

Second Generation Restaurant with Drive Thru

9230 Skillman Street, Dallas TX 75243

100% Leased

FOR LEASE
214-526-5800
THE S.F. WARANCH COMPANY
COMMERCIAL REAL ESTATE SERVICES



Prepared By:

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THE PROPERTY

Location

9230 Skillman Street
Dallas, TX 75243

HIGHLIGHTS

- 7-Eleven on high traffic corner
- Gas station with canopies
- Excellent visibility and access
- 29,000 plus VPD with frontage to the main road



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
31,051	154,958	416,019

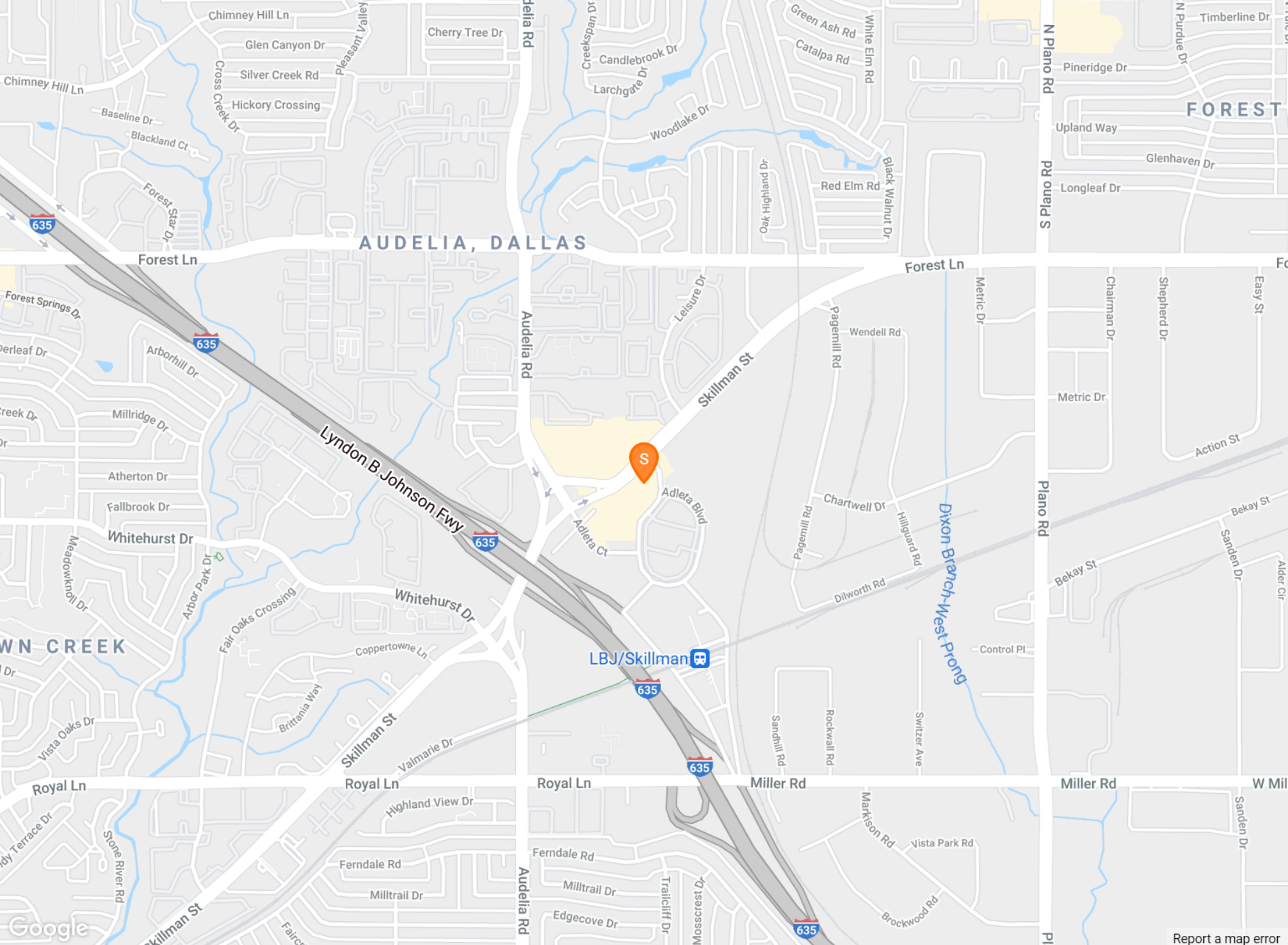
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$54,641	\$85,021	\$91,025

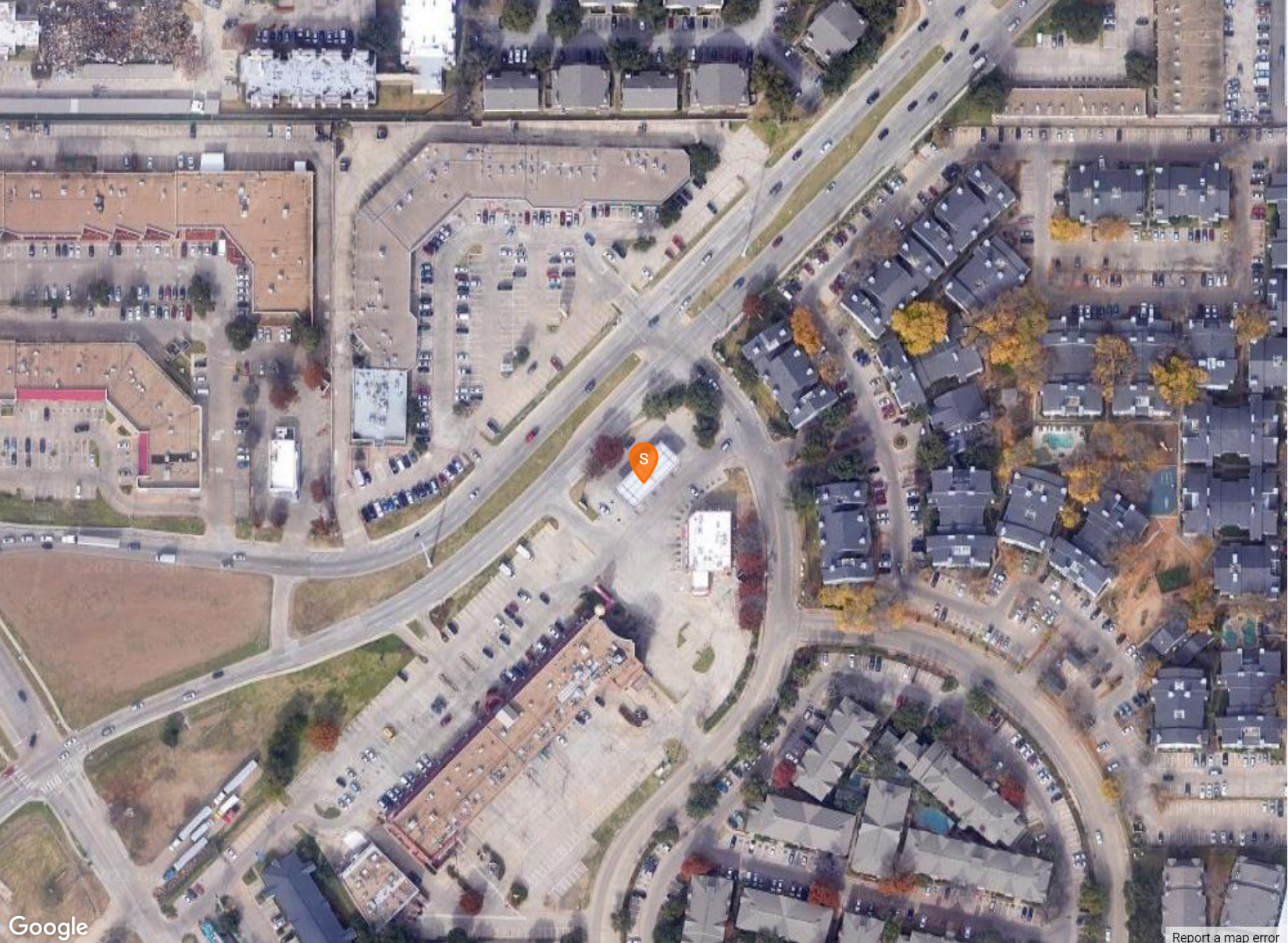
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
12,252	58,601	160,729

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A	7-Eleven	Ground	3,000	Retail	7-Eleven corner with 12 Exxon pumps
B	Daiquiri Island To Go	Ground	1,148	Retail	Daiquiris



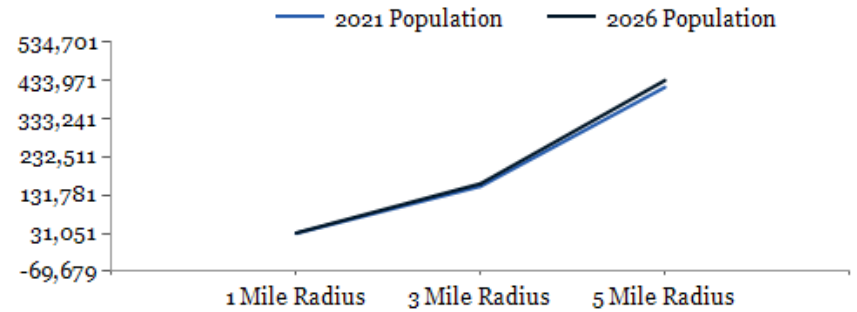
Report a map error



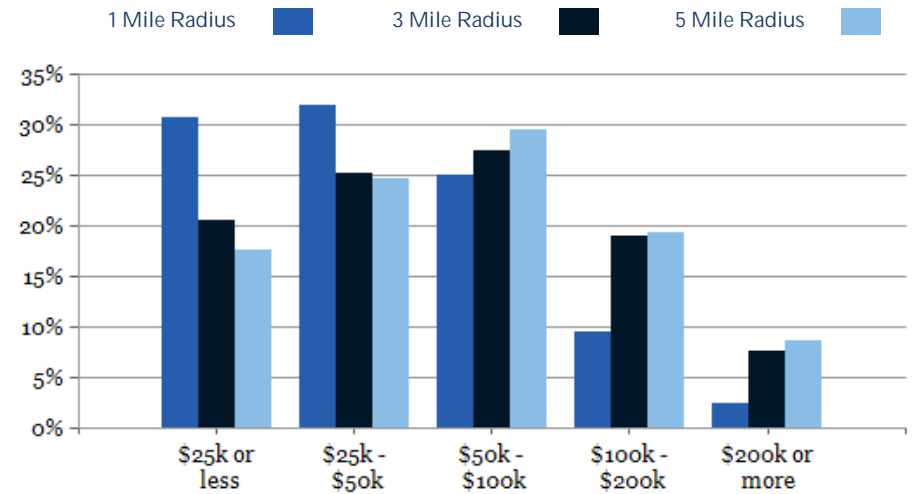
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,428	150,446	405,230
2010 Population	27,450	140,110	379,227
2021 Population	31,051	154,958	416,019
2026 Population	32,223	161,991	433,971
2021-2026: Population: Growth Rate	3.70%	4.45%	4.25%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,451	5,566	13,897
\$15,000-\$24,999	2,325	6,516	14,587
\$25,000-\$34,999	1,694	6,309	16,017
\$35,000-\$49,999	2,218	8,432	23,730
\$50,000-\$74,999	2,377	9,992	28,528
\$75,000-\$99,999	702	6,134	18,963
\$100,000-\$149,999	852	7,794	22,312
\$150,000-\$199,999	326	3,344	8,721
\$200,000 or greater	307	4,513	13,974
Median HH Income	\$38,358	\$54,554	\$58,360
Average HH Income	\$54,641	\$85,021	\$91,025

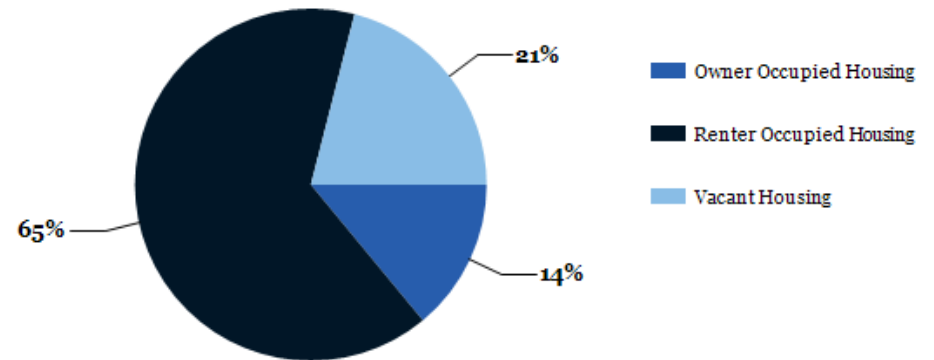
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	14,765	64,628	172,951
2010 Total Households	11,659	54,576	149,726
2021 Total Households	12,252	58,601	160,729
2026 Total Households	12,565	60,877	166,758
2021 Average Household Size	2.53	2.63	2.57
2021-2026: Households: Growth Rate	2.55%	3.80%	3.70%



2021 Household Income

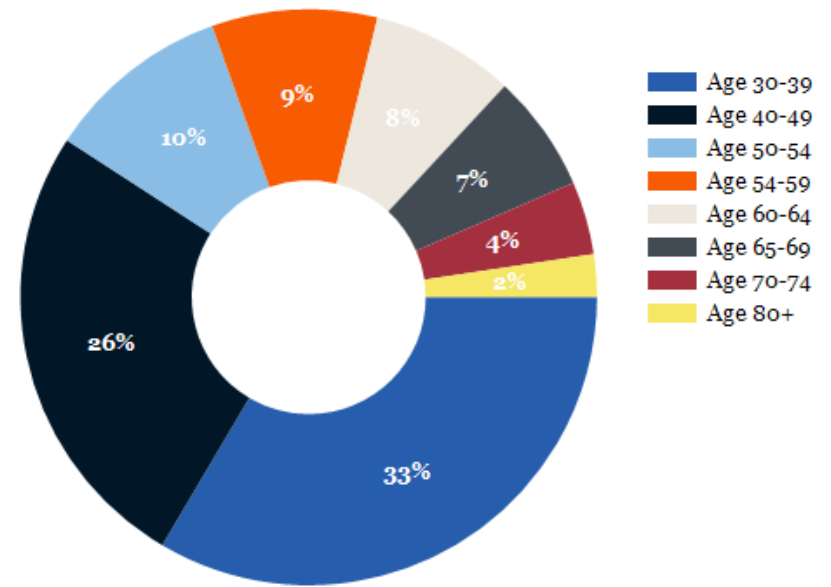


2021 Own vs. Rent - 1 Mile Radius

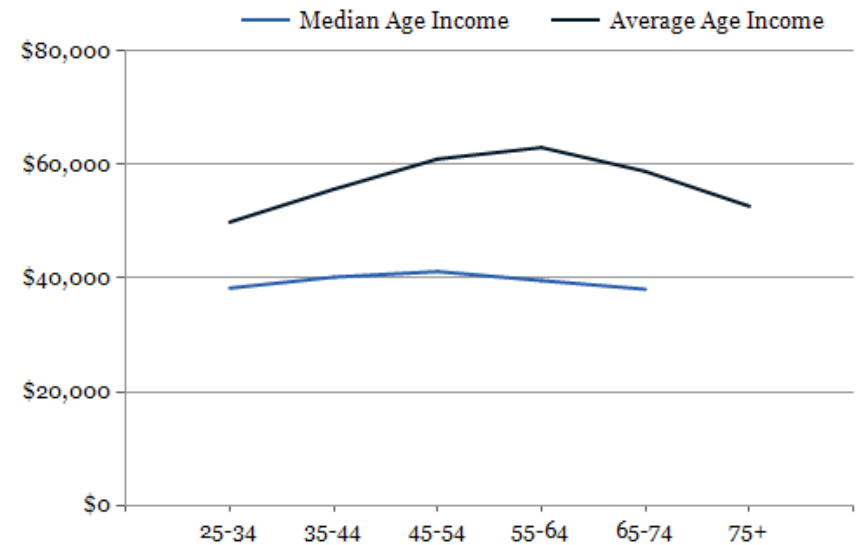


Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,686	11,752	33,172
2021 Population Age 35-39	2,506	11,359	31,047
2021 Population Age 40-44	2,194	10,442	27,435
2021 Population Age 45-49	1,788	9,270	24,553
2021 Population Age 50-54	1,612	8,552	23,010
2021 Population Age 55-59	1,438	8,350	22,816
2021 Population Age 60-64	1,249	8,013	21,675
2021 Population Age 65-69	1,023	6,457	18,155
2021 Population Age 70-74	638	5,157	14,721
2021 Population Age 75-79	371	3,477	10,096
2021 Population Age 80-84	216	2,248	6,736
2021 Population Age 85+	152	2,342	8,180
2021 Population Age 18+	21,698	113,975	313,960
2021 Median Age	31	34	35
2026 Median Age	30	34	36



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$38,244	\$49,783	\$54,556
Average Household Income 25-34	\$49,872	\$66,441	\$71,990
Median Household Income 35-44	\$40,173	\$55,575	\$60,324
Average Household Income 35-44	\$55,660	\$85,016	\$91,265
Median Household Income 45-54	\$41,156	\$63,699	\$70,005
Average Household Income 45-54	\$60,990	\$101,505	\$110,585
Median Household Income 55-64	\$39,562	\$67,894	\$71,886
Average Household Income 55-64	\$63,011	\$109,753	\$116,670
Median Household Income 65-74	\$38,040	\$62,122	\$61,263
Average Household Income 65-74	\$58,798	\$91,725	\$96,087
Average Household Income 75+	\$52,668	\$67,404	\$71,873



Second Generation Restaurant with Drive Thru

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.

Exclusively Marketed by:

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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