

5612 SMU

5612 SMU Blvd., Dallas TX 75206

Fully Leased



Saul Waranch

Broker

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THE SPACE

Location 5612 SMU Blvd., Dallas, TX, 75206

HIGHLIGHTS

- Barley House - long time restaurant & bar
- Excellent location on SMU Blvd. between Greenville Ave & Central Expressway
- Excellent visibility and access.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,227	199,928	447,898

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$141,240	\$142,569	\$127,956

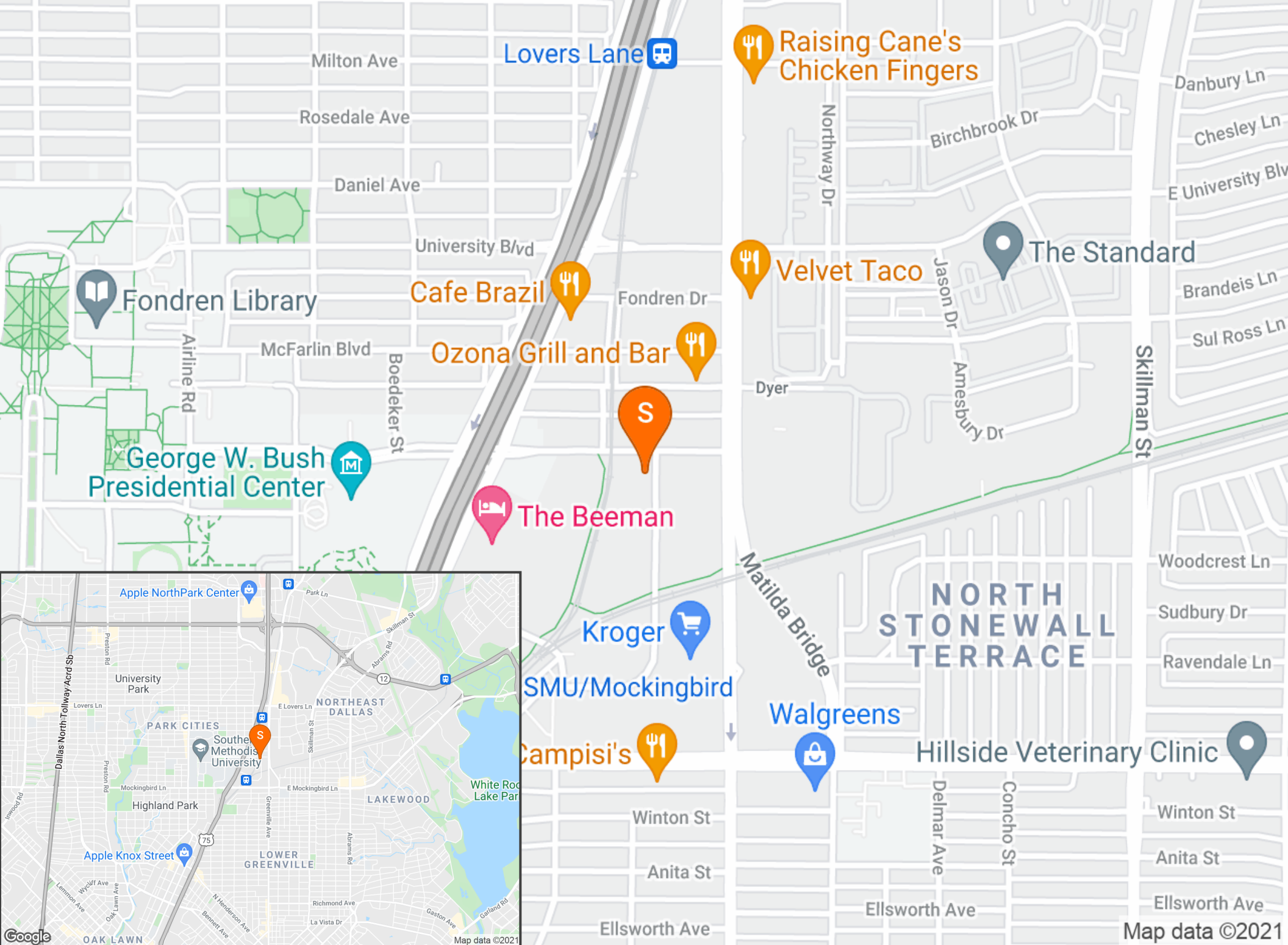
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,683	92,844	206,665

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	4
BUILDING SF	8,556
GLA (SF)	8,034
YEAR BUILT	1983
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	Two
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	To Code





Lovers Lane

Milton Ave

Rosedale Ave

Daniel Ave

University Blvd

Fondren Library

Cafe Brazil

Fondren Dr

Ozona Grill and Bar

McFarlin Blvd

George W. Bush Presidential Center

The Beeman

Kroger

SMU/Mockingbird

Campisi's

Walgreens

NORTH STONEWALL TERRACE

Hillside Veterinary Clinic

Winton St

Anita St

Ellsworth Ave

Matilda Bridge

Ellsworth Ave

Delmar Ave

Concho St

Winton St

Anita St

Ellsworth Ave

Danbury Ln

Chesley Ln

E University Blvd

Brandeis Ln

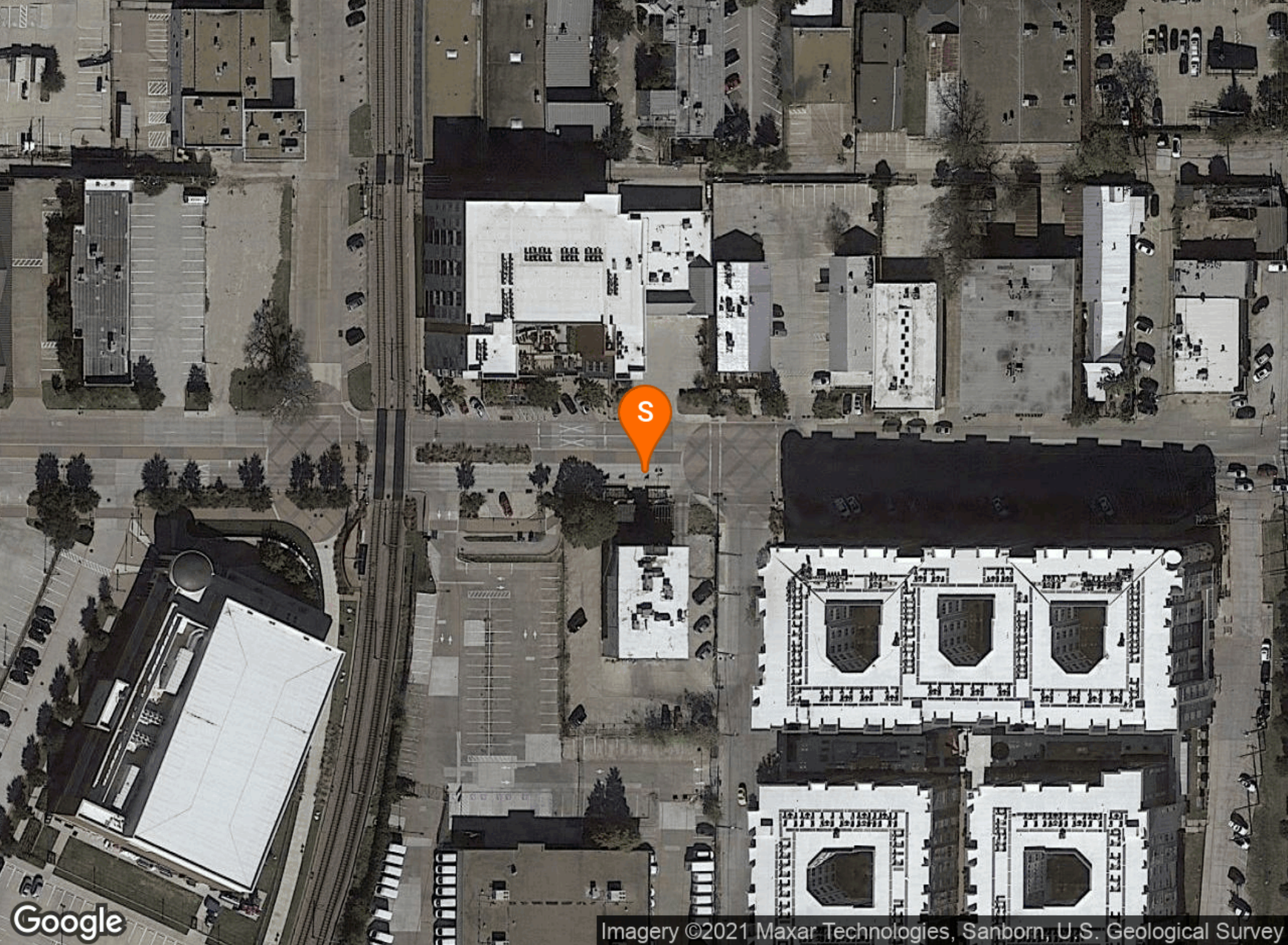
Sul Ross Ln

Woodcrest Ln

Sudbury Dr

Ravendale Ln

Map data ©2021



Google

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,241	179,145	379,111
2010 Population	20,220	165,333	358,113
2021 Population	25,227	199,928	447,898
2026 Population	27,803	217,287	489,499
2021 African American	1,770	15,876	59,702
2021 American Indian	145	1,055	2,375
2021 Asian	1,804	11,929	24,048
2021 Hispanic	3,842	54,371	136,446
2021 Other Race	1,036	22,537	55,718
2021 White	19,668	142,534	292,314
2021 Multiracial	797	5,912	13,522
2021-2026: Population: Growth Rate	9.80 %	8.40 %	8.95 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,107	7,557	17,709
\$15,000-\$24,999	643	5,739	12,404
\$25,000-\$34,999	624	5,395	13,205
\$35,000-\$49,999	877	9,351	21,765
\$50,000-\$74,999	1,662	13,755	32,915
\$75,000-\$99,999	1,504	10,420	24,908
\$100,000-\$149,999	1,910	14,140	32,342
\$150,000-\$199,999	952	6,228	14,859
\$200,000 or greater	2,404	20,258	36,553
Median HH Income	\$88,802	\$84,533	\$79,288
Average HH Income	\$141,240	\$142,569	\$127,956

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,787	88,464	176,132
2010 Total Households	9,143	77,601	163,989
2021 Total Households	11,683	92,844	206,665
2026 Total Households	13,035	100,685	226,426
2021 Average Household Size	1.94	2.12	2.12
2000 Owner Occupied Housing	4,076	30,753	66,756
2000 Renter Occupied Housing	5,896	51,123	97,117
2021 Owner Occupied Housing	4,704	36,860	78,252
2021 Renter Occupied Housing	6,979	55,984	128,413
2021 Vacant Housing	1,023	11,941	26,444
2021 Total Housing	12,706	104,785	233,109
2026 Owner Occupied Housing	5,127	39,957	84,004
2026 Renter Occupied Housing	7,908	60,728	142,421
2026 Vacant Housing	984	11,800	25,764
2026 Total Housing	14,019	112,485	252,190
2021-2026: Households: Growth Rate	11.05 %	8.15 %	9.20 %



Source: esri

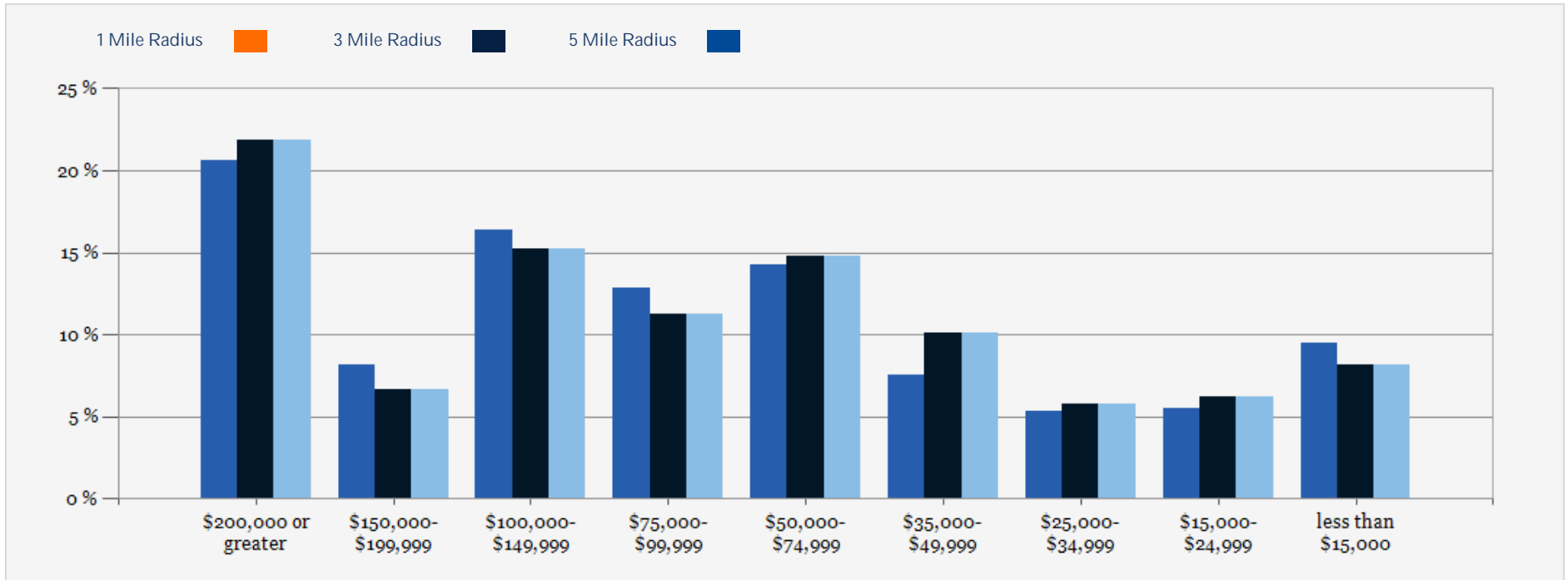
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,590	18,408	41,988
2021 Population Age 35-39	2,018	16,571	37,410
2021 Population Age 40-44	1,772	14,136	31,432
2021 Population Age 45-49	1,450	12,313	27,580
2021 Population Age 50-54	1,273	11,341	25,681
2021 Population Age 55-59	1,242	11,163	25,564
2021 Population Age 60-64	1,077	9,999	23,577
2021 Population Age 65-69	928	8,419	19,799
2021 Population Age 70-74	707	6,540	14,980
2021 Population Age 75-79	488	4,458	10,124
2021 Population Age 80-84	316	3,004	6,678
2021 Population Age 85+	349	3,996	8,547
2021 Population Age 18+	21,297	158,568	356,968
2021 Median Age	33	36	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,316	\$75,727	\$76,389
Average Household Income 25-34	\$95,316	\$98,213	\$96,871
Median Household Income 35-44	\$113,664	\$92,108	\$85,219
Average Household Income 35-44	\$174,015	\$151,474	\$135,330
Median Household Income 45-54	\$141,255	\$128,454	\$109,588
Average Household Income 45-54	\$210,763	\$200,595	\$171,832
Median Household Income 55-64	\$119,962	\$120,076	\$103,444
Average Household Income 55-64	\$192,860	\$197,032	\$171,586
Median Household Income 65-74	\$79,427	\$87,354	\$78,551
Average Household Income 65-74	\$122,988	\$141,647	\$127,444
Average Household Income 75+	\$94,666	\$105,579	\$93,988

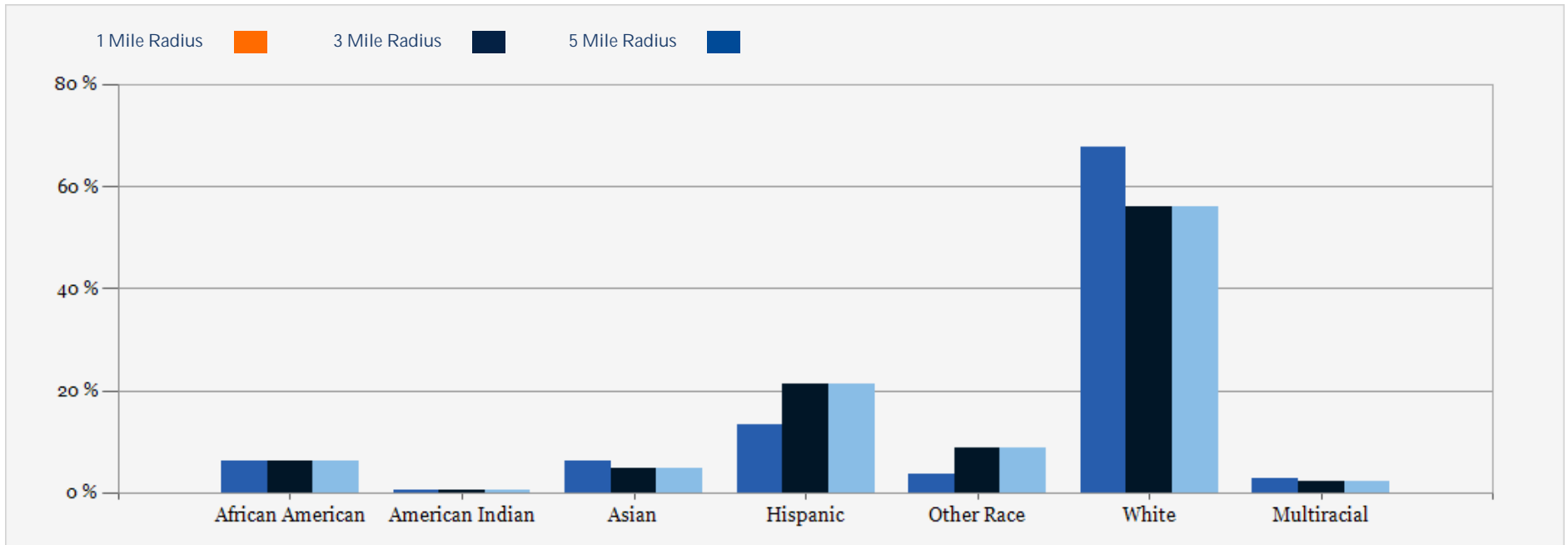
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,437	18,298	43,570
2026 Population Age 35-39	2,459	17,566	38,791
2026 Population Age 40-44	2,092	15,882	35,233
2026 Population Age 45-49	1,716	14,142	31,485
2026 Population Age 50-54	1,375	12,307	27,552
2026 Population Age 55-59	1,282	11,368	25,812
2026 Population Age 60-64	1,119	10,459	24,276
2026 Population Age 65-69	1,023	9,732	22,521
2026 Population Age 70-74	829	7,903	18,075
2026 Population Age 75-79	666	6,081	13,737
2026 Population Age 80-84	413	3,772	8,507
2026 Population Age 85+	406	4,576	9,495
2026 Population Age 18+	23,599	173,893	393,250
2026 Median Age	34	37	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,739	\$81,812	\$82,275
Average Household Income 25-34	\$108,677	\$110,089	\$108,006
Median Household Income 35-44	\$116,288	\$97,144	\$91,036
Average Household Income 35-44	\$179,848	\$159,900	\$145,245
Median Household Income 45-54	\$144,602	\$136,744	\$117,529
Average Household Income 45-54	\$220,497	\$214,221	\$185,485
Median Household Income 55-64	\$129,269	\$130,820	\$110,979
Average Household Income 55-64	\$206,938	\$213,200	\$185,135
Median Household Income 65-74	\$90,744	\$97,947	\$86,993
Average Household Income 65-74	\$138,068	\$158,380	\$142,770
Average Household Income 75+	\$108,967	\$121,526	\$109,214

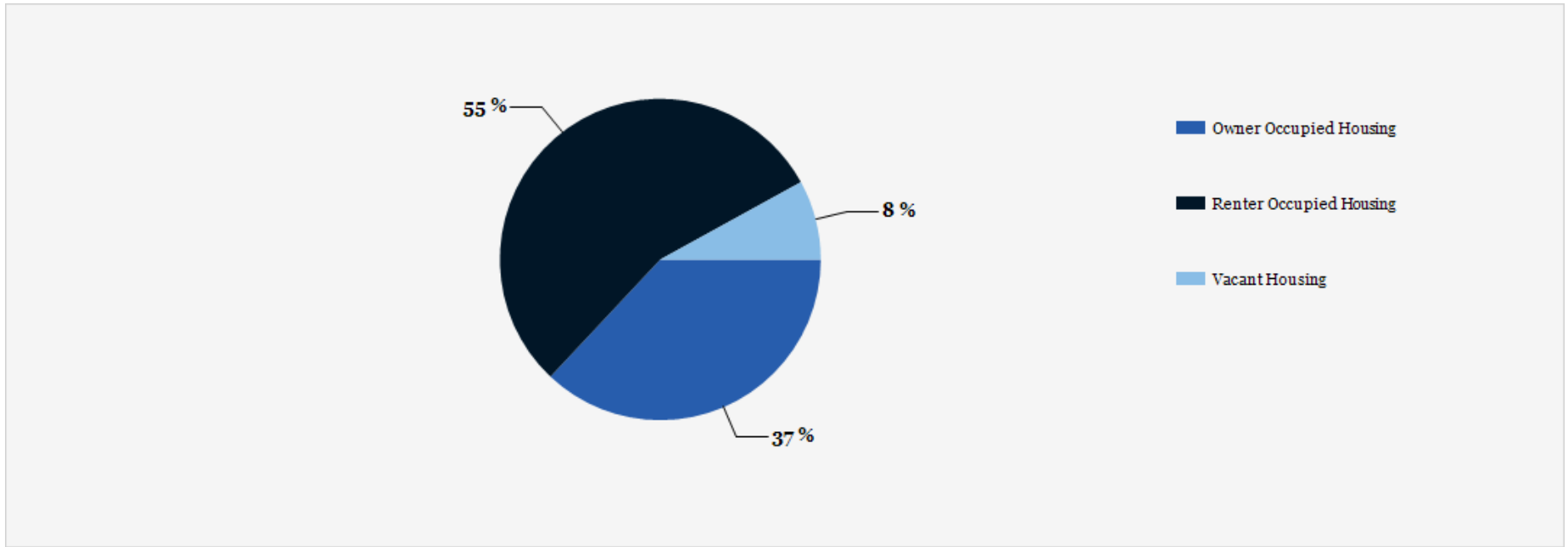
2021 Household Income



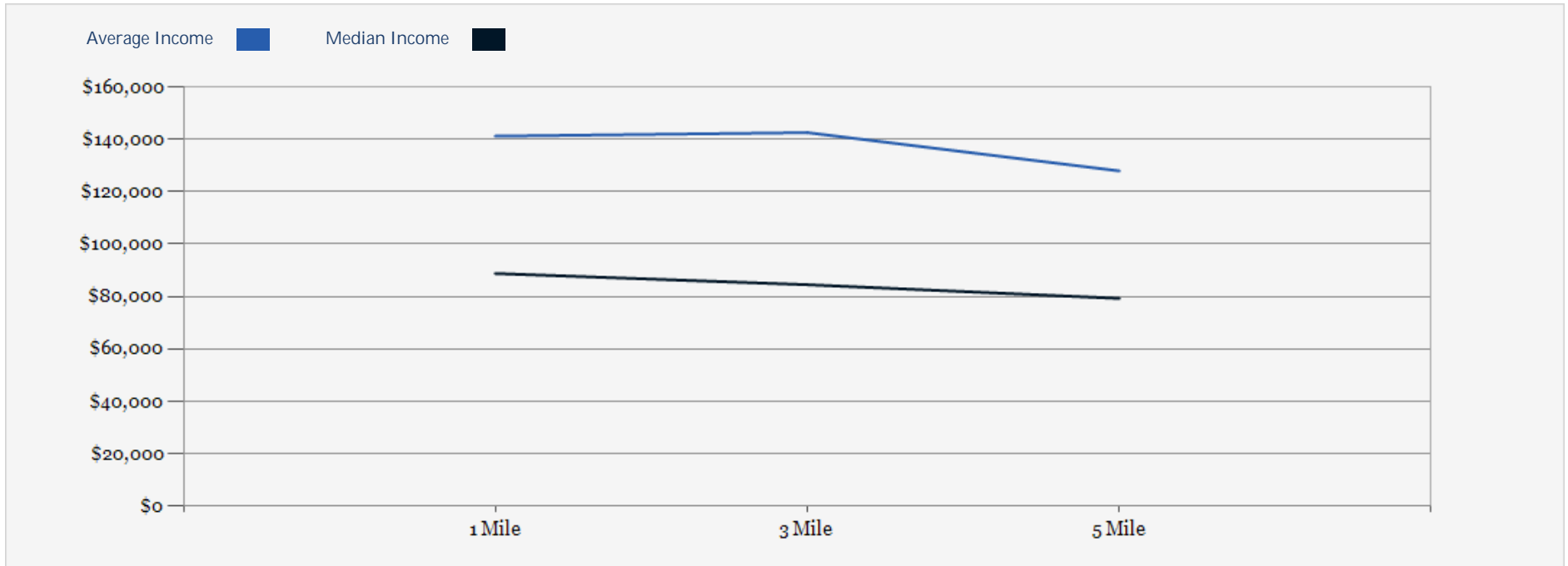
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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The information contained 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.

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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 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