

Dragna Center

3607-3613 Greenville Avenue, Dallas TX 75206

Managed by The S.F. Waranch Company



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THE PROPERTY

Location **3607-3613 Greenville Avenue
Dallas, TX 75206**

HIGHLIGHTS

- Second generation space in developed area
- Excellent visibility and access
- Great location in Lower Greenville

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,626	209,299	416,860

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$174,907	\$148,365	\$136,373

NUMBER OF HOUSEHOLDS

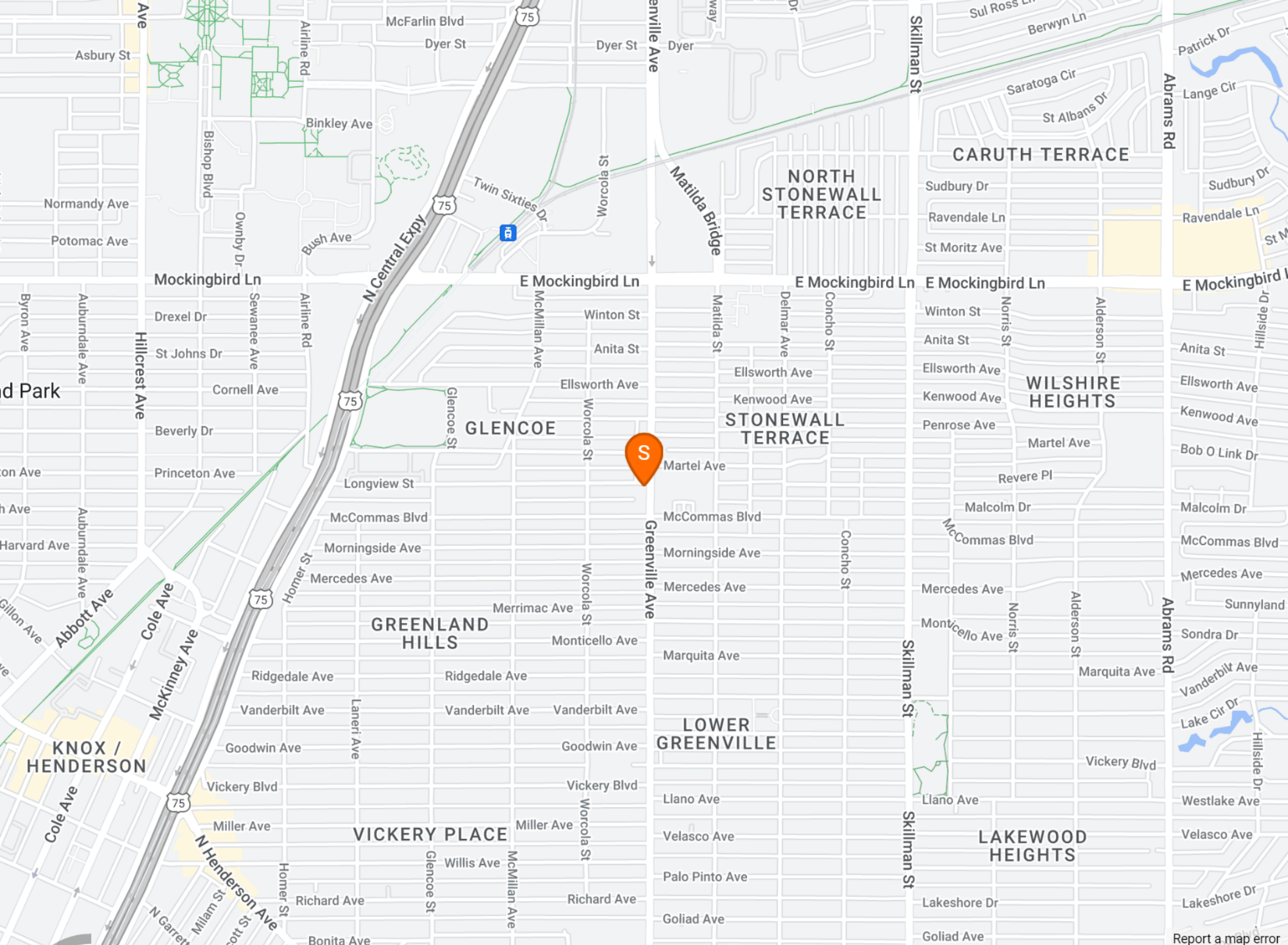
1.00 MILE	3.00 MILE	5.00 MILE
10,242	104,567	201,474

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
3607	Exotic Delights	Ground	912	NNN	Delicious waffles, cotton candy, crepes, gelato, and pancakes.
3607A	Ariana	Ground	871	NNN	Homestyle cuisine
3609	M.R. Liquor	Ground	836	NNN	Good selection of beer, wine and liquor
3609A	TRX Vape & Cigar	Ground	906	NNN	Vape and cigar products
3611	Vacant	Ground	825	NNN	Vacant
3611A	Wava Halal Grill	Ground	871	NNN	Authentic street food
3613	A.N. Nails	Ground	754	NNN	Local nail salon
3613A	M Street Body Art	Ground	953	NNN	Popular tattoo shop

PROPERTY FEATURES

CURRENT OCCUPANCY	88.00%
TOTAL TENANTS	8
BUILDING SF	7,028
LAND SF	8,778
LAND ACRES	.32
YEAR BUILT	1940
ZONING TYPE	Community Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	14





Report a map error



ANGELIKA
FILM CENTER & CAFE

Kroger

TROPHY
FITNESS

AT&T

Mockingbird
EST. 1946
CAMPIONI
RESTAURANTS
FASTSIGNS

75

E MOCKINGBIRD LN

Public
Storage
90th ANNIVERSARY

TACO BELL

GLORIA'S

Walgreens

UPS
SMOOTHIE
KING

TotalNutrition
CBD
RECESS
FITNESS CLUB

CVS

CURIO
COLLECTION
by Hilton

CONAL EXTINGUISHING SYSTEM
RECYCLED / 100% WATER

MATTRESS FIRM
UPTOWN CHEAPSKATE

PIZZA
PIES

ACE
HANDYMAN
SERVICES

WILD BILLS

Domino's

snep
kitchen

Glencoe Park

Whole Earth

7-ELEVEN

HobbyTown

Domino's

PET SUPPLIES PLUS
Mix in the house

MOCKINGBIRD STATION
LOFT centre
Haven F&T
west elm SOCIAL CLUB
URBAN OUTFITTERS
Bath & Body Works
WULF BURGER
Rush
bowls
Starbucks
9R

AMERICAN
BIG BRICKS

PIZZERIA
TESTA
THE BLUE FISH

7-ELEVEN

HobbyTown

Domino's

PET SUPPLIES PLUS
Mix in the house

SOCIETY
BAKERY

KFC

GREENLAND
HILLS

**SUBJECT
PROPERTY**

**3607-3613
GREENVILLE AVE
DALLAS, TX**

GREENVILLE AVE

GRANADA
THE STEAK

OTTAVERN
FOOD & BEVERAGE

ΩMEGA
GLASS & MIRROR CO

Sundown
AT GRANADA

SNUFFER'S
RESTAURANT & BAR

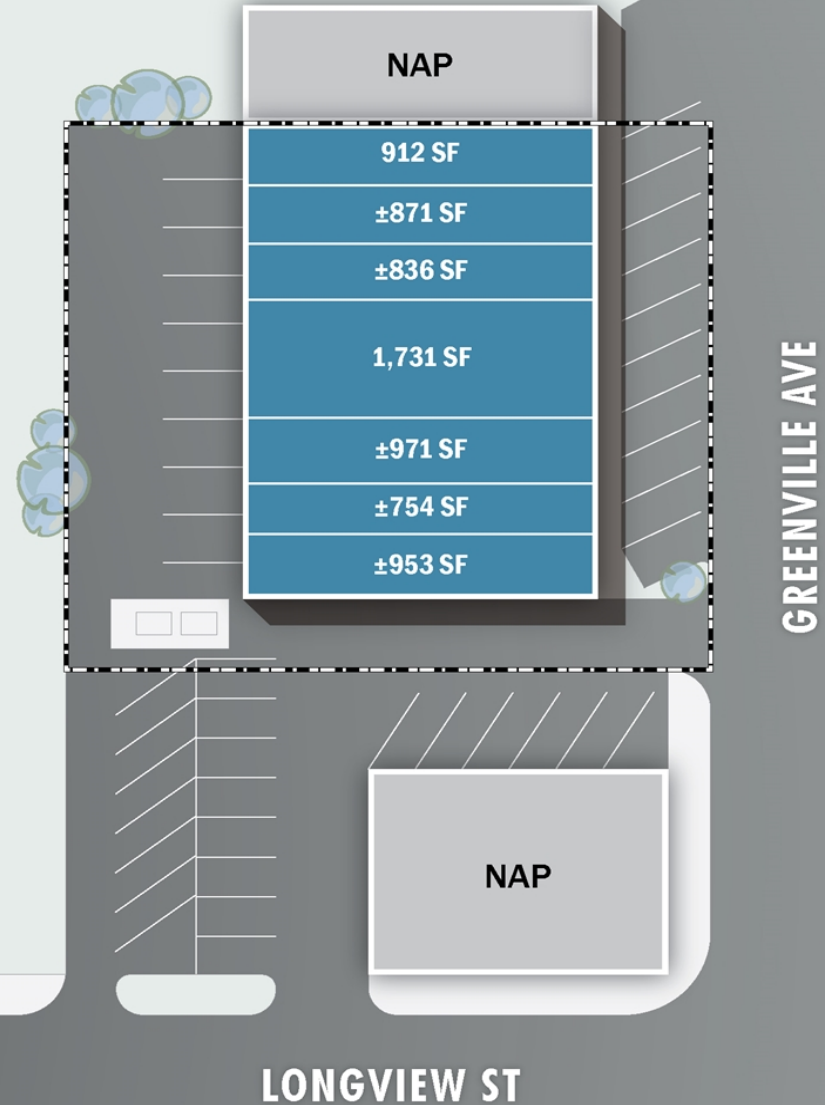
STONEWALL
TERRACE

HALCYON
COFFEE & CLOTHING



DRAGNA CENTER

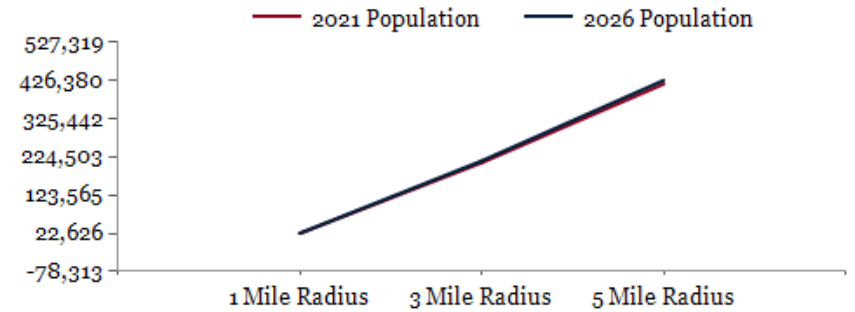
3607 GREENVILLE AVE
DALLAS, TX 75206



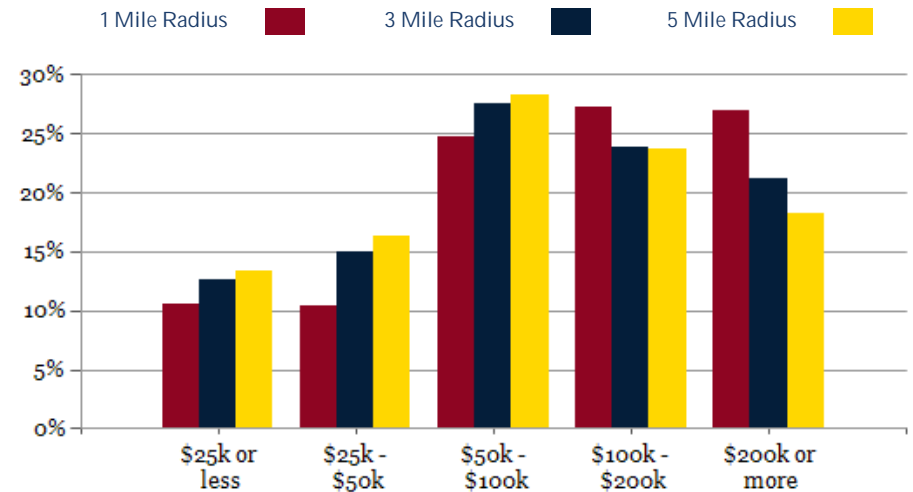
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,951	191,711	381,812
2010 Population	18,342	183,230	361,128
2021 Population	22,626	209,299	416,860
2026 Population	22,955	214,049	426,380
2021-2026: Population: Growth Rate	1.45%	2.25%	2.25%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	691	7,679	16,002
\$15,000-\$24,999	389	5,472	11,006
\$25,000-\$34,999	420	5,496	12,199
\$35,000-\$49,999	652	10,118	20,778
\$50,000-\$74,999	1,367	16,602	32,863
\$75,000-\$99,999	1,170	12,134	24,184
\$100,000-\$149,999	1,777	16,667	31,798
\$150,000-\$199,999	1,009	8,235	15,938
\$200,000 or greater	2,767	22,163	36,700
Median HH Income	\$108,887	\$87,646	\$81,743
Average HH Income	\$174,907	\$148,365	\$136,373

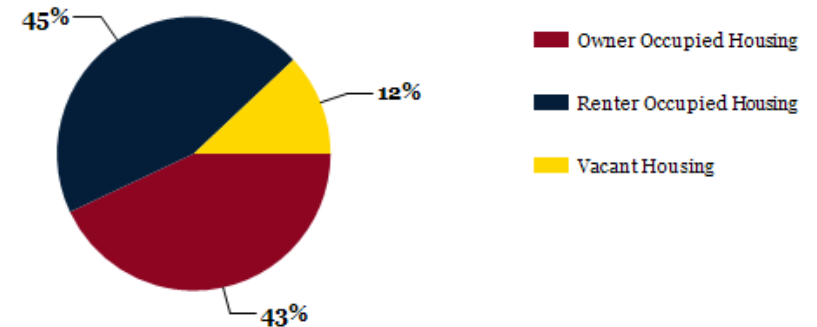
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,197	93,994	173,859
2010 Total Households	8,714	87,276	161,111
2021 Total Households	10,242	104,567	201,474
2026 Total Households	10,450	107,374	207,220
2021 Average Household Size	2.05	1.96	2.01
2021-2026: Households: Growth Rate	2.00%	2.65%	2.80%



2021 Household Income

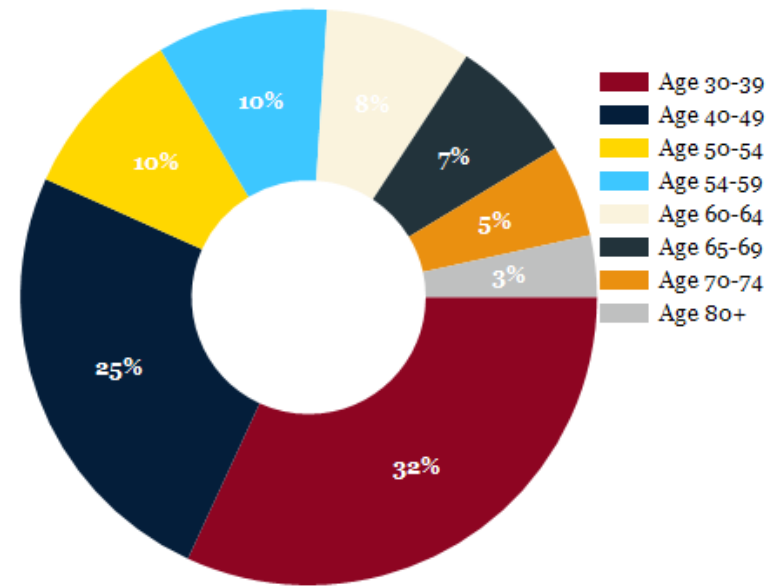


2021 Own vs. Rent - 1 Mile Radius

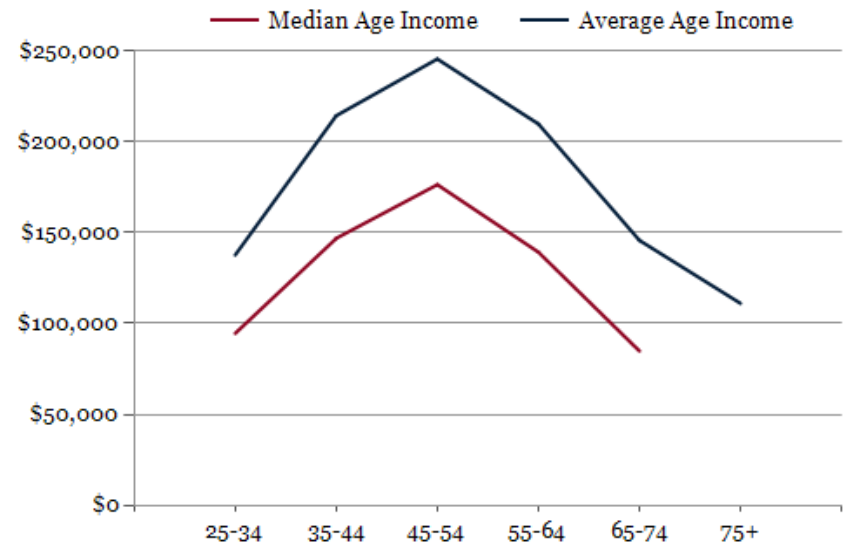


Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,018	21,187	39,746
2021 Population Age 35-39	1,997	17,873	34,648
2021 Population Age 40-44	1,740	14,882	29,361
2021 Population Age 45-49	1,388	12,736	25,514
2021 Population Age 50-54	1,222	11,589	23,817
2021 Population Age 55-59	1,208	11,330	23,558
2021 Population Age 60-64	1,034	10,471	22,114
2021 Population Age 65-69	897	8,810	18,779
2021 Population Age 70-74	653	6,594	14,168
2021 Population Age 75-79	436	4,513	9,845
2021 Population Age 80-84	245	2,984	6,437
2021 Population Age 85+	364	3,616	7,914
2021 Population Age 18+	18,836	169,414	334,806
2021 Median Age	35	35	36
2026 Median Age	35	36	37



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,590	\$81,342	\$79,813
Average Household Income 25-34	\$137,751	\$117,382	\$112,624
Median Household Income 35-44	\$146,919	\$100,286	\$92,452
Average Household Income 35-44	\$214,485	\$160,717	\$148,112
Median Household Income 45-54	\$176,491	\$120,375	\$107,542
Average Household Income 45-54	\$245,681	\$193,234	\$173,646
Median Household Income 55-64	\$139,361	\$115,002	\$101,211
Average Household Income 55-64	\$209,956	\$190,657	\$170,577
Median Household Income 65-74	\$84,879	\$84,511	\$75,442
Average Household Income 65-74	\$145,836	\$150,175	\$132,905
Average Household Income 75+	\$111,114	\$115,864	\$101,982



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.

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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