

**SIGNIFICANT PRICE
REDUCTION**



FOR SALE

**URBAN INFILL OPPORTUNITY
OFFICE BUILDING AND ±1 ACRE OF LAND**
5353 ALPHA ROAD
DALLAS, TEXAS 75240

OFFICE BUILDING AND VACANT LAND FOR SALE

5353 ALPHA ROAD
DALLAS, TEXAS 75240



PROPERTY SUMMARY

Henry S. Miller is pleased to present this outstanding ± 1.5 -acre site, which includes an income generating $\pm 12,000$ SF office building in a high-demand, high-density submarket. The property is currently zoned to allow office, retail or multifamily use, offering a range of development options. A developer can immediately begin a first phase of development on approximately one acre, while evaluating the office building acreage as a potential second phase. Alternatively, the office building can be repositioned with a light cosmetic update to align rents with market rates and achieve greater returns.

$\pm 12,000$ SF

BUILDING

± 1.56 ACRES

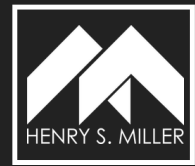
TOTAL LAND

± 1.00 ACRE

VACANT LAND

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AREA HIGHLIGHTS & DEMOS

The vibrant Galleria Mall area is positioned for significant growth as the redevelopment of the Dallas International District (formerly Valley View Mall) progresses, paving the way for exciting new development. The site is surrounded by a diverse mix of modern apartments, boutiques, shopping centers, and restaurants, catering to a wide range of tastes. With its prime location, excellent visibility, and strong walkability, the area offers substantial potential for a variety of development opportunities.



±0.4 MILES TO DALLAS NORTH TOLLWAY



±0.7 MILES TO I-635



2025 ESTIMATED POPULATION



1 MILE	24,643
3 MILES	128,598
5 MILES	360,388

2025 ESTIMATED HOUSEHOLDS

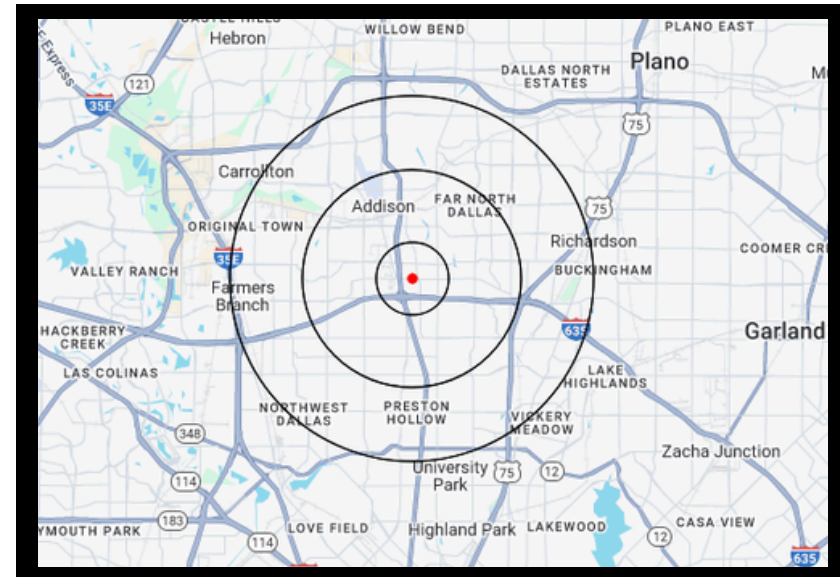


1 MILE	12,540
3 MILES	60,765
5 MILES	156,316

2025 AVERAGE HOUSEHOLD INCOME

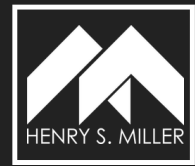


1 MILE	\$100,476
3 MILES	\$156,856
5 MILES	\$157,172

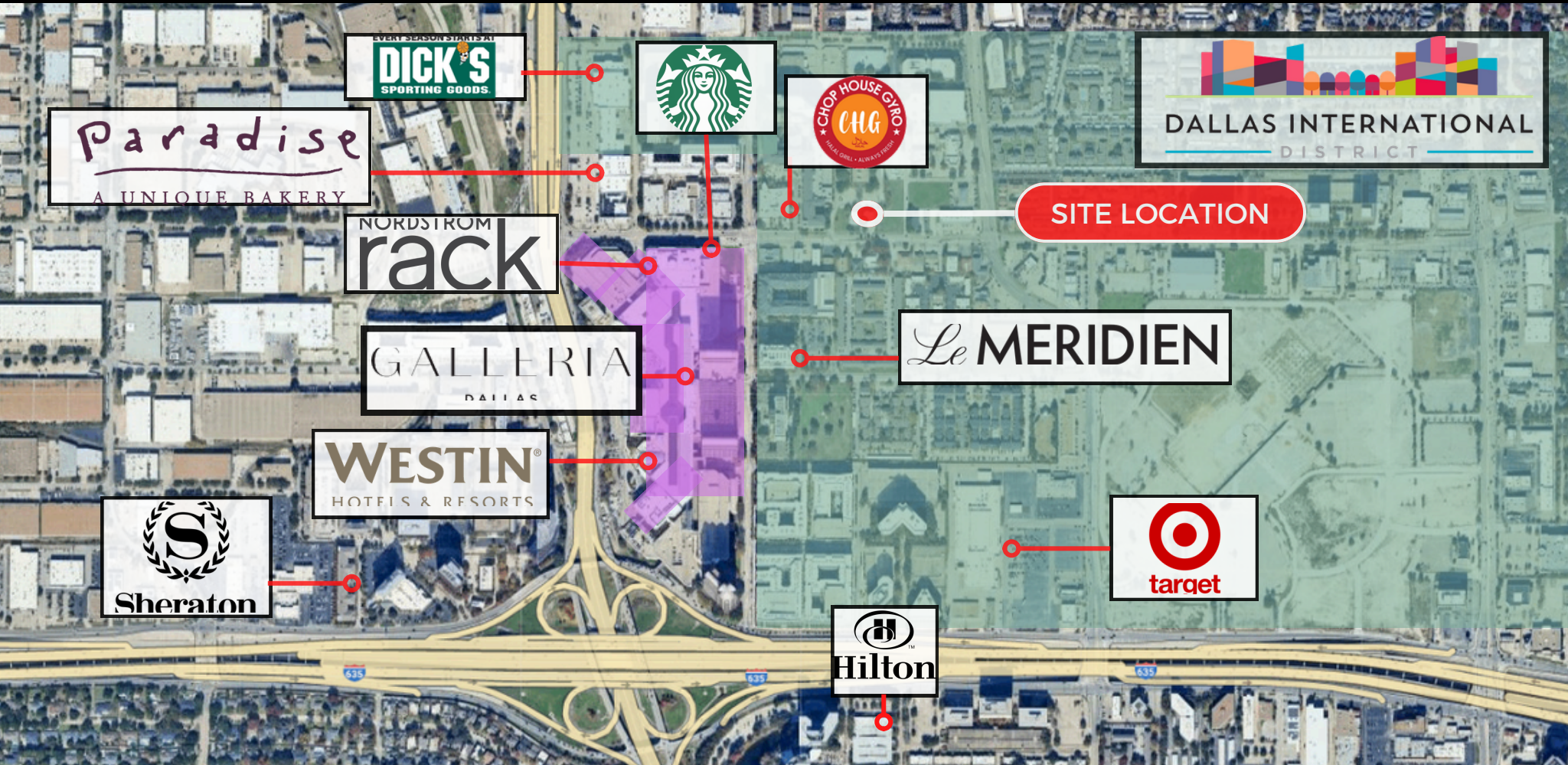


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LOCATION PROXIMITY





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NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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