

Empire Central

2033 Empire Central Drive, Dallas TX 75235

For Lease

Prepared By:

Saul Waranch

The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sffwaranch.com

Jeff Lewin

The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sffwaranch.com



THE PROPERTY

Location **2033 Empire Central Drive
Dallas, TX 75235**

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,137	106,761	348,727

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$61,814	\$102,186	\$122,003

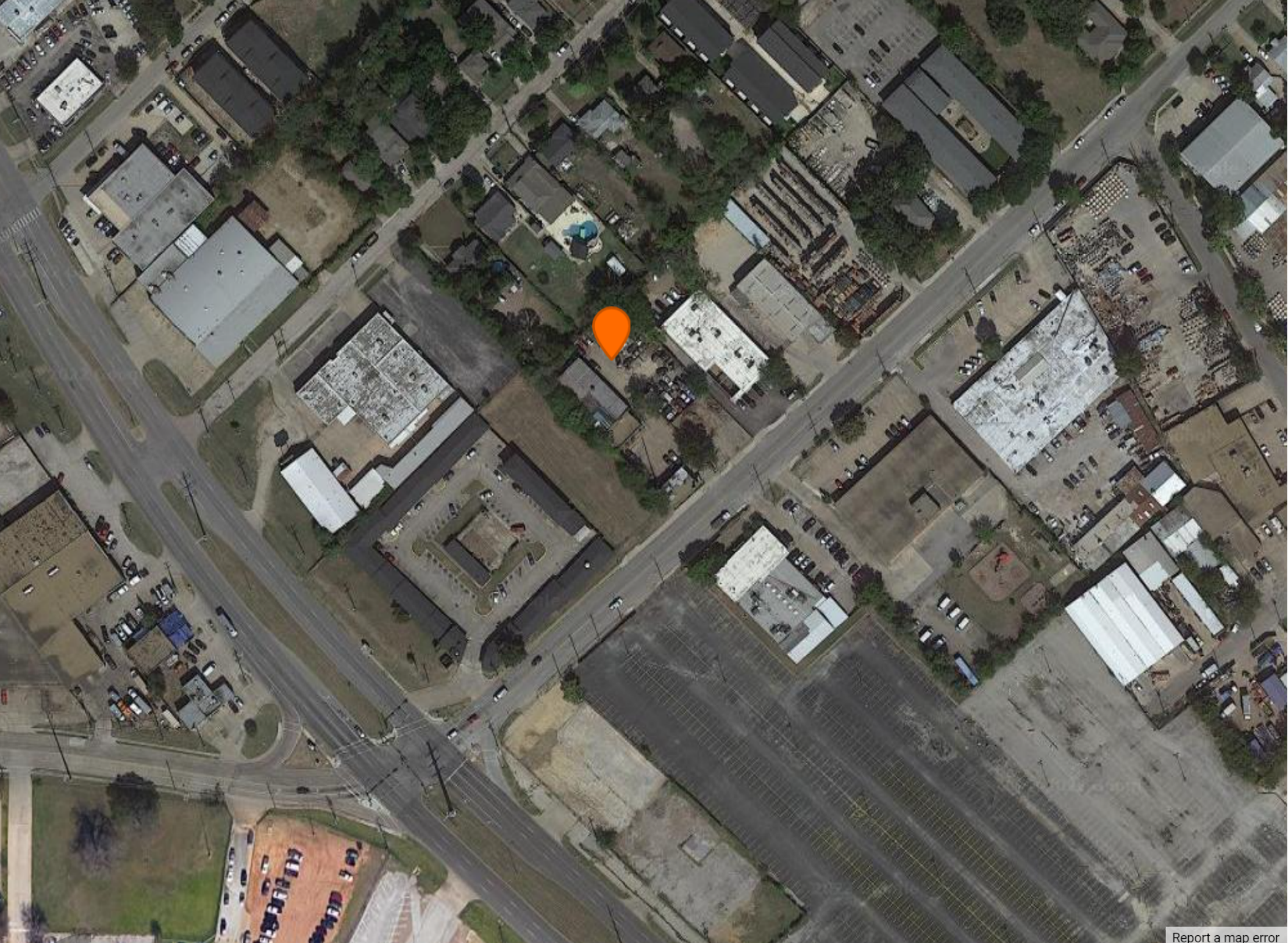
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,892	43,184	143,581

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A	Available	Ground	1408	Retail	Office Space
B	Available	Ground	5992	Industrial	Automotive and sales
C	Available	Ground	490	Industrial	Automotive use.

PROPERTY FEATURES

NUMBER OF UNITS	3
NET RENTABLE AREA (SF)	5,992
YEAR BUILT	Various
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Three
NUMBER OF PARKING SPACES	Ample
OFFICE SF	1,408



[Report a map error](#)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,447	94,795	271,296
2010 Population	8,922	87,119	269,643
2021 Population	13,137	106,761	348,727
2026 Population	13,783	114,960	385,636
2021 African American	1,405	13,496	40,851
2021 American Indian	52	592	2,052
2021 Asian	1,746	5,643	15,930
2021 Hispanic	8,726	57,771	154,632
2021 Other Race	2,633	23,763	60,522
2021 White	6,867	60,041	218,880
2021 Multiracial	431	3,184	10,307
2021-2026: Population: Growth Rate	4.80%	7.45%	10.15%
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	763	4,055	12,289
\$15,000-\$24,999	495	3,484	8,959
\$25,000-\$34,999	409	3,593	9,371
\$35,000-\$49,999	747	5,706	15,560
\$50,000-\$74,999	1,002	8,410	24,549
\$75,000-\$99,999	621	5,260	18,051
\$100,000-\$149,999	627	5,388	22,206
\$150,000-\$199,999	144	2,287	9,435
\$200,000 or greater	83	4,998	23,157
Median HH Income	\$50,503	\$61,669	\$76,119
Average HH Income	\$61,814	\$102,186	\$122,003

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,032	36,661	105,483
2010 Total Households	3,011	34,691	106,867
2021 Total Households	4,892	43,184	143,581
2026 Total Households	5,117	46,678	160,460
2021 Average Household Size	2.66	2.42	2.33
2000 Owner Occupied Housing	1,124	11,761	40,901
2000 Renter Occupied Housing	811	22,645	57,356
2021 Owner Occupied Housing	1,143	14,256	51,310
2021 Renter Occupied Housing	3,749	28,928	92,271
2021 Vacant Housing	433	5,711	18,095
2021 Total Housing	5,325	48,895	161,676
2026 Owner Occupied Housing	1,204	15,481	55,311
2026 Renter Occupied Housing	3,913	31,196	105,149
2026 Vacant Housing	379	5,627	17,498
2026 Total Housing	5,496	52,305	177,958
2021-2026: Households: Growth Rate	4.50%	7.85%	11.25%

Source: esri

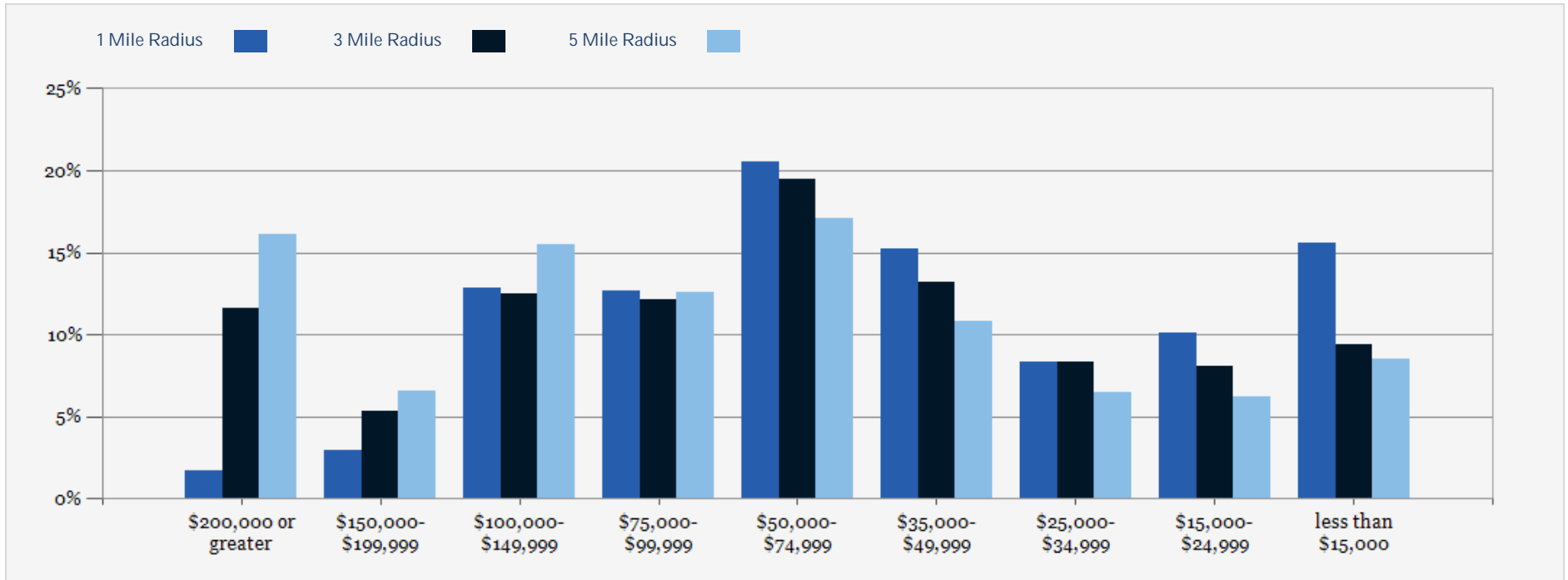
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,235	10,117	34,792
2021 Population Age 35-39	949	9,079	29,056
2021 Population Age 40-44	853	7,539	23,919
2021 Population Age 45-49	739	6,623	20,835
2021 Population Age 50-54	713	6,039	19,094
2021 Population Age 55-59	622	5,461	18,262
2021 Population Age 60-64	543	4,722	16,049
2021 Population Age 65-69	495	3,877	13,169
2021 Population Age 70-74	370	2,897	10,182
2021 Population Age 75-79	238	1,910	6,628
2021 Population Age 80-84	148	1,075	4,238
2021 Population Age 85+	144	1,078	4,783
2021 Population Age 18+	9,870	81,052	273,306
2021 Median Age	32	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,867	\$62,289	\$76,763
Average Household Income 25-34	\$69,936	\$79,986	\$97,810
Median Household Income 35-44	\$57,681	\$62,877	\$80,218
Average Household Income 35-44	\$68,374	\$103,732	\$128,360
Median Household Income 45-54	\$56,309	\$72,561	\$98,608
Average Household Income 45-54	\$74,657	\$130,756	\$160,385
Median Household Income 55-64	\$48,575	\$68,102	\$90,873
Average Household Income 55-64	\$64,193	\$131,870	\$161,532
Median Household Income 65-74	\$32,590	\$55,968	\$68,854
Average Household Income 65-74	\$47,318	\$104,477	\$117,619
Average Household Income 75+	\$41,199	\$85,040	\$91,999

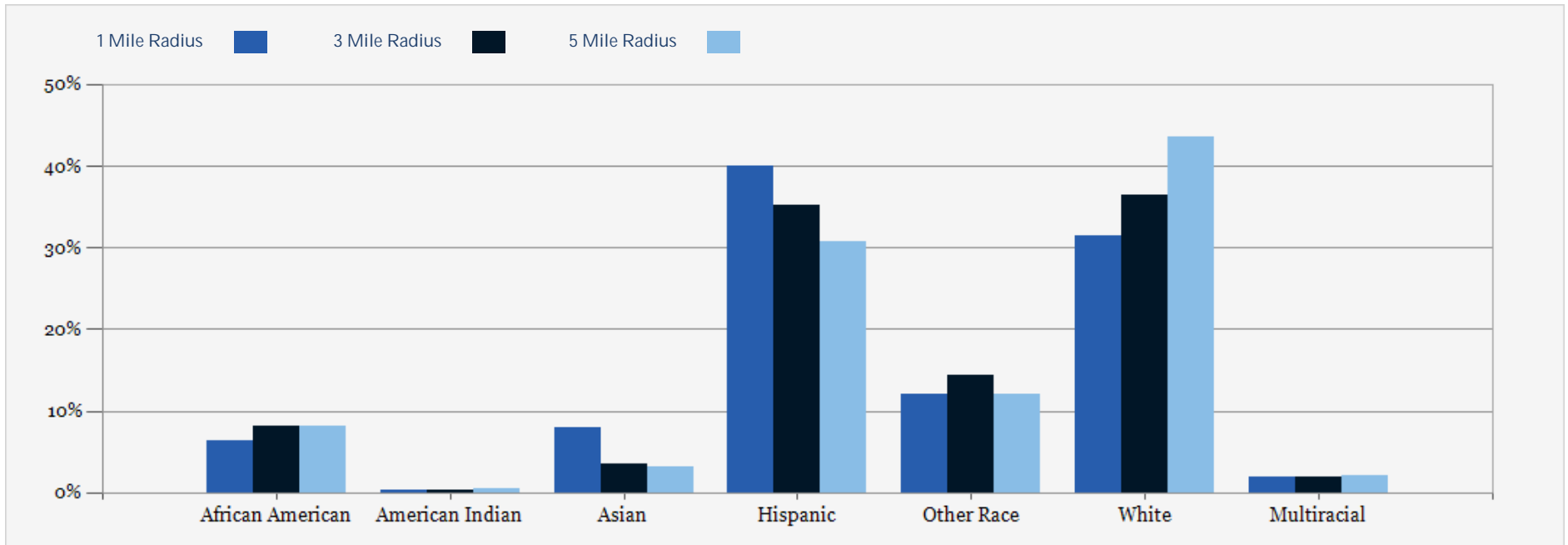
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,107	10,175	36,774
2026 Population Age 35-39	1,009	9,178	31,371
2026 Population Age 40-44	863	8,337	27,553
2026 Population Age 45-49	824	7,219	23,674
2026 Population Age 50-54	721	6,311	20,383
2026 Population Age 55-59	634	5,708	18,746
2026 Population Age 60-64	586	5,071	17,254
2026 Population Age 65-69	520	4,353	15,436
2026 Population Age 70-74	404	3,510	12,187
2026 Population Age 75-79	286	2,473	9,053
2026 Population Age 80-84	182	1,465	5,476
2026 Population Age 85+	155	1,231	5,572
2026 Population Age 18+	10,346	87,774	304,909
2026 Median Age	32	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,350	\$69,130	\$82,299
Average Household Income 25-34	\$77,349	\$90,214	\$108,106
Median Household Income 35-44	\$61,003	\$67,807	\$86,667
Average Household Income 35-44	\$74,497	\$111,656	\$139,005
Median Household Income 45-54	\$60,673	\$79,891	\$106,725
Average Household Income 45-54	\$83,689	\$142,204	\$173,303
Median Household Income 55-64	\$53,582	\$75,414	\$100,032
Average Household Income 55-64	\$72,630	\$144,274	\$173,234
Median Household Income 65-74	\$36,798	\$62,451	\$78,508
Average Household Income 65-74	\$54,183	\$117,207	\$133,698
Average Household Income 75+	\$47,232	\$98,869	\$107,778

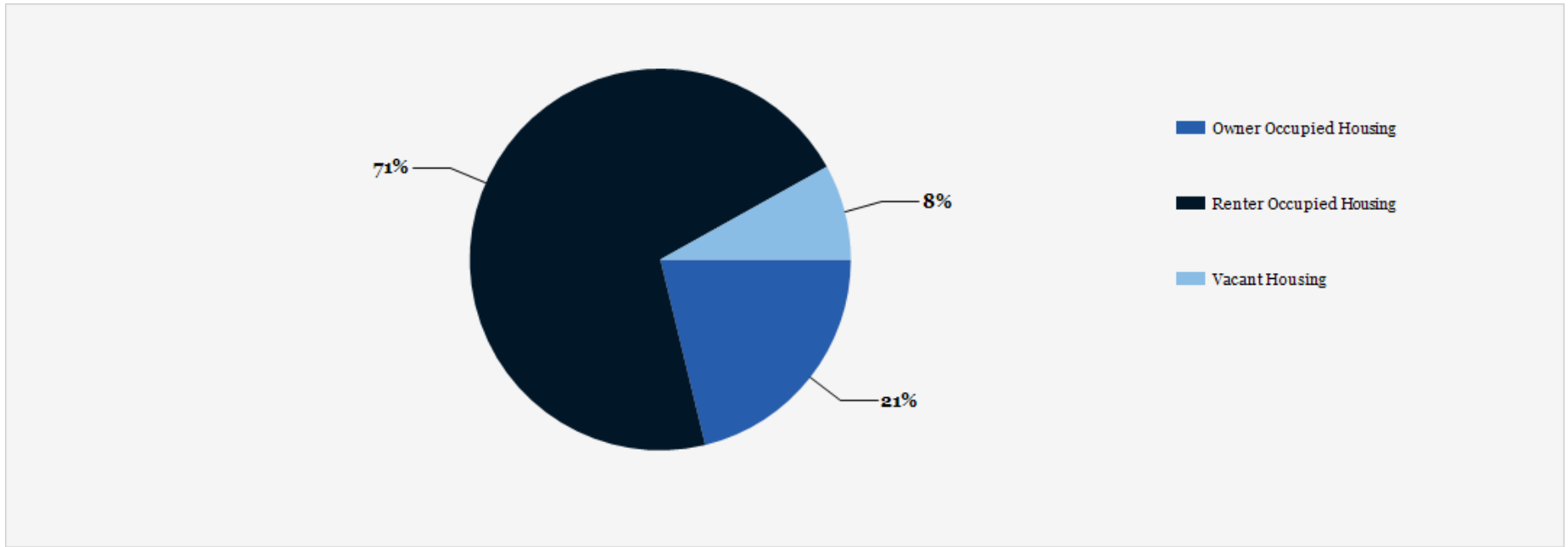
2021 Household Income



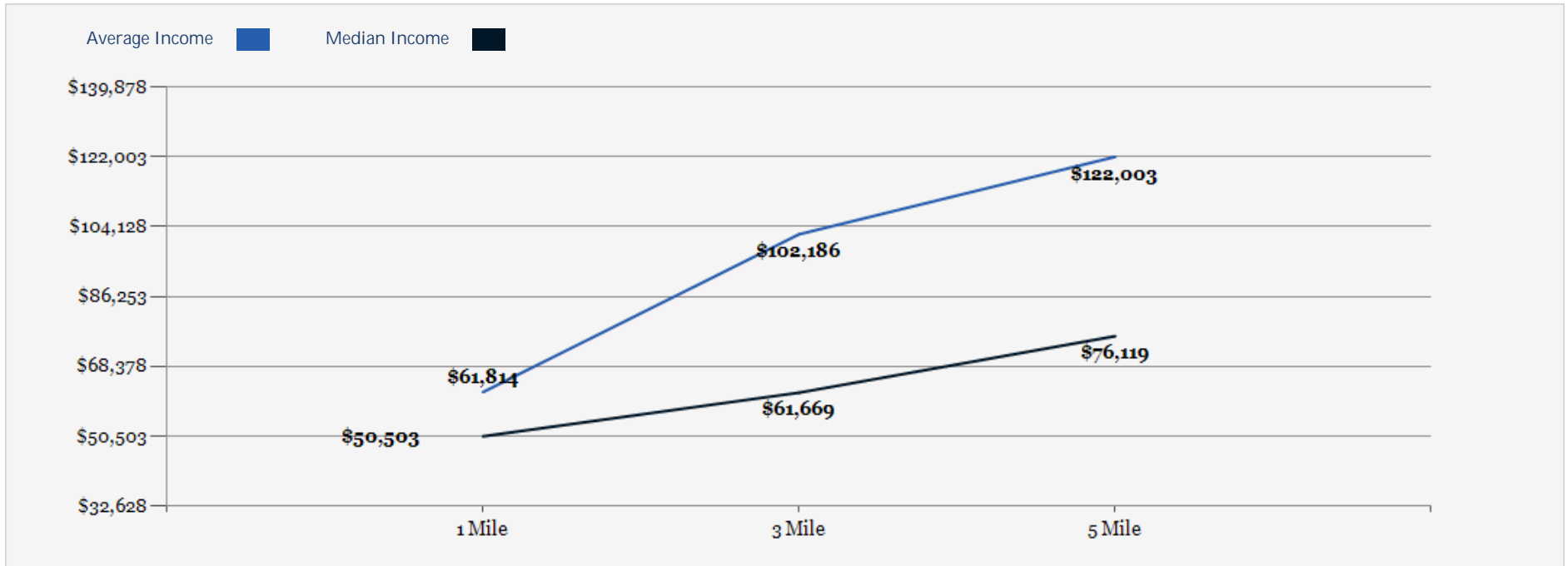
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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:

Saul Waranch

The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sfloweranch.com

Jeff Lewin

The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sfloweranch.com

