

GREENVILLE AVE PAD SITES

FOR GROUND LEASE | ±1.032 ACRES | DIVISIBLE

6846-6850 GREENVILLE AVENUE, DALLAS, TEXAS 75231



EXCLUSIVELY OFFERED BY

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SLJ

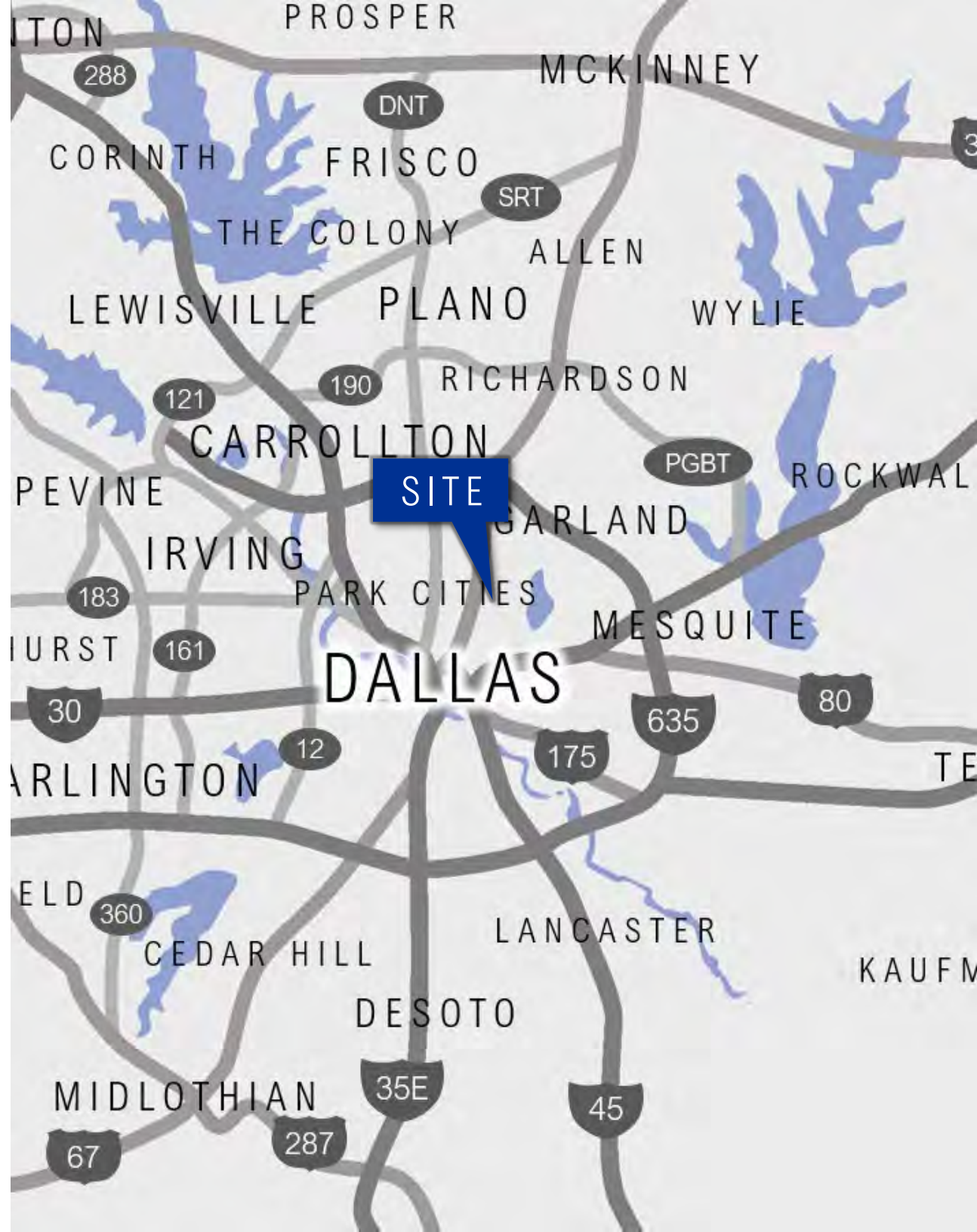
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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this ±1.032 Greenville Ave pad site opportunity located at 6846-6850 Greenville Ave in Dallas, Texas available for ground lease. The existing ±13,564 square foot building can be demolished to configure the site for two pad sites serving car wash, quick-serve restaurants or other retail users. Located east of Hwy 75 and north of E Northwest Hwy (Loop 12) the Property has exposure to strong traffic counts and rapidly growing demographics that make Greenville Ave a premier retail corridor in Dallas.

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PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located at the corner of Greenville Ave and Fair Oaks Ave, between Northwest Hwy and Park Ln, the Property sits on a major traffic artery in East Dallas. The Property is directly across the street from the 1.2 million square foot Shops at Park Lane development and is less than half a mile from Northpark Mall, one of the most prestigious shopping destinations in Dallas.

IDEAL QSR PAD SITES

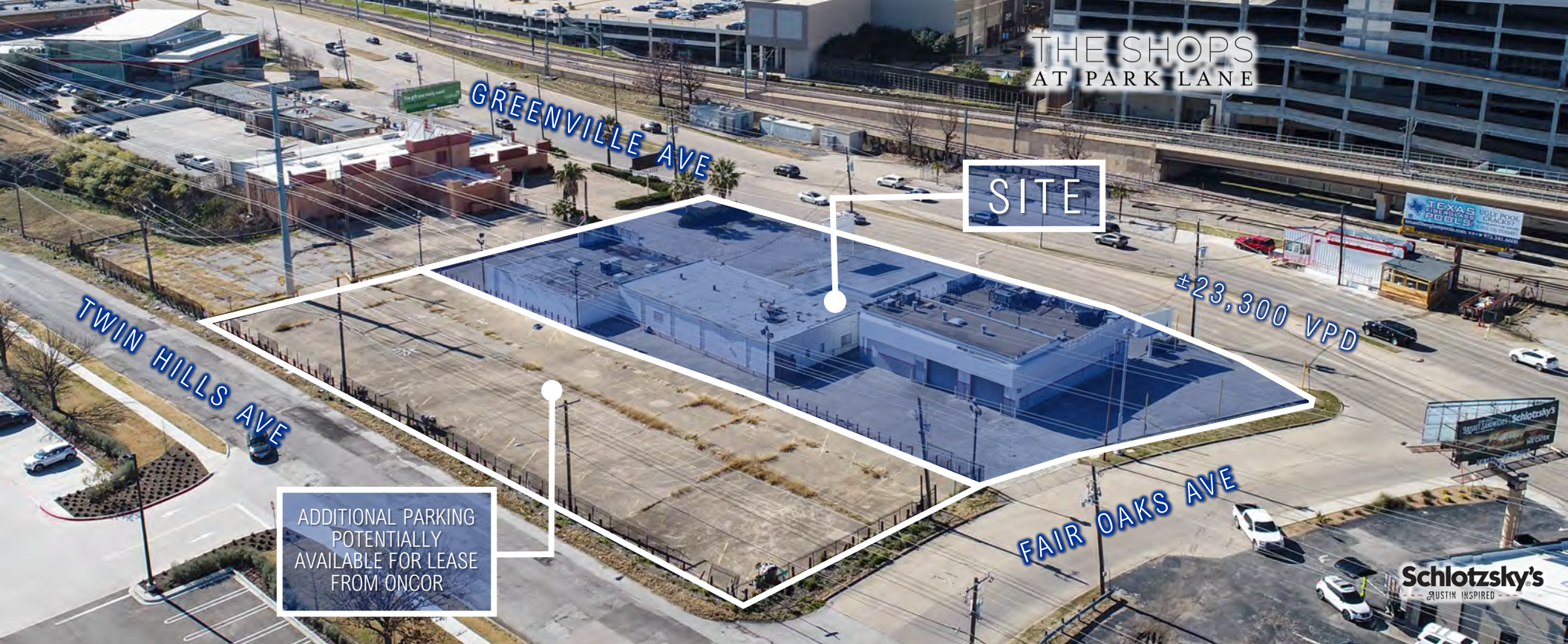
The Property is a ± 1.032 acre site with an existing $\pm 13,564$ SF building that can be demolished to accommodate two pad sites serving car wash, quick serve restaurants or other retail users. There are conceptual site plans configured for two drive-thru restaurants. The Property is one of the largest contiguous redevelopment tracts on Greenville Ave. Additionally, the site offers high visibility and excellent access. There is the potential to lease the 27,377 square feet contiguous paved lot at the rear of the Property from Oncor.

STRONG DEMOGRAPHICS

With a population of approximately 35,553 and 152,507 living within a 1 and 3 mile radii of the Property respectively, the Property benefits from a dense pool of consumers in close proximity. The population within a 1 mile radius of the Property has experienced a dramatic 10.51% increase since 2010. Additionally, the average household income within a 3 mile radius of the property is \$124,338.

MANY AREA TRAFFIC DRIVERS

Retailers in close proximity including Neiman Marcus, Nordstrom, Macy's, Whole Foods, Saks Off Fifth, Dick's Sporting Goods, Bloomingdale's and many more, make the property a prime retail location.



PROPERTY PROFILE

LOCATION

The subject property is located at 6846-6850 Greenville Ave, between Park Ln and Northwest Hwy (Loop 12), in Dallas, TX 75231.

EXISTING BUILDING AREA

±13,564 Square Feet

YEAR BUILT

1955 & 1965

ZONING

MU-3 – Mixed Use District

LAND AREA

±1.032 Acres (44,957 SF)

LOT DIMENSIONS

Frontage on Greenville Ave:	±318 Feet
Maximum Depth:	±165 Feet

TRAFFIC COUNTS

Greenville Ave:	±23,300 VPD (2020)
Park Ln:	±38,000 VPD (2018)

ZONING INFORMATION

PRIMARY USES

Retail, office, hotel and/or multifamily residential **Restaurant with drive-thru permitted with Development Impact and/or Residential Adjacency Reviews

MAXIMUM LOT COVERAGE

80%

MAXIMUM FLOOR AREA RATIO

Retail/Personal Service: 2.0 (Base w/ No MUP)

MAXIMUM HEIGHT

270 Feet

MINIMUM SETBACKS

Front: 15 Feet

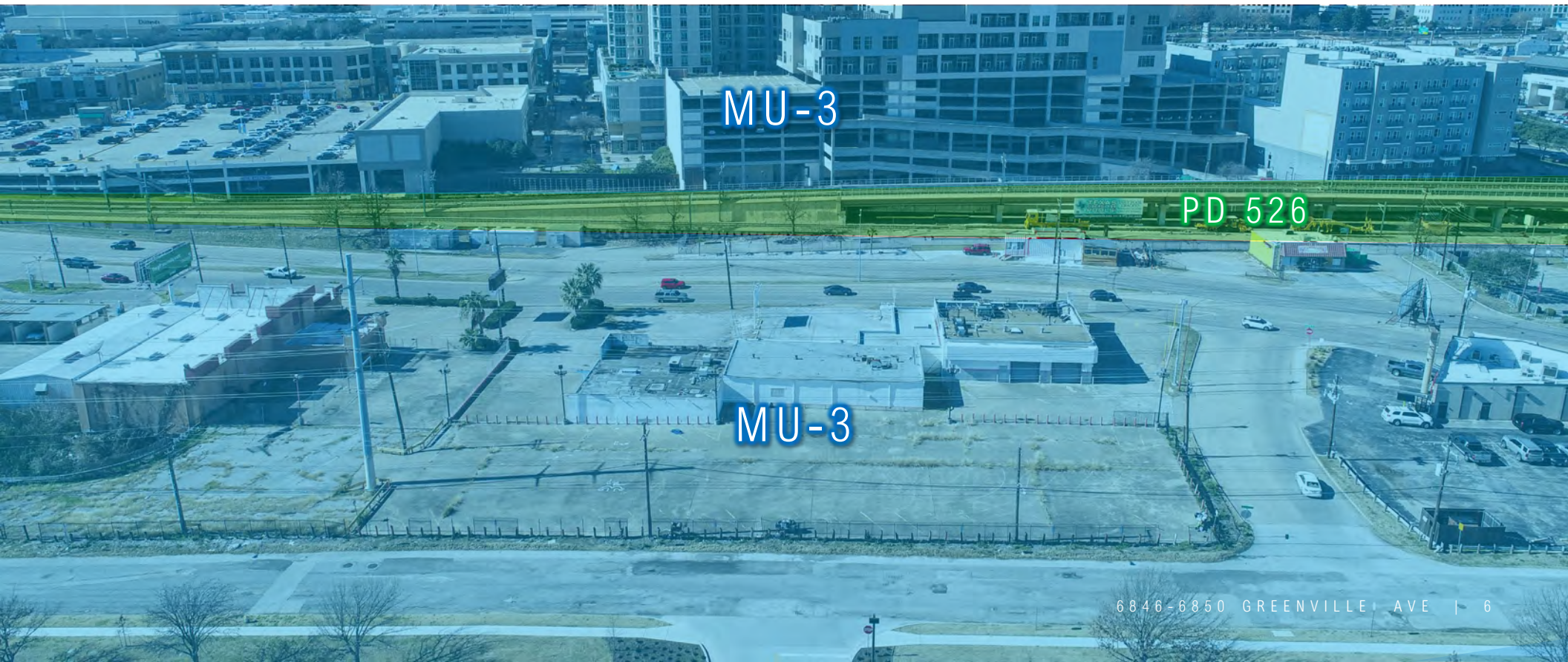
Side: None

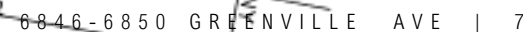
Rear: None

[Link to Dallas Zoning Map](#)

[Link to MU-3 District Standards](#)

[Link to MU-3 Use Chart](#)





CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



GREENVILLE AVE & FAIR OAKS AVE

DALLAS, TEXAS
SLJ COMPANY

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP02

JOB NO: 06-000
ISSUE DATE: 02/27/2022
SCALE: AS NOTED



2021 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

2,131

OF
EMPLOYEES

17,876

CONSUMER
SPENDING
(\$000S)

418,105

3 MILE

EMPLOYED
POPULATION

66.0%

COLLEGE
EDUCATED
POPULATION

62.4%

POPULATION
<30 MINUTE
COMMUTE

67.5%

5 MILE

POPULATION

413K

HOUSEHOLDS

181K

MEDIAN AGE

35.6

AVERAGE
HOUSEHOLD
INCOME

\$114K

MEDIAN
HOME
VALUE

\$476K

PROJECTED
POP. GROWTH
2021-2026

1.79%



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date