

1111 MOCKINGBIRD

DALLAS, TX



COMMANDING FREEWAY PRESENCE

WEST LOVE MEDICAL MOMENTUM

YOUNGER PARTNERS EXECUTIVE SUMMARY

OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present to qualified investors the opportunity to acquire the 100% fee-simple interest in 1111 Mockingbird ("Property"). A commanding presence in the revitalized West Love Field area, the building towers over the exchange of Interstate Highway 35 and State Highway 183. The Property affords potential investors an unmatched long term land site (6 acres) to compliment the immediate upside in a basis office purchase.

Located in the path of growth out of the Dallas Medical District, the Property should benefit from the overall area's gentrification. With a wealth of announced, planned and rumored developments flooding the area, the West Love Field area is in transition and should be the beneficiary of sizeable investment in the coming years. From industrial, multi-family, medical and Fortune 100 developments, the area is a powder keg about to go off!

The Property is located near Dallas' thriving Medical District. Home to more than 30,000 employees and over 3 million patients, the area hospital systems have been rapidly growing. UT Southwestern and Park and Memorial Hospitals have both expanded. UT Southwestern recently completed the \$800 million William P. Clements Jr. University Hospital and subsequent West Campus expansion and is underway on a \$5 billion pediatric campus with Children's Health that should open in 2031. Parkland Memorial Hospital has recently completed a 58,000 square foot Ambulatory Surgery Center and opened the \$1.2 billion (2.5 million square foot) facility that will take Parkland into the next 50 years.



1111 MOCKINGBIRD

DETAILS

BUILDING ADDRESS.....	1111 W MOCKINGBIRD LANE - DALLAS, TX 75247
BUILDING SIZE.....	268,159 SF
OCCUPANCY.....	54%
YEAR BUILT.....	1973
BUILDING HEIGHT.....	15-STORY
SITE AREA.....	6.1 ACRES
PARKING.....	3.3/1,000
ZONING.....	MU-3
WALT.....	2 YEARS

INVESTMENT HIGHLIGHTS

- FUNDAMENTAL SHIFT AND IMPROVEMENT IN THE COMPOSITION OF THE SURROUNDING AREAS.
- LONG TERM UPSIDE - 6 ACRES WITH FREEWAY FRONTAGE, ACCESSIBILITY AND MU-3 ZONING.
- DRAMATIC DISCREPANCY TO LAS COLINAS, UPTOWN AND PRESTON CENTER HAS CREATED DEMAND.
- ATTRACTIVE DESIGN WITH VERSATILE FLOOR PLATE, DENSE PARKING CAPACITY AND FULL SUITE OF ON-SITE AMENITIES.
- DYNAMIC LOCATION IN PROXIMITY TO DALLAS LOVE FIELD, THE DALLAS CBD, THE DALLAS MEDICAL DISTRICT, THE PARK CITIES AND MORE.
- VARIETY OF SPACE OPTIONS WITH NAMING AND BRANDING OPPORTUNITIES.
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$450/SF.



I I I I M O C K I N G B I R D



DALLAS-FORT WORTH HIGHLIGHTS

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- #1 REAL ESTATE MARKET FOR 2026 (ULI).
- THREE FORTUNE 10 COMPANY HQ'S.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.3 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.



I I I I I M O C K I N G B I R D

For Additional Building Information, Contact:

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scot.farber@youngerpartners.com

Tom Strohbehn, CCIM
Tel: 214.294.4439
tom.strohbehn@youngerpartners.com



Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interest in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale of lease, or withdrawal notice.



CONFIDENTIALITY STATEMENT
1111 Mockingbird Lane
Dallas, TX 75247

Please return to:
tom.strohbehn@youngerpartners.com
Attn: Tom Strohbehn, CCIM

The undersigned has been advised that Younger Partners has been retained on an exclusive basis by the Owner with respect to the offering for sale of 1111 Mockingbird Lane – Dallas, TX 75247 (the “Property”). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Younger Partners. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property.

The Owner has available for review certain information (“Confidential Information”) concerning the Property. On behalf of the Owner, Younger Partners may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Owner and Younger Partners, primarily from information supplied by the Owner of the Owner’s agent. It does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Younger Partners, the Owner nor the Owner’s Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Younger Partners except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions or interest in the property and to terminate discussions with any party at negotiations you hereby agree to return the Confidential Information to Younger Partners.

ON BEHALF OF PROSPECTIVE PURCHASER:

CO-BROKER (If Any):

Company: _____

Company: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Signature: _____

Signature: _____



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date