

Harry Hines Center

10400-10414 Harry Hines Boulevard, Dallas TX 75220

TIRES SHOP



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THE SPACE

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



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A	Tire Shop	Ground	11,907	Retail	
B	Unidos Home Furnishings	Ground	25,000	Lease	Retail/Wholesale furniture and rug store
A1	Sel Sport	Ground	3,793	Lease	Warehouse space with dock
B1	Gilberto Sifuentes	Ground	11,907	Warehouse	Wholesale supplier of roofing materials

POPULATION

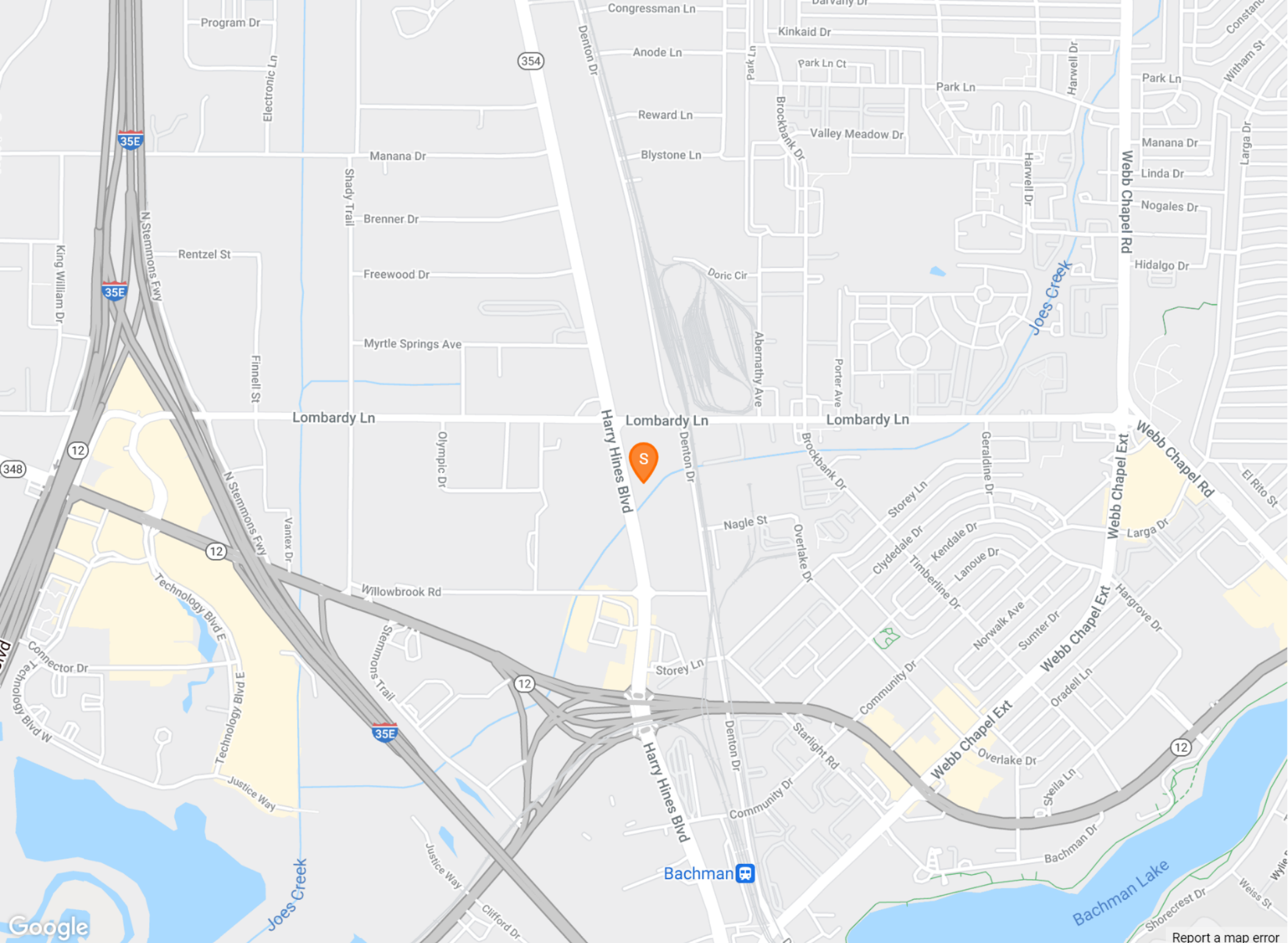
1.00 MILE	3.00 MILE	5.00 MILE
23,716	82,179	252,626

AVERAGE HOUSEHOLD INCOME

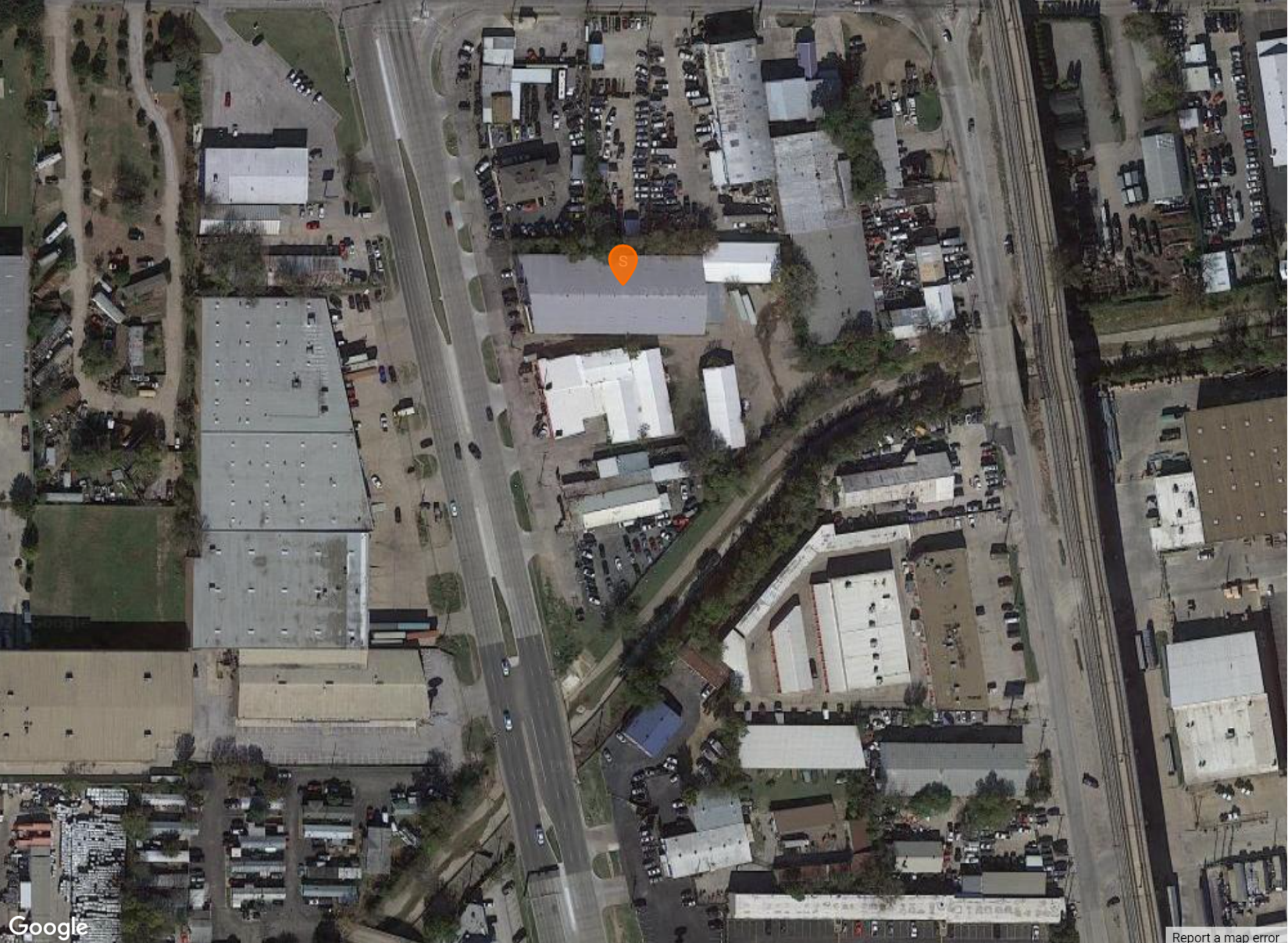
1.00 MILE	3.00 MILE	5.00 MILE
\$45,599	\$95,565	\$119,392

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 %

Source: esri

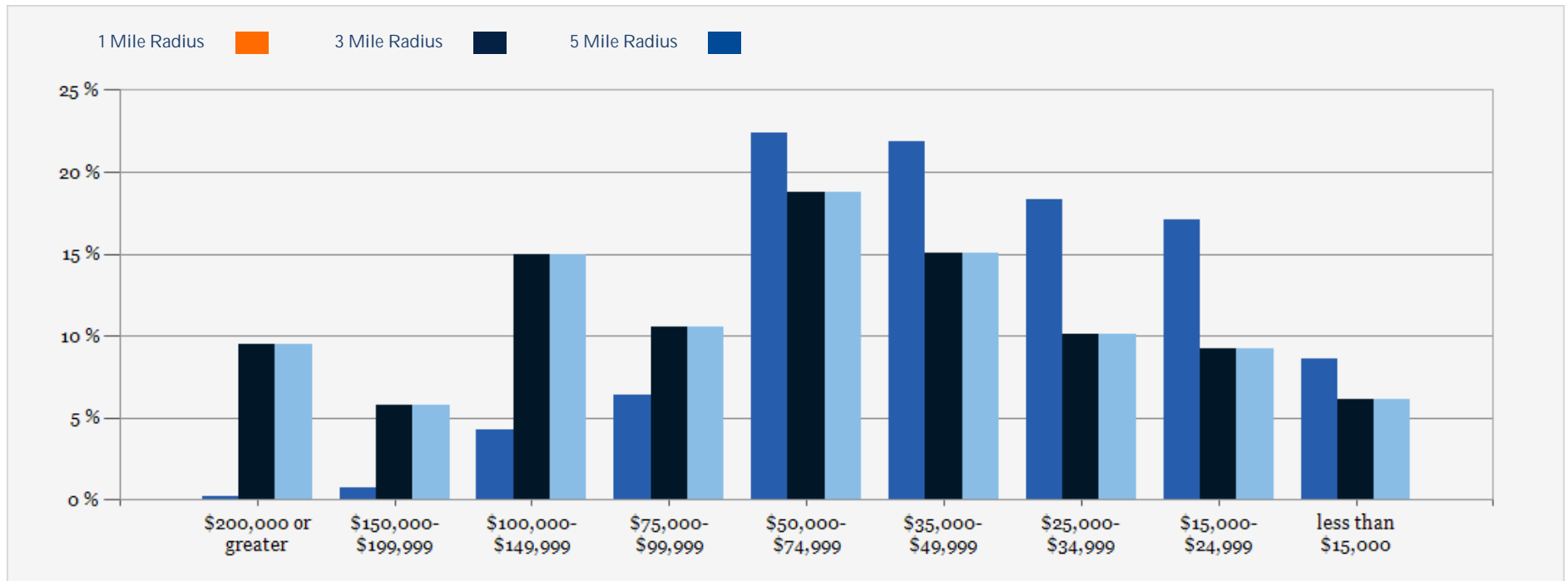
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,812	7,341	21,272
2021 Population Age 35-39	2,117	6,449	19,389
2021 Population Age 40-44	1,503	5,468	17,173
2021 Population Age 45-49	1,145	4,728	15,312
2021 Population Age 50-54	832	4,224	14,414
2021 Population Age 55-59	635	3,965	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

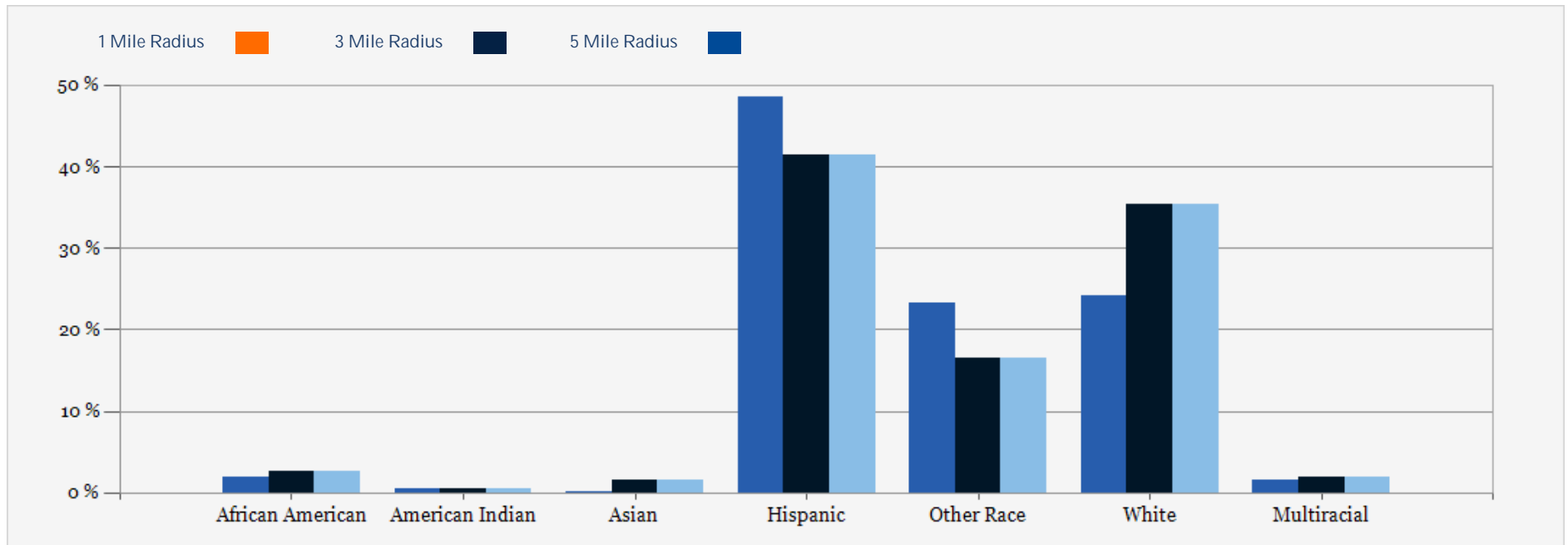
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,811	7,565	22,749
2026 Population Age 35-39	2,211	6,550	19,981
2026 Population Age 40-44	1,637	5,853	18,679
2026 Population Age 45-49	1,177	5,095	16,893
2026 Population Age 50-54	898	4,343	14,938
2026 Population Age 55-59	634	3,907	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

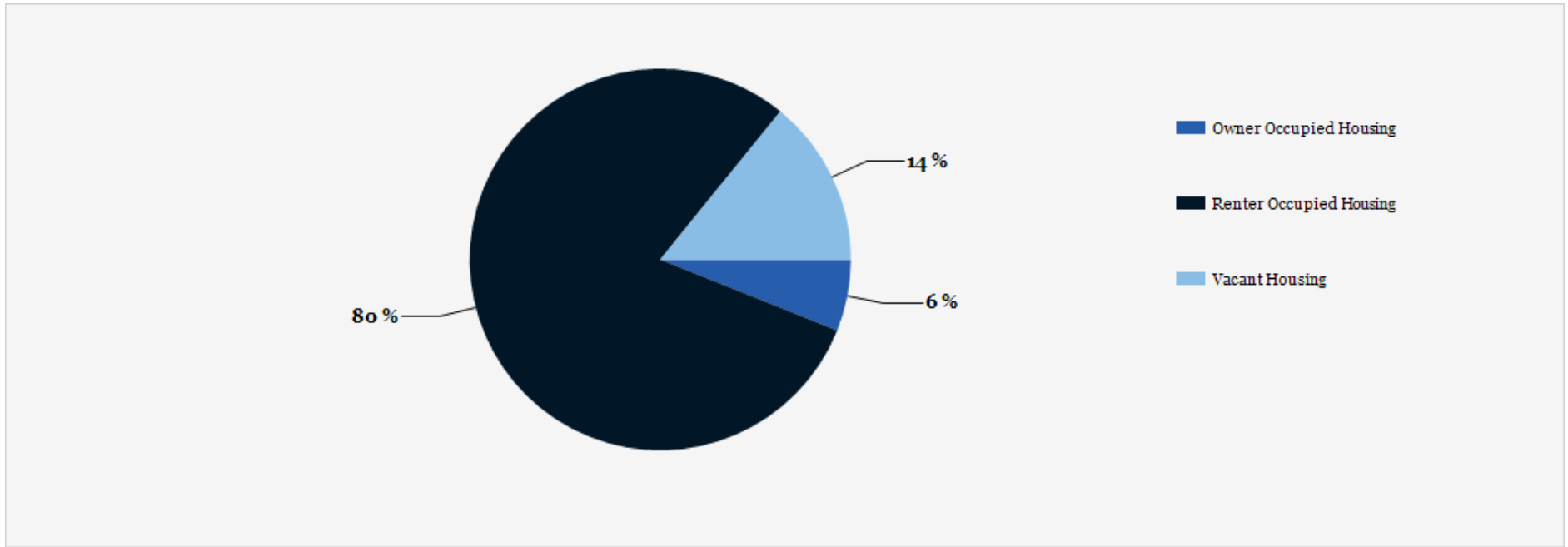
2021 Household Income



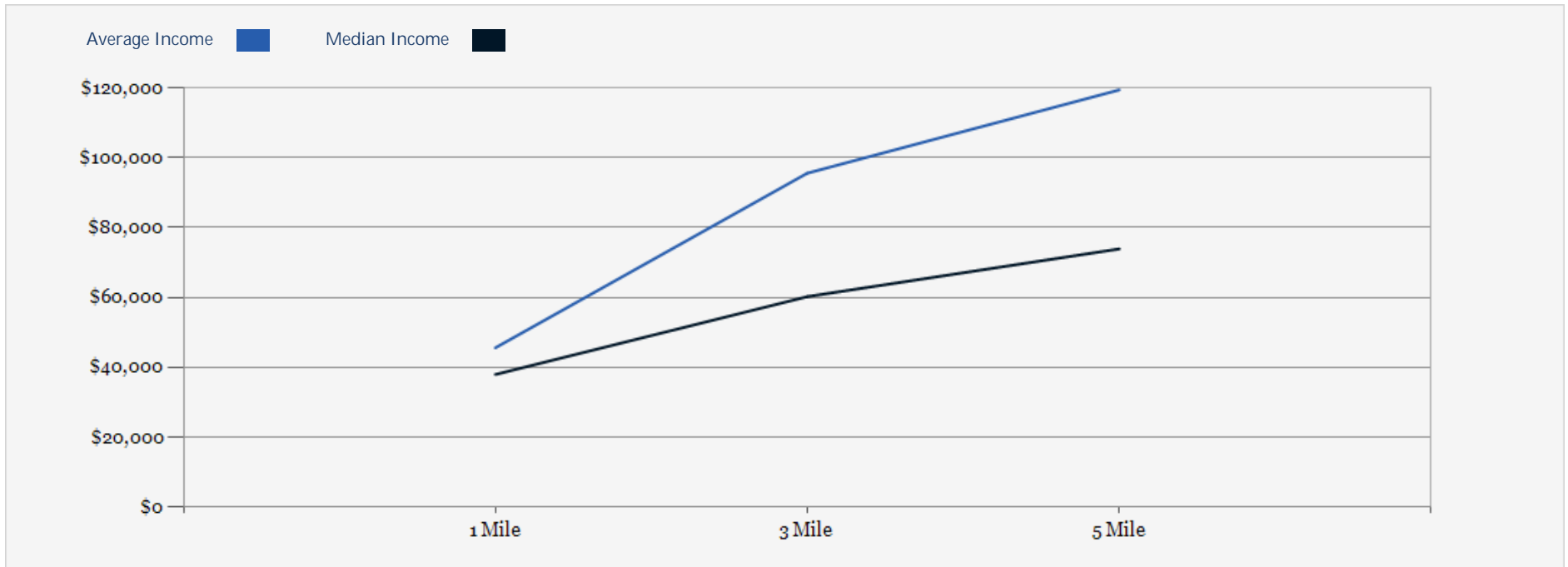
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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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.

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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