

2616 Manor Way

SEQ Maple Avenue & Manor Way
Dallas, Texas



4215 W Lovers Lane, Suite 250
Dallas, Texas 75209

T 214.396.1810
[VeeryRealty.com](https://www.VeeryRealty.com)

Caroline Lett
Associate
Caroline@VeeryRealty.com
214.396.1813

Stroud Arthur
Partner
Stroud@VeeryRealty.com
214.396.1811

Property Information

Location

SEQ Maple Ave & Bomar Ave
Dallas, TX 75235

Size

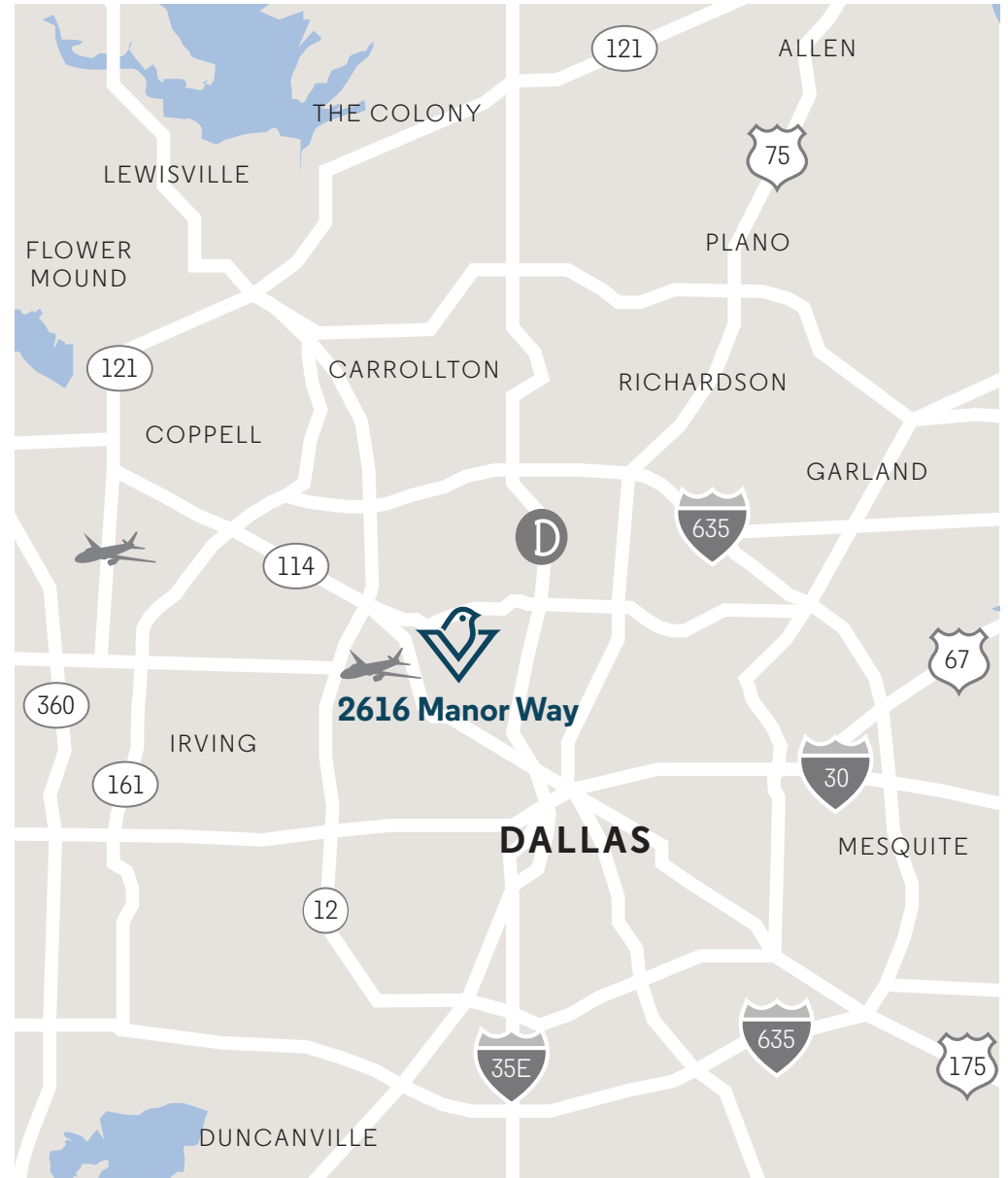
Office – 2,885 SF
Warehouse 1 – 2,025 SF
Warehouse 2 – 1,521 SF
Land – 29,453 SF

Zoning

IR - Industrial Research

Property Information

- Strong daytime population
- Less than two minutes from Dallas Love Field Airport
- Located in the 1,000-acre UT Southwestern Medical District employing over 17,000 people and attracting more than 3.0 million patient visits per year
- The immediate area is home to 6,000+ multifamily units



Aerial



About UT Southwestern Medical District

- 3,640 students enrolled
- 17,000 employees
- 105,000 hospitalized patients per year
- 370,000 ER visits per year
- 3,000,000+ outpatient visits per year

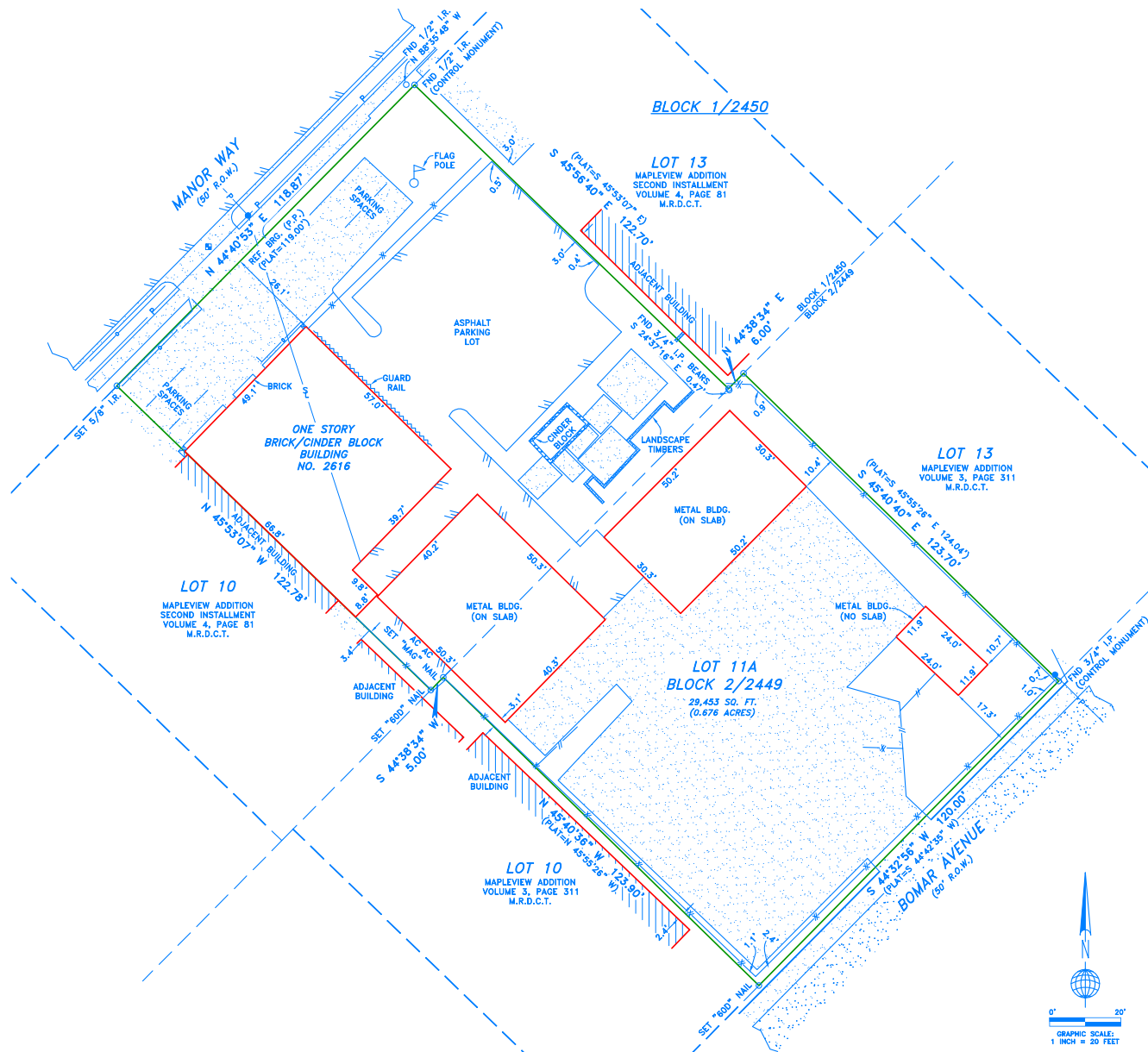
The map displays the following locations and statistics:

- West Love Development:** 1,100,000 SF Office, 1,300 Multifamily Units
- Cawley Partners Development:** 150,000 SF Office
- UT Southwestern Student Housing:** 282 Units
- UT Southwestern Administration & Clinical Center**
- UT Southwestern Medical Center North Campus:** Two, 9-Story Tower Additions, 2022 Opening
- Clements University Hospital:** 12-Story, Third Tower Addition, 2020 Opening
- UT Southwestern Medical Center West Campus**
- Century Medical District:** 288 Units
- AMLI on Maple:** 300 Units Under Construction
- The Southwestern:** 360 Units Under Construction
- Alexan Medical District:** 340 Units
- Inwood on the Park:** 312 Units
- UT Southwestern Medical Center**
- Parkland Hospital:** 525,000 SF Expansion, 2020 Opening
- Weichsel Park & Ballfield**
- Rusk Middle School:** 621 Students
- Maple Lawn Elementary:** 463 Students
- Lenox Maplewood Phase I:** 275 Units, 12 Townhomes, Opening Late 2020
- Oak Lawn Heights:** 600 Single-Family Homes, \$400,000 - \$500,000 Avg Price
- Montebella Condos**
- Aura Medical District:** 325 Units
- Providence Apartments:** 251 Units
- JLB Locale:** 348 Units
- Maple District Lofts:** 342 Units
- Alta Maple Station:** 249 Units
- Hernandez Elementary:** 355 Students
- David Weekly:** 38 Homes
- 5225 Maple Ave:** 275 Units
- The Link on Maple:** 120 Units
- DART Medical District Parking**

Aerial



Survey



Interior Pictures



Exterior Pictures



Demographics

	1 Mile	3 Mile	5 Mile
2023 Estimated Population	17,117	123,641	345,305
2028 Projected Population	17,408	127,270	366,905
2020 Census Population	17,372	124,153	346,107
2010 Census Population	11,783	102,851	291,130
Projected Annual Population Growth 2023 to 2028	0.3%	0.6%	1.3%
Historical Annual Population Growth 2010 to 2020	4.7%	2.1%	1.9%
2023 Median Age	31.8	34.9	34.5
2023 Estimated Households	7,199	60,998	157,998
2028 Projected Households	7,239	61,957	166,036
2020 Census Households	7,267	60,469	156,552
2010 Census Households	4,545	46,371	122,238
Projected Annual Household Growth 2023 to 2028	0.1%	0.3%	1.0%
Historical Annual Household Growth 2010 to 2020	4.5%	2.4%	2.3%
2023 Estimated White	35.6%	53.5%	51.6%
2023 Estimated Black or African American	16.6%	13.1%	14.5%
2023 Estimated American Indian or Alaska Native	1.3%	0.8%	0.8%
2023 Estimated Asian	12.3%	6.2%	6.2%
2023 Estimated Hawaiian or Pacific Islander	-	-	-
2023 Estimated Other Races	17.0%	12.6%	12.7%
2023 Estimated Hispanic or Latino	57.0%	47.0%	48.3%

Demographics

	1 Mile	3 Mile	5 Mile
2023 Estimated Average Household Income	\$75,511	\$171,943	\$162,686
2023 Estimated Median Household Income	\$56,686	\$106,390	\$104,366
2023 Estimated Per Capita Income	\$32,052	\$84,957	\$74,788
2023 Estimated Elementary (Grade Level 0 to 8)	10.5%	8.0%	8.1%
2023 Estimated Some High School (Grade Level 9 to 11)	7.9%	4.8%	5.7%
2023 Estimated High School Graduate	16.9%	12.4%	13.6%
2023 Estimated Some College	11.9%	10.7%	12.4%
2023 Estimated Associates Degree Only	5.5%	4.5%	4.4%
2023 Estimated Bachelors Degree Only	22.9%	33.7%	33.2%
2023 Estimated Graduate Degree	24.4%	25.8%	22.6%
2023 Estimated Total Businesses	808	15,608	40,696
2023 Estimated Total Employees	13,093	160,720	420,130
2023 Estimated Employee Population per Business	16.2 to 1	10.3 to 1	10.3 to 1
2023 Estimated Residential Population per Business	21.2 to 1	7.9 to 1	8.5 to 1

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer

first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Veery Realty Partners	482205	Marketing@VeeryRealty.com	214.396.1810
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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