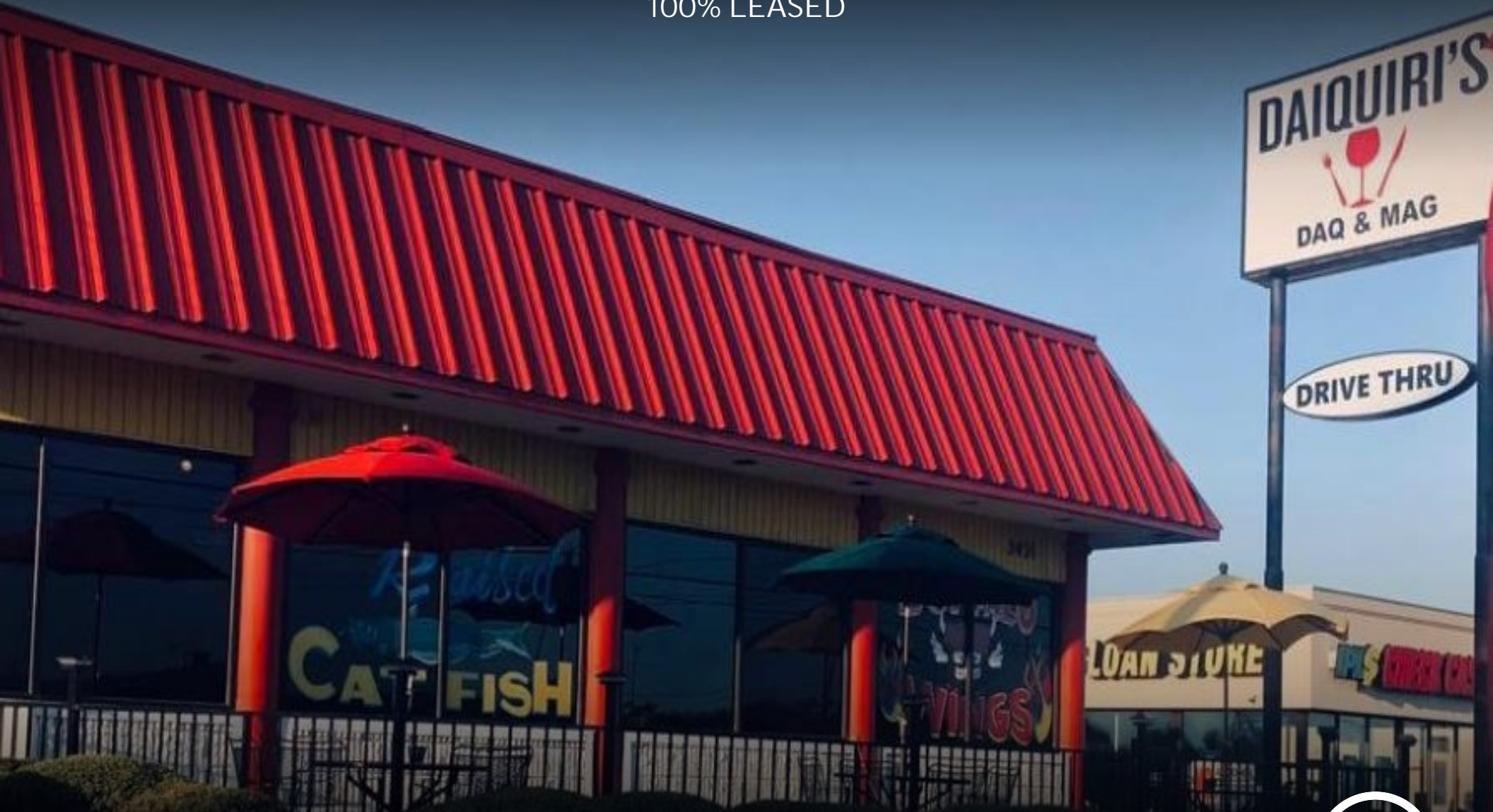


# Daq and Mag Restaurant

3431 W. Camp Wisdom Rd., Dallas, TX 75237

100% LEASED



**Saul Waranch**

Broker

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**Jeff Lewin**

Head of Brokerage

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# THE SPACE

Location	3431 W. Camp Wisdom Rd., Dallas,, TX, 75237
Square Feet	2,067
Lease Type	Retail

**Notes** Freestanding fully leased restaurant

# HIGHLIGHTS

- Freestanding restaurant with drive-thru
- Excellent visibility and access
- 20,000 VPD traffic counts
- General trade area re-developing



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,729	89,985	257,456



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$37,675	\$56,875	\$62,021



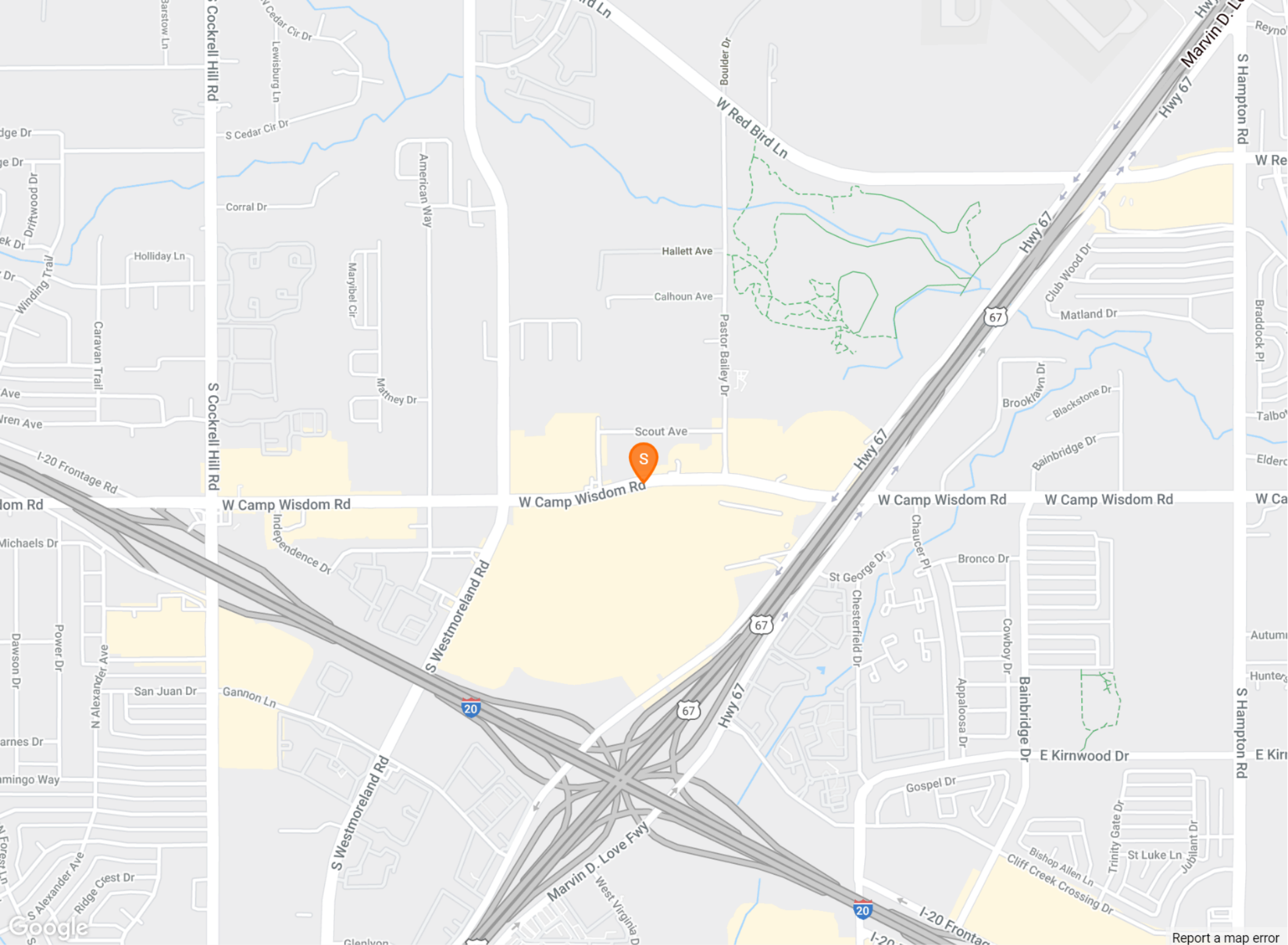
## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,882	32,504	84,212

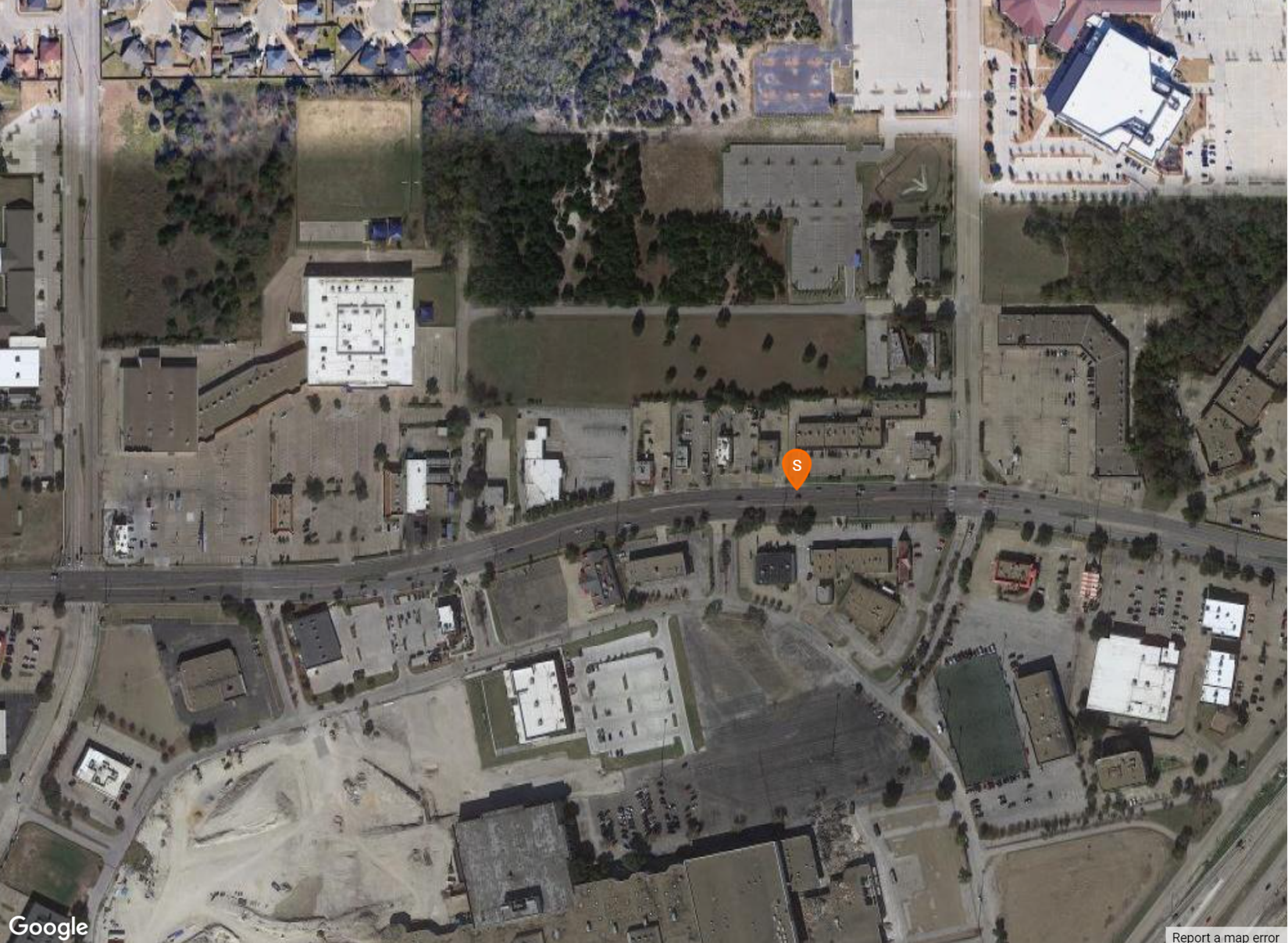
## PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	1
GLA (SF)	2,067
LAND SF	23,394
LAND ACRES	.56
YEAR BUILT	1985
YEAR RENOVATED	2020
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample





Report a map error



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,564	77,371	213,821
2010 Population	14,549	85,108	242,516
2021 Population	15,729	89,985	257,456
2026 Population	16,896	93,570	267,288
2021 African American	12,058	49,936	118,174
2021 American Indian	44	431	1,267
2021 Asian	78	1,152	3,741
2021 Hispanic	3,048	28,891	108,952
2021 Other Race	1,261	13,064	47,214
2021 White	1,895	23,005	80,130
2021 Multiracial	379	2,345	6,827
2021-2026: Population: Growth Rate	7.20 %	3.90 %	3.75 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,748	5,252	12,240
\$15,000-\$24,999	1,222	3,943	8,826
\$25,000-\$34,999	956	3,614	8,828
\$35,000-\$49,999	1,476	6,146	14,311
\$50,000-\$74,999	805	5,310	15,437
\$75,000-\$99,999	347	3,737	10,381
\$100,000-\$149,999	270	3,066	9,644
\$150,000-\$199,999	16	818	2,595
\$200,000 or greater	42	617	1,952
Median HH Income	\$29,164	\$42,037	\$47,106
Average HH Income	\$37,675	\$56,875	\$62,021

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,377	30,394	74,368
2010 Total Households	6,489	31,464	81,021
2021 Total Households	6,882	32,504	84,212
2026 Total Households	7,368	33,619	86,930
2021 Average Household Size	2.28	2.76	3.02
2000 Owner Occupied Housing	487	15,379	43,548
2000 Renter Occupied Housing	5,473	13,778	27,923
2021 Owner Occupied Housing	832	15,393	45,775
2021 Renter Occupied Housing	6,050	17,111	38,437
2021 Vacant Housing	814	2,961	6,851
2021 Total Housing	7,696	35,465	91,063
2026 Owner Occupied Housing	923	16,201	48,197
2026 Renter Occupied Housing	6,445	17,418	38,734
2026 Vacant Housing	769	2,869	6,624
2026 Total Housing	8,137	36,488	93,554
2021-2026: Households: Growth Rate	6.85 %	3.40 %	3.20 %



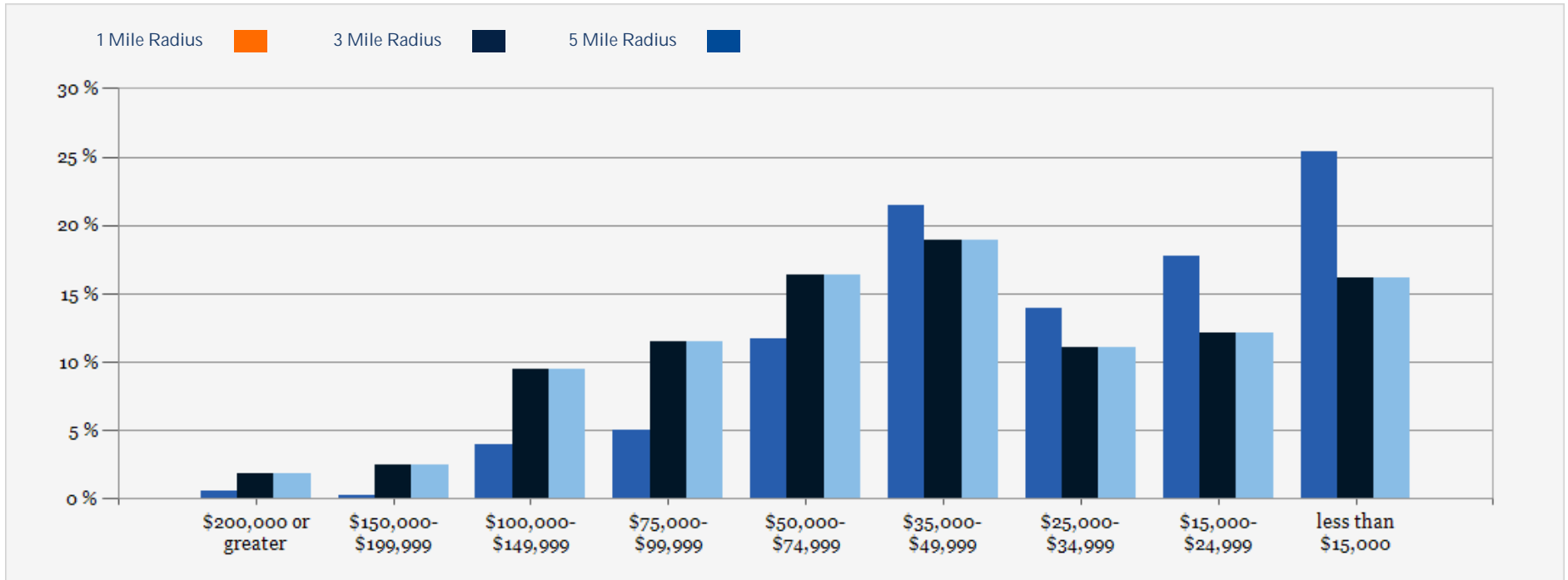
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,428	6,594	18,866
2021 Population Age 35-39	1,182	5,925	16,759
2021 Population Age 40-44	909	5,317	14,865
2021 Population Age 45-49	790	4,908	14,254
2021 Population Age 50-54	819	4,884	13,818
2021 Population Age 55-59	802	5,021	13,951
2021 Population Age 60-64	738	4,877	13,374
2021 Population Age 65-69	564	4,391	12,261
2021 Population Age 70-74	384	3,894	10,366
2021 Population Age 75-79	216	2,491	6,527
2021 Population Age 80-84	98	1,400	3,657
2021 Population Age 85+	71	1,262	3,268
2021 Population Age 18+	10,989	66,019	187,922
2021 Median Age	31	35	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$31,934	\$41,666	\$48,707
Average Household Income 25-34	\$39,268	\$53,443	\$58,031
Median Household Income 35-44	\$35,397	\$45,826	\$51,918
Average Household Income 35-44	\$41,946	\$60,690	\$66,371
Median Household Income 45-54	\$32,259	\$48,438	\$55,916
Average Household Income 45-54	\$40,283	\$63,656	\$71,188
Median Household Income 55-64	\$28,626	\$47,056	\$52,184
Average Household Income 55-64	\$37,103	\$60,503	\$67,045
Median Household Income 65-74	\$22,761	\$41,364	\$43,434
Average Household Income 65-74	\$37,273	\$59,504	\$61,526
Average Household Income 75+	\$27,336	\$44,811	\$45,238

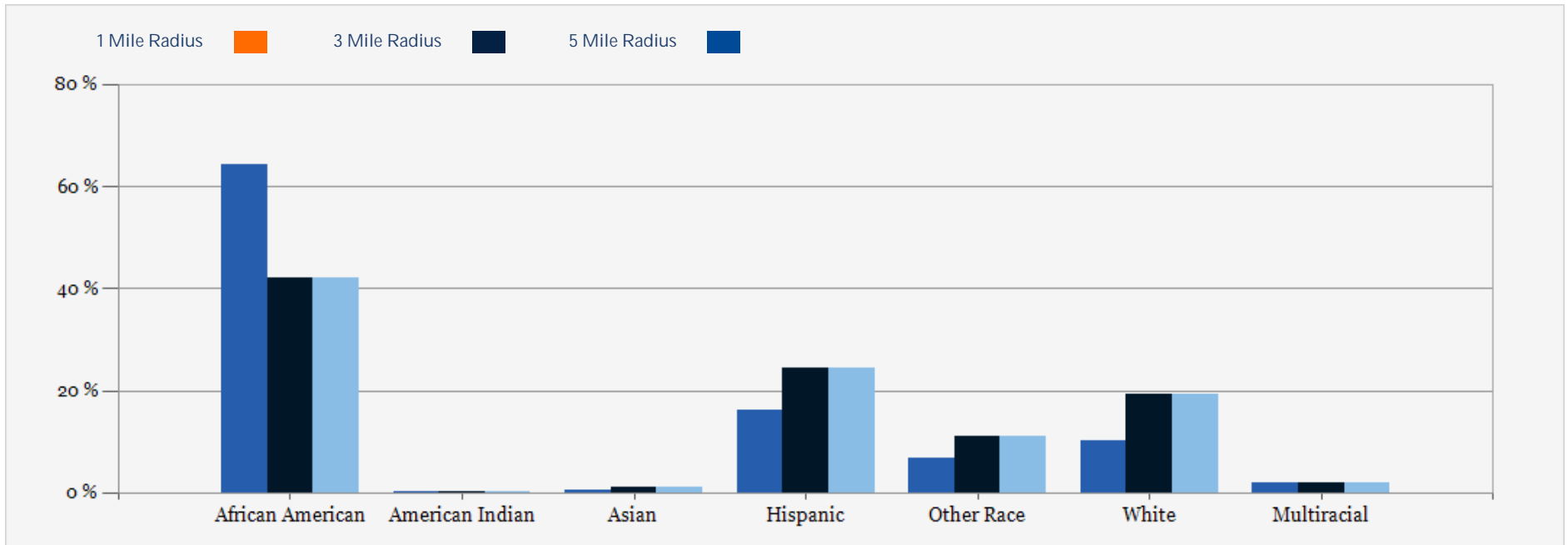
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,177	6,655	19,700
2026 Population Age 35-39	1,326	6,707	19,047
2026 Population Age 40-44	1,116	5,849	16,502
2026 Population Age 45-49	880	5,341	14,755
2026 Population Age 50-54	774	4,861	13,842
2026 Population Age 55-59	773	4,817	13,403
2026 Population Age 60-64	739	4,767	13,090
2026 Population Age 65-69	647	4,450	12,425
2026 Population Age 70-74	458	3,756	10,619
2026 Population Age 75-79	310	3,222	8,470
2026 Population Age 80-84	153	1,858	4,803
2026 Population Age 85+	95	1,443	3,699
2026 Population Age 18+	11,862	68,614	195,087
2026 Median Age	30	35	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,279	\$45,628	\$52,094
Average Household Income 25-34	\$42,806	\$59,322	\$64,087
Median Household Income 35-44	\$36,702	\$50,074	\$56,992
Average Household Income 35-44	\$45,736	\$67,722	\$75,042
Median Household Income 45-54	\$35,531	\$52,555	\$60,422
Average Household Income 45-54	\$44,828	\$71,443	\$79,159
Median Household Income 55-64	\$31,354	\$51,361	\$56,286
Average Household Income 55-64	\$41,288	\$67,729	\$74,712
Median Household Income 65-74	\$25,334	\$44,417	\$47,043
Average Household Income 65-74	\$41,292	\$67,027	\$69,609
Average Household Income 75+	\$29,866	\$51,841	\$52,049

## 2021 Household Income

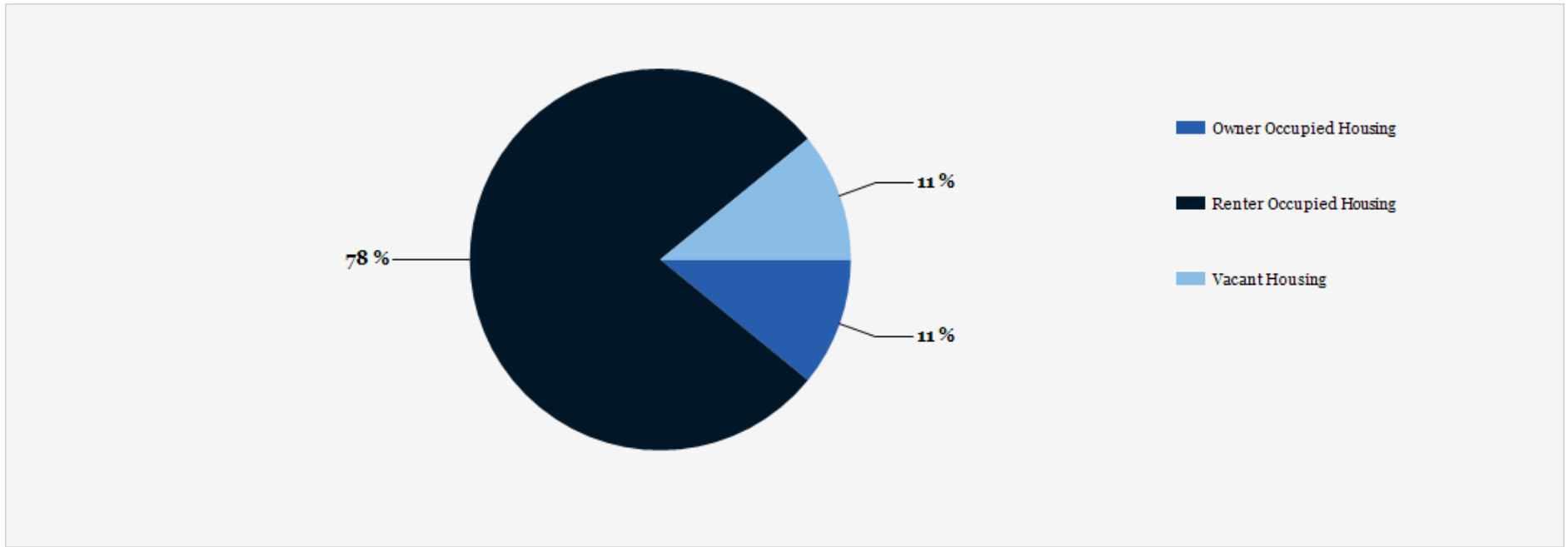


## 2021 Population by Race

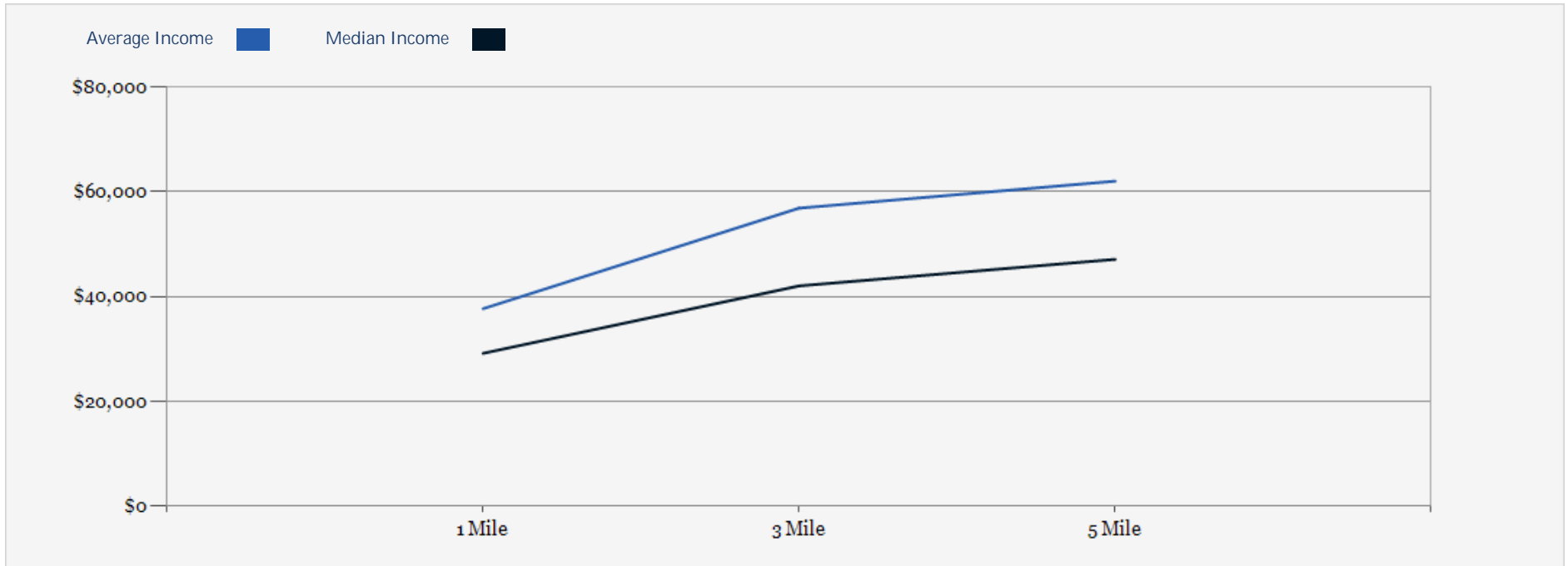




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



# Daq and Mag Restaurant

## CONFIDENTIALITY and DISCLAIMER

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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.

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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.

<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