

E. Northwest Highway

6520-6530 E. Northwest Highway, Dallas TX 75231



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THE SPACE

Location

6520-6530 E. Northwest Highway
Dallas, TX, 75231

HIGHLIGHTS

- Second generation restaurant space in developed area
- Owned and maintained by local owner
- Walk-in coolers
- Excellent access
- Ample parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
28,113	164,213	453,307



AVERAGE HOUSEHOLD INCOME

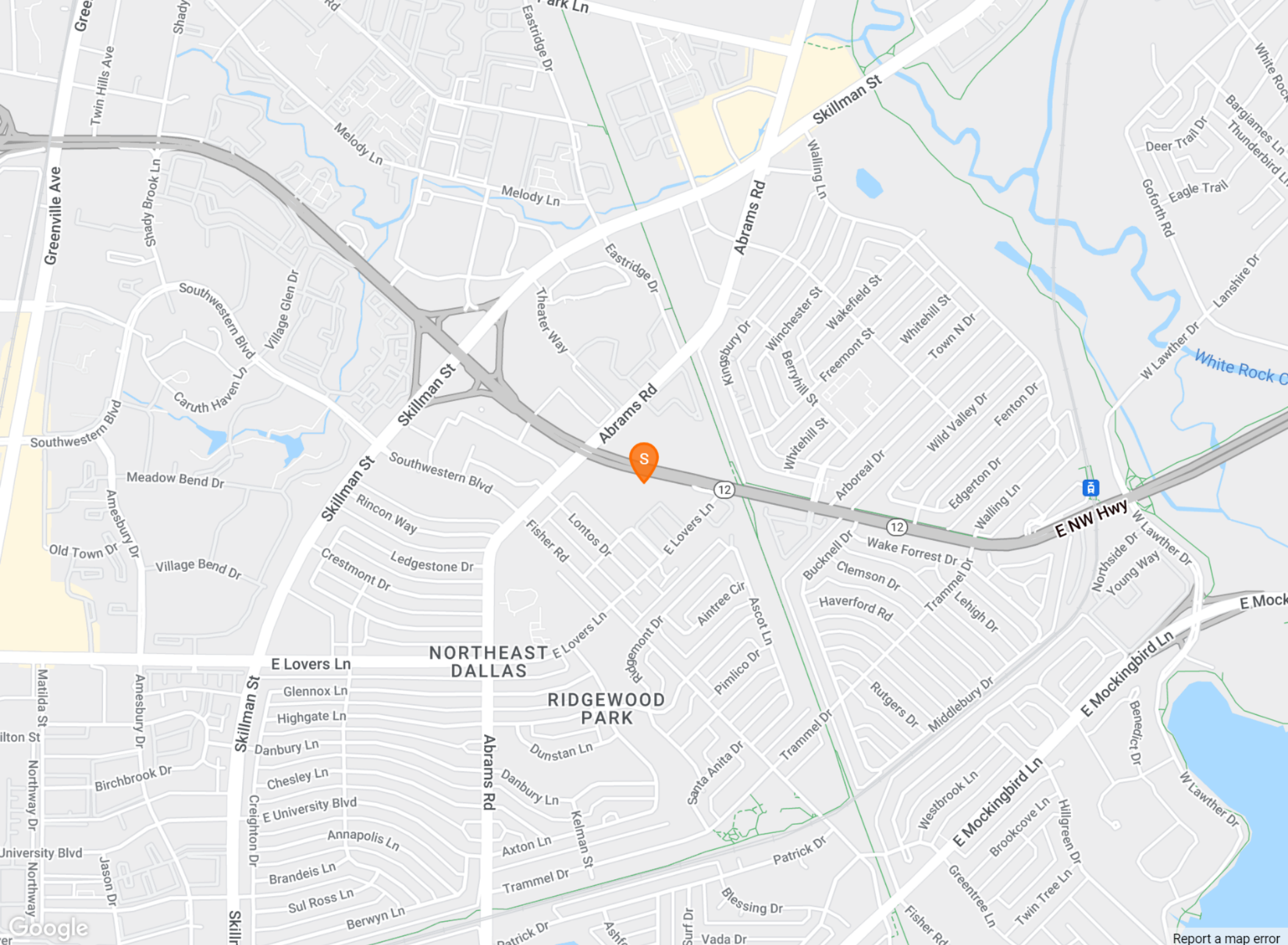
1.00 MILE	3.00 MILE	5.00 MILE
\$83,765	\$135,340	\$120,504



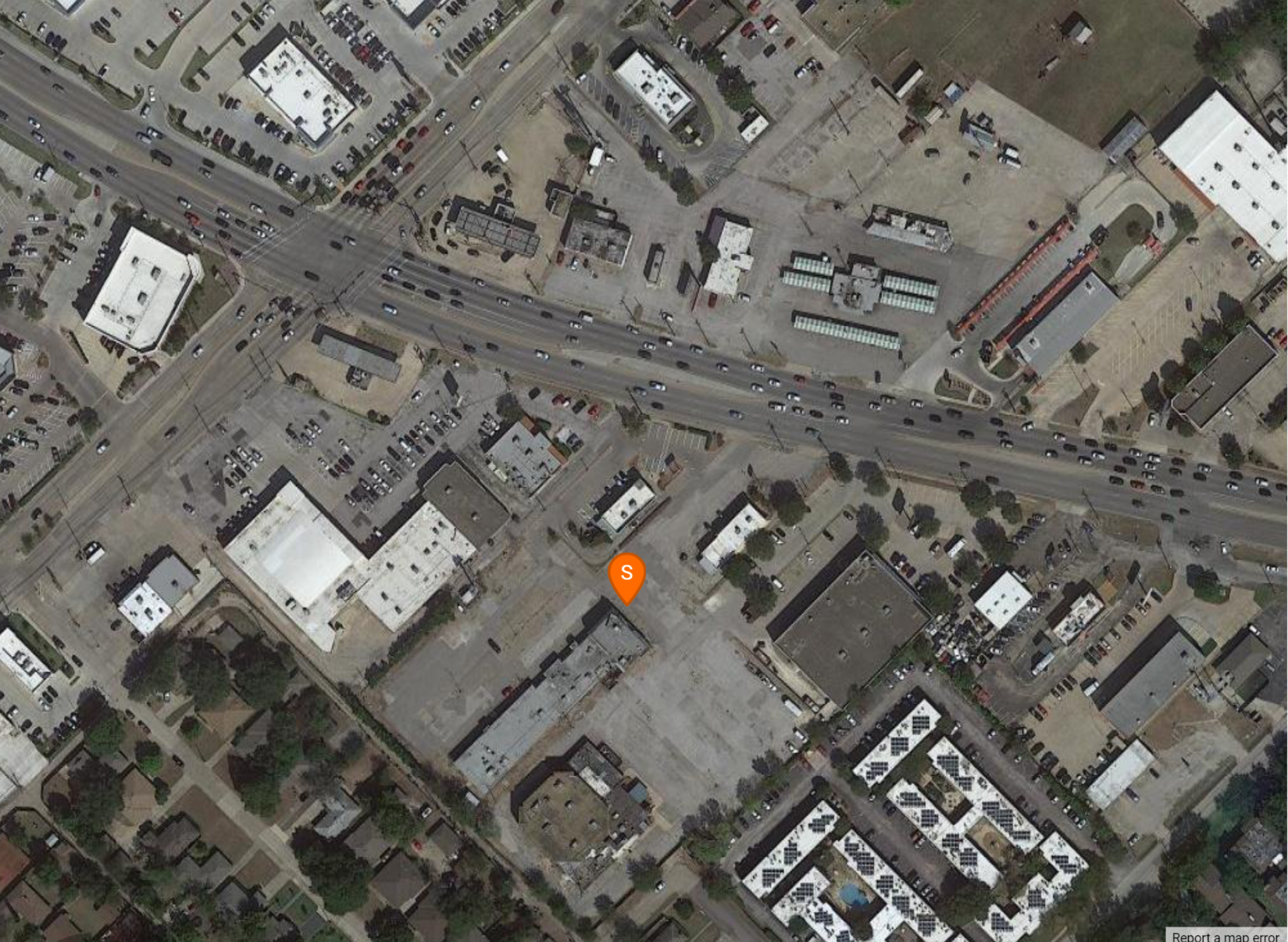
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
13,987	72,751	198,200

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Available	Ground	5,040	\$15	NNN	Two Story Former Restaurant
2	Available	Ground	3,720	\$15	NNN	Former Bar/Club
3	Available	Ground	8,275	\$15	NNN	Fully Equipped Commercial Kitchen



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,720	159,226	413,859
2010 Population	25,817	139,892	385,836
2021 Population	28,113	164,213	453,307
2026 Population	29,275	175,255	486,733
2021 African American	4,345	18,020	70,591
2021 American Indian	161	899	2,475
2021 Asian	2,167	9,364	23,654
2021 Hispanic	10,162	40,356	146,775
2021 Other Race	4,314	16,258	63,249
2021 White	16,193	114,625	278,917
2021 Multiracial	928	4,988	14,198
2021-2026: Population: Growth Rate	4.05 %	6.55 %	7.15 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,573	5,721	17,663
\$15,000-\$24,999	1,212	5,046	15,270
\$25,000-\$34,999	1,131	5,326	15,206
\$35,000-\$49,999	2,255	8,577	23,316
\$50,000-\$74,999	2,630	10,340	31,456
\$75,000-\$99,999	1,682	7,817	22,269
\$100,000-\$149,999	1,708	10,072	28,097
\$150,000-\$199,999	749	5,041	12,395
\$200,000 or greater	1,047	14,810	32,527
Median HH Income	\$55,809	\$78,504	\$70,933
Average HH Income	\$83,765	\$135,340	\$120,504

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,279	78,064	194,113
2010 Total Households	13,181	63,298	170,914
2021 Total Households	13,987	72,751	198,200
2026 Total Households	14,461	77,243	212,467
2021 Average Household Size	2.00	2.21	2.26
2000 Owner Occupied Housing	2,896	28,723	71,591
2000 Renter Occupied Housing	12,031	44,468	109,645
2021 Owner Occupied Housing	2,730	30,884	79,506
2021 Renter Occupied Housing	11,257	41,867	118,694
2021 Vacant Housing	2,172	8,372	26,445
2021 Total Housing	16,159	81,123	224,645
2026 Owner Occupied Housing	2,951	33,087	85,133
2026 Renter Occupied Housing	11,510	44,156	127,334
2026 Vacant Housing	2,179	8,307	26,240
2026 Total Housing	16,640	85,550	238,707
2021-2026: Households: Growth Rate	3.35 %	6.05 %	7.00 %

Source: esri

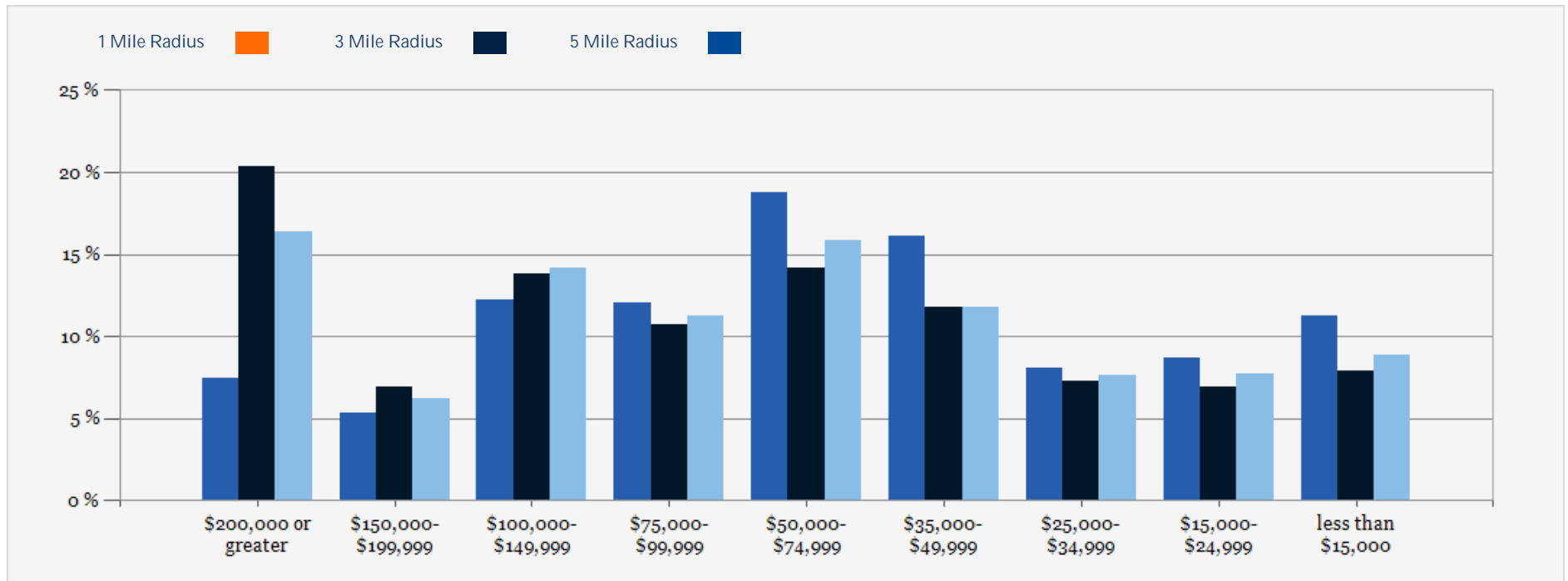
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	3,210	12,777	38,764
2021 Population Age 35-39	2,600	12,633	36,122
2021 Population Age 40-44	1,905	11,355	31,324
2021 Population Age 45-49	1,554	10,050	27,604
2021 Population Age 50-54	1,267	9,179	25,815
2021 Population Age 55-59	1,164	9,283	25,706
2021 Population Age 60-64	1,052	8,567	23,813
2021 Population Age 65-69	821	7,200	19,879
2021 Population Age 70-74	646	5,679	15,161
2021 Population Age 75-79	445	3,959	10,138
2021 Population Age 80-84	345	2,830	6,830
2021 Population Age 85+	553	4,035	8,808
2021 Population Age 18+	22,314	127,256	350,423
2021 Median Age	32	36	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,257	\$64,622	\$66,164
Average Household Income 25-34	\$75,785	\$87,959	\$88,437
Median Household Income 35-44	\$58,718	\$87,709	\$76,279
Average Household Income 35-44	\$88,158	\$145,658	\$124,971
Median Household Income 45-54	\$60,265	\$121,731	\$97,557
Average Household Income 45-54	\$104,057	\$189,911	\$159,767
Median Household Income 55-64	\$61,623	\$117,541	\$90,894
Average Household Income 55-64	\$109,106	\$189,606	\$160,480
Median Household Income 65-74	\$55,759	\$84,795	\$72,675
Average Household Income 65-74	\$88,894	\$133,921	\$121,194
Average Household Income 75+	\$70,402	\$93,974	\$90,453

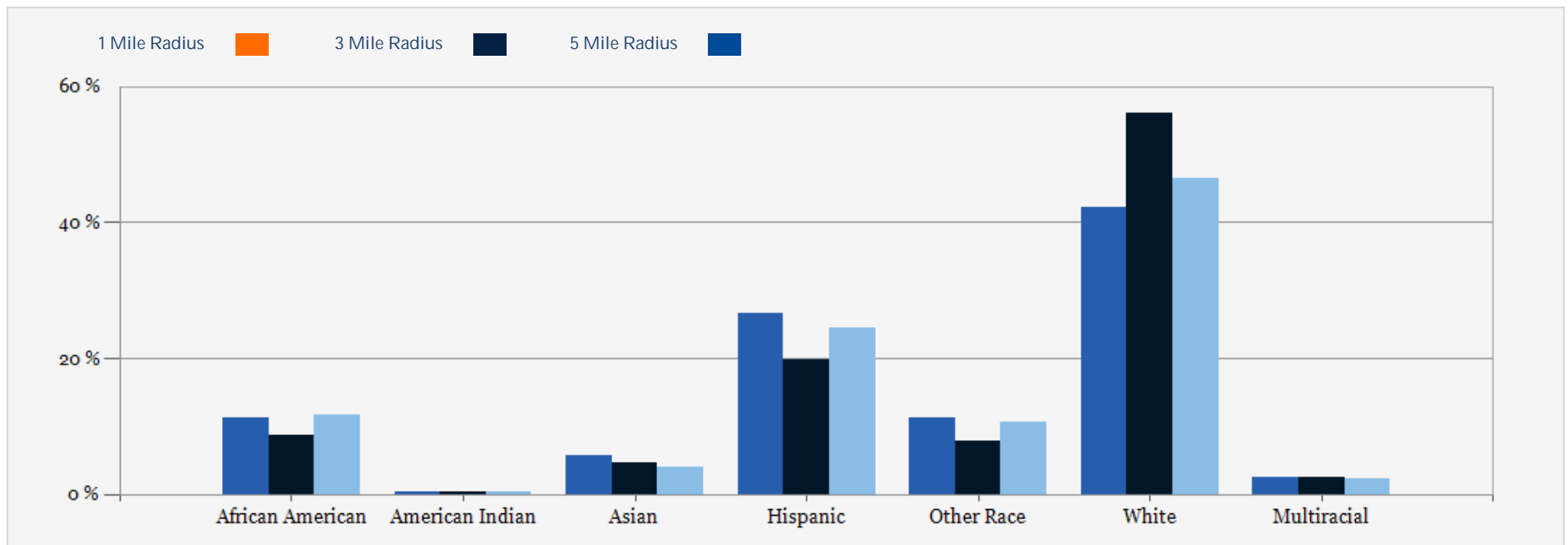
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,122	12,595	38,880
2026 Population Age 35-39	2,734	12,638	36,602
2026 Population Age 40-44	2,121	12,216	34,206
2026 Population Age 45-49	1,825	11,349	31,014
2026 Population Age 50-54	1,408	9,969	27,436
2026 Population Age 55-59	1,192	9,149	25,783
2026 Population Age 60-64	1,071	8,642	24,162
2026 Population Age 65-69	953	8,125	22,395
2026 Population Age 70-74	774	6,628	17,919
2026 Population Age 75-79	562	5,349	13,716
2026 Population Age 80-84	396	3,432	8,464
2026 Population Age 85+	577	4,405	9,571
2026 Population Age 18+	23,301	136,803	379,250
2026 Median Age	33	37	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,998	\$75,309	\$75,257
Average Household Income 25-34	\$85,827	\$100,213	\$99,233
Median Household Income 35-44	\$61,662	\$90,875	\$81,370
Average Household Income 35-44	\$94,052	\$154,564	\$134,520
Median Household Income 45-54	\$67,804	\$131,099	\$106,480
Average Household Income 45-54	\$117,809	\$204,503	\$173,569
Median Household Income 55-64	\$68,478	\$128,362	\$100,671
Average Household Income 55-64	\$121,288	\$206,319	\$173,681
Median Household Income 65-74	\$64,472	\$95,173	\$80,493
Average Household Income 65-74	\$101,200	\$151,833	\$136,211
Average Household Income 75+	\$78,500	\$109,846	\$105,393

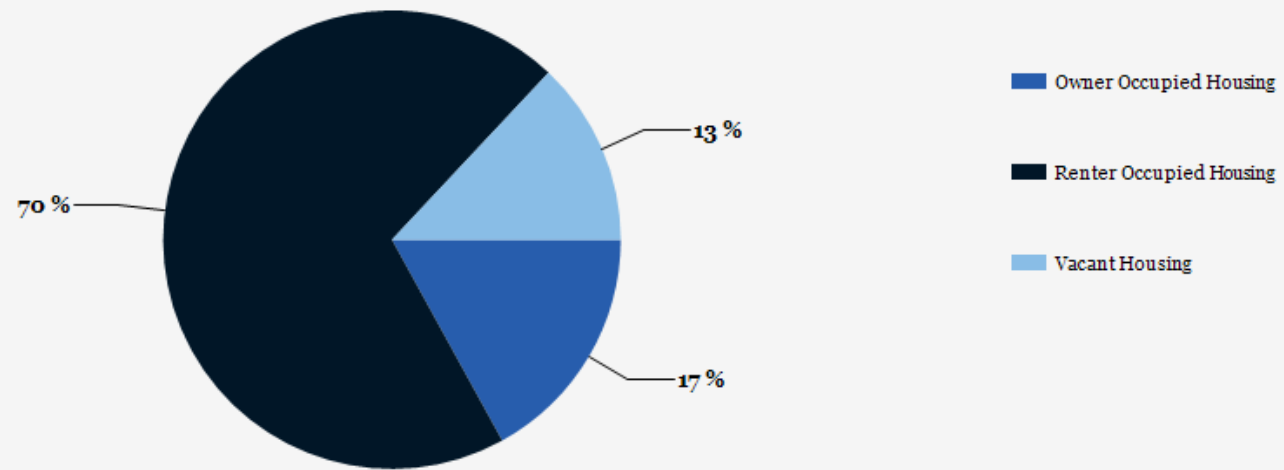
2021 Household Income



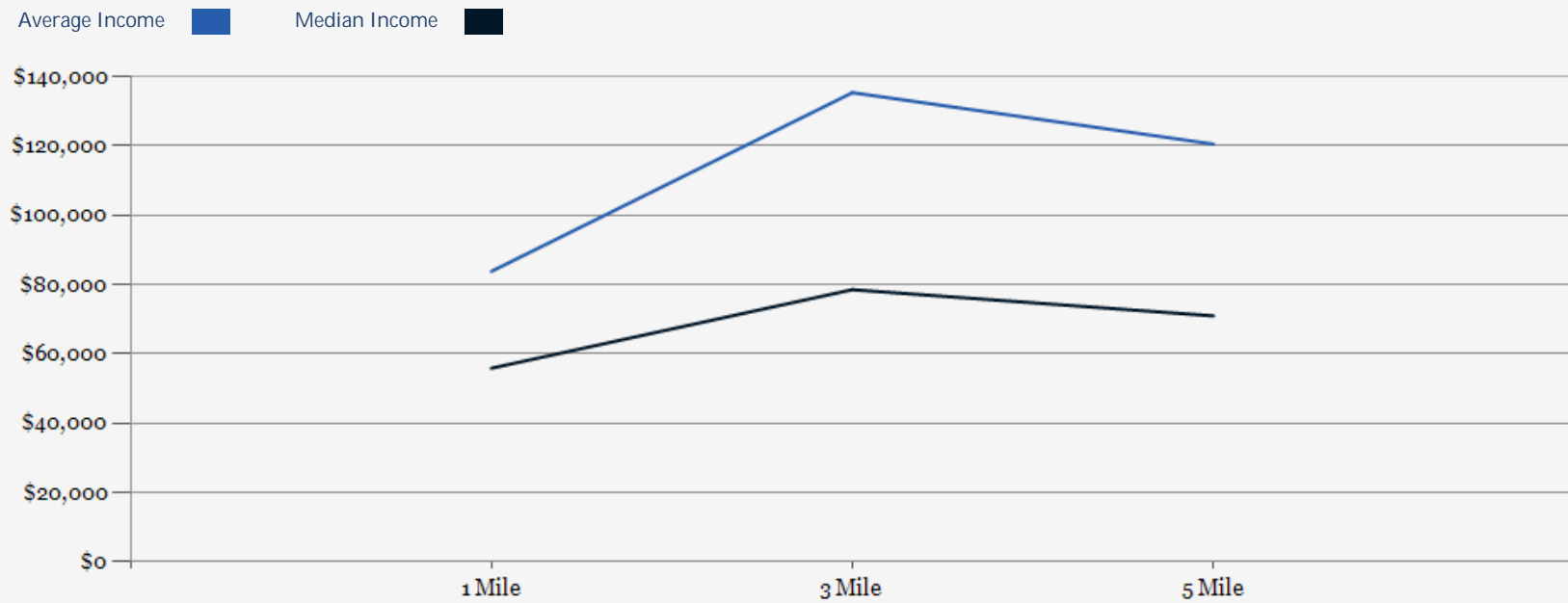
2021 Population by Race



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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<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date