



HEAD 2 TOE

10505

MEDICAL OFFICE FOR LEASE

10505 CHURCH ROAD
DALLAS, TX 75238

970 SF - 1,230 SF



173,328 VPD 

3,542 VPD 

PROPERTY DETAILS

10505 CHURCH ROAD
DALLAS, TX 75238



PROPERTY TYPE
2nd Generation Dental Office



AVAILABLE SUITES
Suite 101 - 1,230 SF
Suite 102 - 970 SF



ZONING
Community Retail (CR)



BUILDING SIZE
10,138



LAND SIZE
0.41 ACRES



YEAR BUILT
1967

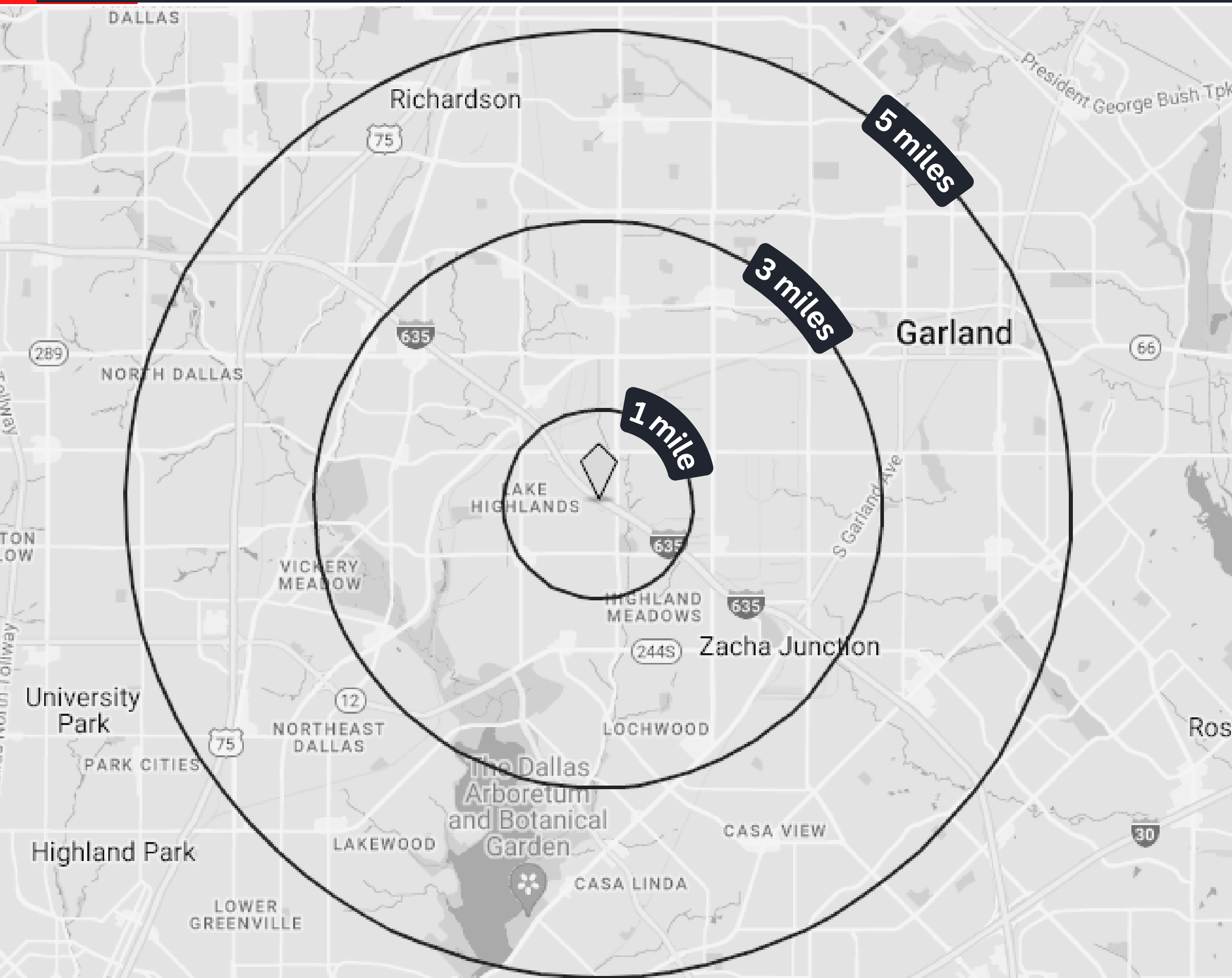


YEAR RENOVATED
2020



AREA DEMOGRAPHICS

10505 CHURCH ROAD
DALLAS, TX 75238



2022 Population

1 MILES 10,534
 3 MILES 136,043
 5 MILES 409,202



2022 Households

1 MILES 3,803
 3 MILES 51,876
 5 MILES 157,976



Daytime Employees

1 MILES 10,203
 3 MILES 54,808
 5 MILES 200,113



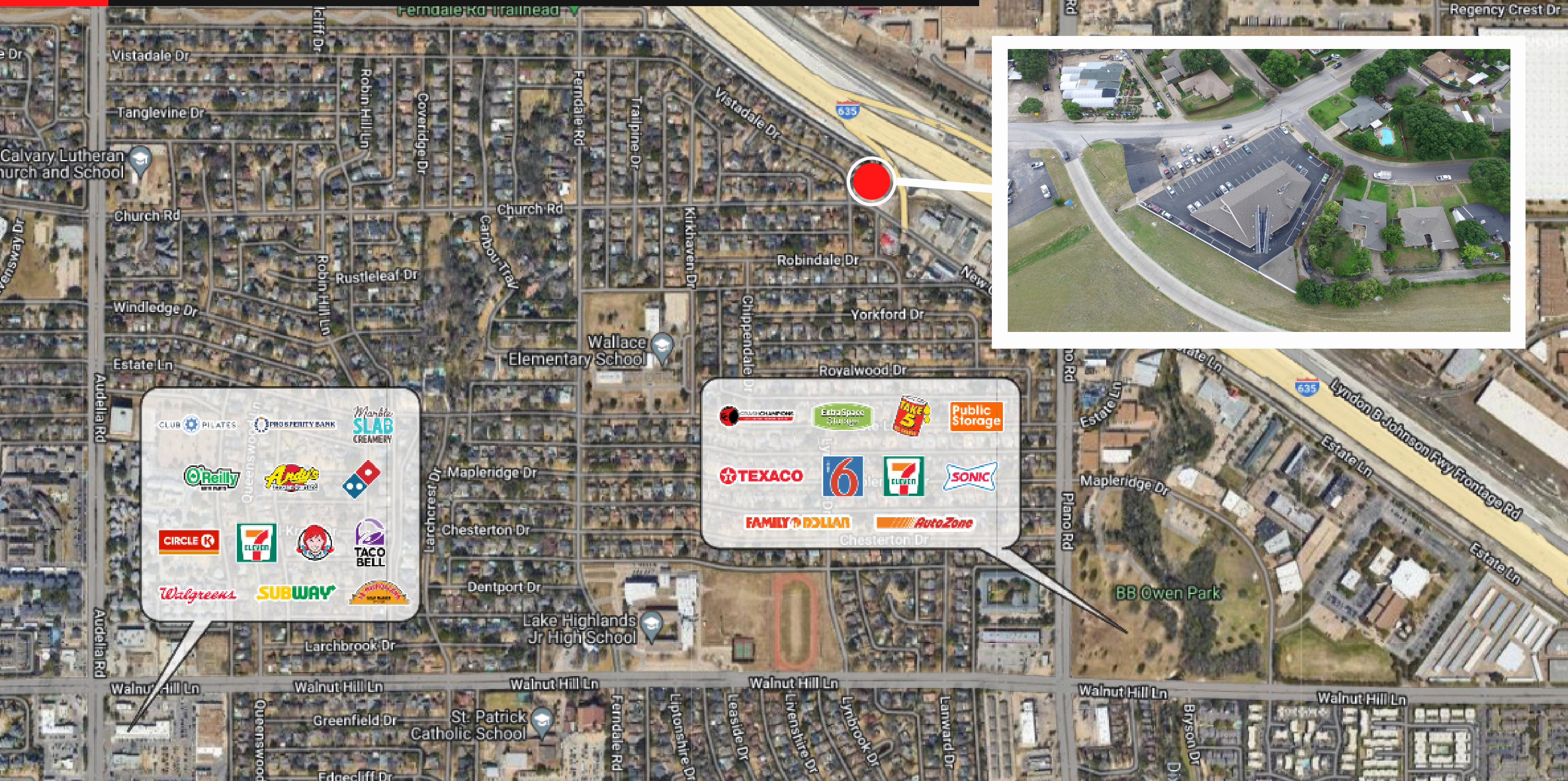
Average Household Income

1 MILES \$120,296
 3 MILES \$82,498
 5 MILES \$83,339



PROPERTY LOCATION

10505 CHURCH ROAD
DALLAS, TX 75238



CLUB PILATES
PROSPERITY BANK
Marble SLAB CREAMERY
O'Reilly
Andy's
Domino's
CIRCLE K
7 ELEVEN
TACO BELL
Walgreens
SUBWAY

Extra Space Storage
Public Storage
TEXACO
6
7 ELEVEN
SONIC
FAMILY DOLLAR
AutoZone



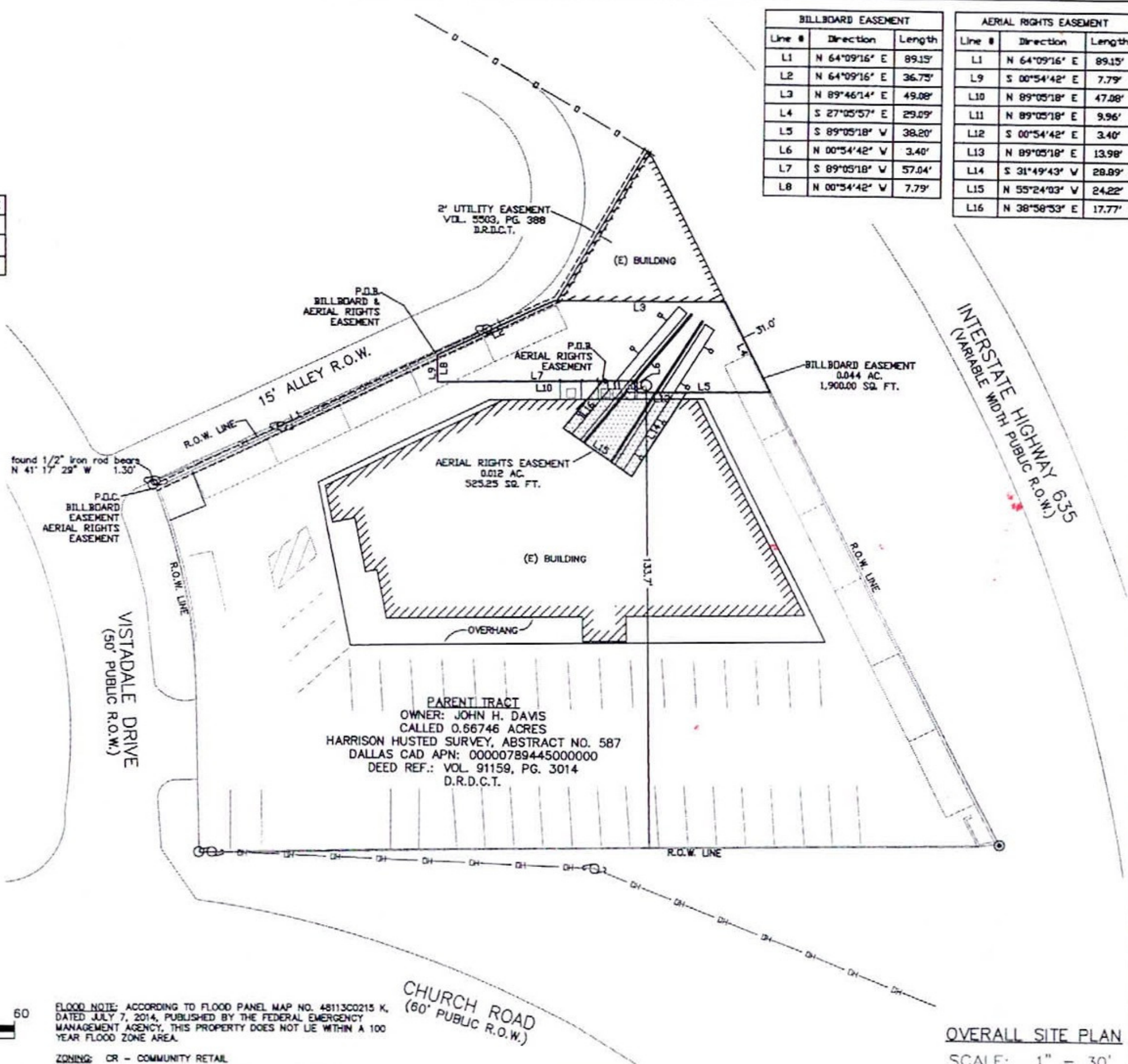
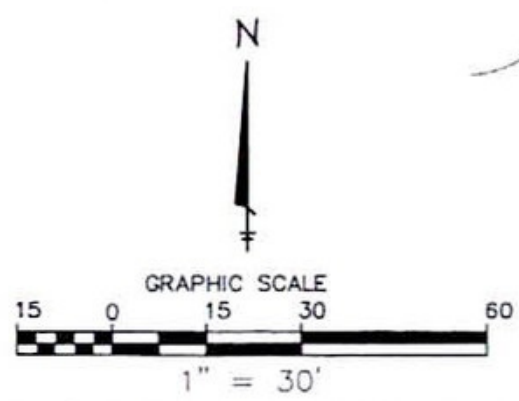
PROPERTY SURVEY

10505 CHURCH ROAD
DALLAS, TX 75238



AREA TABLE	SQUARE FEET	ACREAGE
BILLBOARD EASEMENT	1,900.00	0.044
A/U EASEMENT	1,550.27	0.036
AERIAL RIGHTS EASEMENT	525.25	0.012

- LEGEND**
- * :SET 1/2" IRON ROD.
 - :FOUND 1/2" IRON ROD.
 - ⊙ :FOUND ALLUMINUM DISK.
 - (---) :RECORD DESCRIPTION DATA.
 - P.O.B. :POINT OF BEGINNING.
 - P.O.C. :POINT OF COMMENCEMENT.
 - :FENCE AS NOTED.
 - OH :OVER HEAD UTILITY LINES.
 - :WOOD UTILITY POLE.
 - ⊙ :LIGHT STANDARD.
 - ⊙ :FIRE HYDRANT.
 - ⊙ :TELCO PEDESTAL.
 - ⊙ :GAS MARKER.
 - R.O.W. :RIGHT-OF-WAY.
 - B/W :BARBED WIRE.
 - A/U :ACCESS & UTILITY
 - (E) :EXISTING.
 - D.R.D.C.T. :DEED RECORDS DALLAS COUNTY TEXAS
 - ▨ :AERIAL RIGHTS EASEMENT.



BILLBOARD EASEMENT		
Line #	Direction	Length
L1	N 64°09'16" E	89.15'
L2	N 64°09'16" E	36.75'
L3	N 89°46'14" E	49.08'
L4	S 27°05'57" E	29.09'
L5	S 89°05'18" W	38.20'
L6	N 00°54'42" W	3.40'
L7	S 89°05'18" W	57.04'
L8	N 00°54'42" W	7.79'

AERIAL RIGHTS EASEMENT		
Line #	Direction	Length
L1	N 64°09'16" E	89.15'
L9	S 00°54'42" E	7.79'
L10	N 89°05'18" E	47.08'
L11	N 89°05'18" E	9.96'
L12	S 00°54'42" E	3.40'
L13	N 89°05'18" E	13.98'
L14	S 31°49'43" W	28.89'
L15	N 55°24'03" W	24.22'
L16	N 38°58'53" E	17.77'

FLOOD NOTE: ACCORDING TO FLOOD PANEL MAP NO. 48113C0215 K, DATED JULY 7, 2014, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.

ZONING: CR - COMMUNITY RETAIL

OVERALL SITE PLAN
SCALE: 1" = 30'

AS-BUILT SURVEY
CALLED 0.66746 ACRES
HARRISON HUSTED SURVEY, ABSTRACT NO. 587
DALLAS COUNTY, TEXAS

FOR: LANDMARK DIVIDEND

SITE: JOHN H DAVIS
NO: BB153844
ADDRESS: 10605 CHURCH ROAD
DALLAS, TX 75238
DALLAS COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE SURVEYING, INC.
13430 NW 104th Terrace, Suite A, Alachua, FL 32616
Office: (386) 418-0500 Fax: (386) 462-9988
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

WIMBERLEY SURVEYING PROFESSIONALS
PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2902

DRAWN BY: DRH CHECKED BY: RW JOB #: 15028

SURVEYOR'S NOTES

- BASIS OF BEARING IS GPS OBSERVATIONS.
- NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- ALL VISIBLE EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

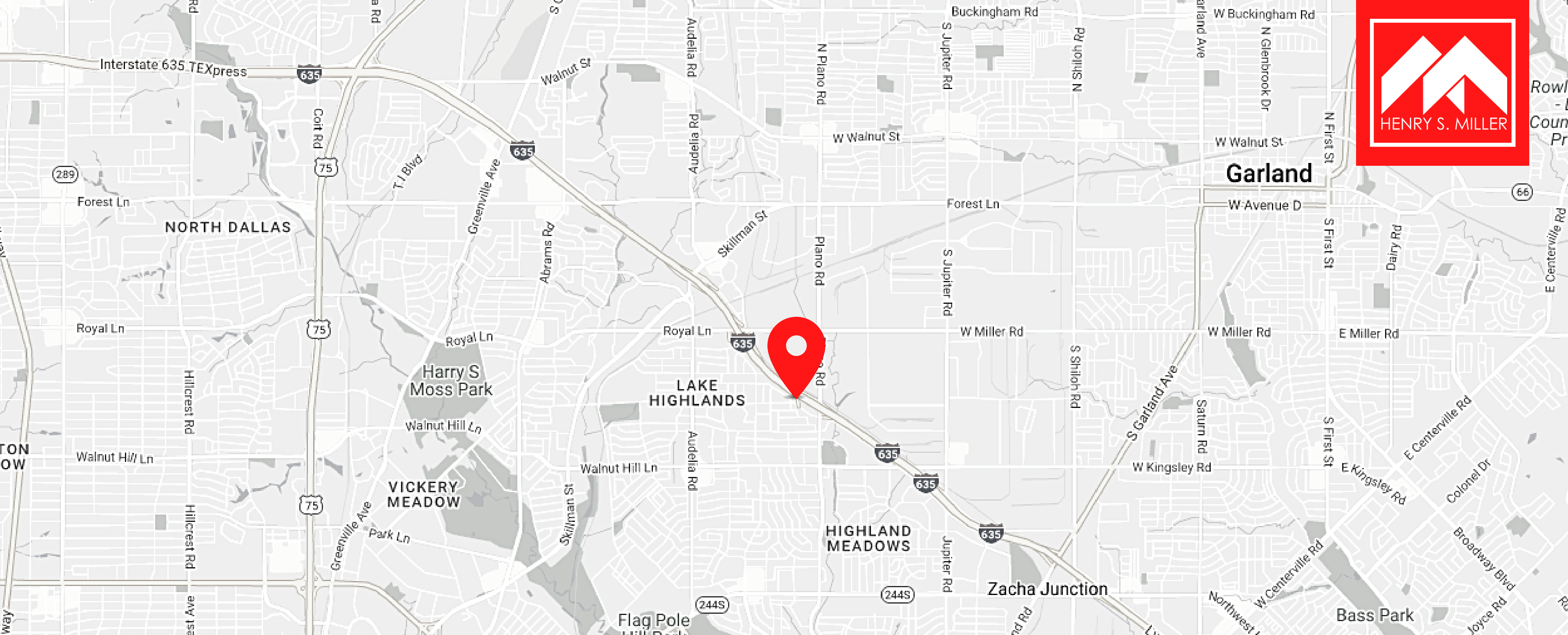
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC, ITS SUCCESSORS AND/OR ASSIGNS, OUTFRONT MEDIA LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT THIS SURVEY WAS MADE ON THE GROUND ON JANUARY 26, 2015, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OR IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

WIMBERLEY SURVEYING PROFESSIONALS

Ronald D. Wimberley
RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005
Date: JANUARY 26, 2015
Revision: #

SHEET 1 OF 3



CONTACT OUR TEAM

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