

DALLAS SITE OFF US 75 | ZONED MU-3

12224 N CENTRAL EXPY, DALLAS, TX



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SITE DETAILS



ADDRESS

12224 N Central Expy, Dallas, TX 75243



SIZE

±5.55 Acres (±4.3 Usable Acres)



LAT., LONG.

32.91657001, -96.7655518



ZONING

MU-3



PARCEL

00000767662000000



UTILITIES

To the Site



FLOODPLAIN

Located Along the Eastern Boundary Line



TAX RATE

2.340%



SCHOOLS

Richardson ISD

Hamilton Park Pacesetter Magnet

Richardson High School



LEGAL

PT BLK 7749 ACS 5.5513 INT201900253485

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PRICE

Call for Pricing: (214) 206-9533

Compensation to buyer's broker will be paid by the purchaser.



ADVANTAGES OF MU-3 ZONING



HIGH-DENSITY ALLOWANCE

- No maximum density limit
- Floor Area Ratio (FAR):
Base: 3.2 FAR
Maximum: 4.0 FAR
- Highest density mixed-use district



MAXIMUM HEIGHT

- Base: 180 feet (16 stories)
- Up to 270 feet maximum with bonuses
- Maximum of 20 stories (parking garages exempt)
- Tallest of all mixed-use districts



MIXED-USE FLEXIBILITY

- Retail + office + hotel + residential
- Most main uses permitted by right (no SUP needed)
- Transit stations + transfer centers
- Full range of commercial, office, and residential uses



HIGH-LOT COVERAGE

- Up to 80% lot coverage
- Maximizes buildable area on site

AREA ACTIVITY (EAST)



Garland

DALLAS COLLEGE

Walmart
Chick-fil-A
Winn-Dixie

Kroger

TEXAS INSTRUMENTS

Hamilton Park Pacesetter Magnet Elementary School

ARIZONA COLLEGE of Nursing

Willie B Johnson Recreation

NORTH TEXAS HEART CENTER
RETINA CENTER OF TEXAS

Medical City Heart & Spine Hospitals
A Campus of Medical City Dallas

±5.55 ACRES

CADENCE Bank

COSTCO WHOLESALE

POPEYES
Winn-Dixie
SONIC

Carle's

COIT RD

TOWERS AT PARK CENTRAL
Daisy Gallagher Everest Group

CHURCHILL TOWER

COIT RD

WESTIN HOTELS & RESORTS

Medical City

AREA ACTIVITY (WEST)

Farmers Branch



PRESTON FOREST SHOPPING CENTER

Tom Thumb
la Madeleine FRENCH BAKERY & CAFE
AZULI TACO
BANK OF AMERICA
ULTA
Papa John's
WHOLE FOODS

GALLERIA
DALLAS

TARGET
ALDI

Northwood Club

Valley View Park

Anderson Bonner Park

WATERMARK
COMMUNITY CHURCH

Medical City

WESTIN
HOTELS & RESORTS

75

Cane's
CROISSANT PASTRY

POPEYES
WHATABurger
SONIC

Medical City
Heart & Spine Hospitals
A Campus of Medical City Dallas

NORTH TEXAS
HEART CENTER
RETINA CENTER OF TEXAS

COSTCO
WHOLESALE

COIT RD

635

COIT RD

75

Willie B Johnson
Recreation

75

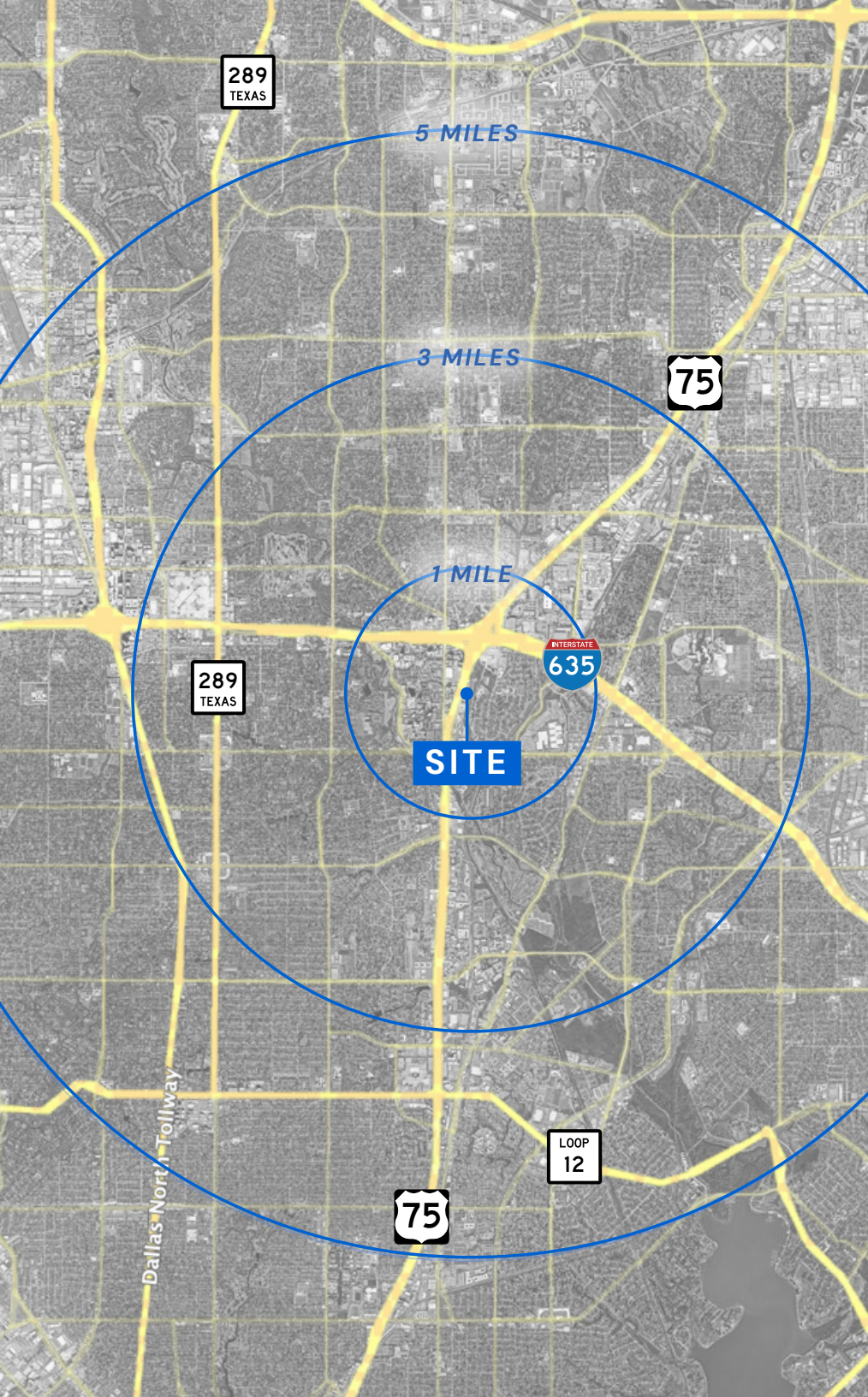
635

**±5.55
ACRES**

Hamilton Park Pacesetter
Magnet Elementary School

ACCESS + CONNECTIVITY





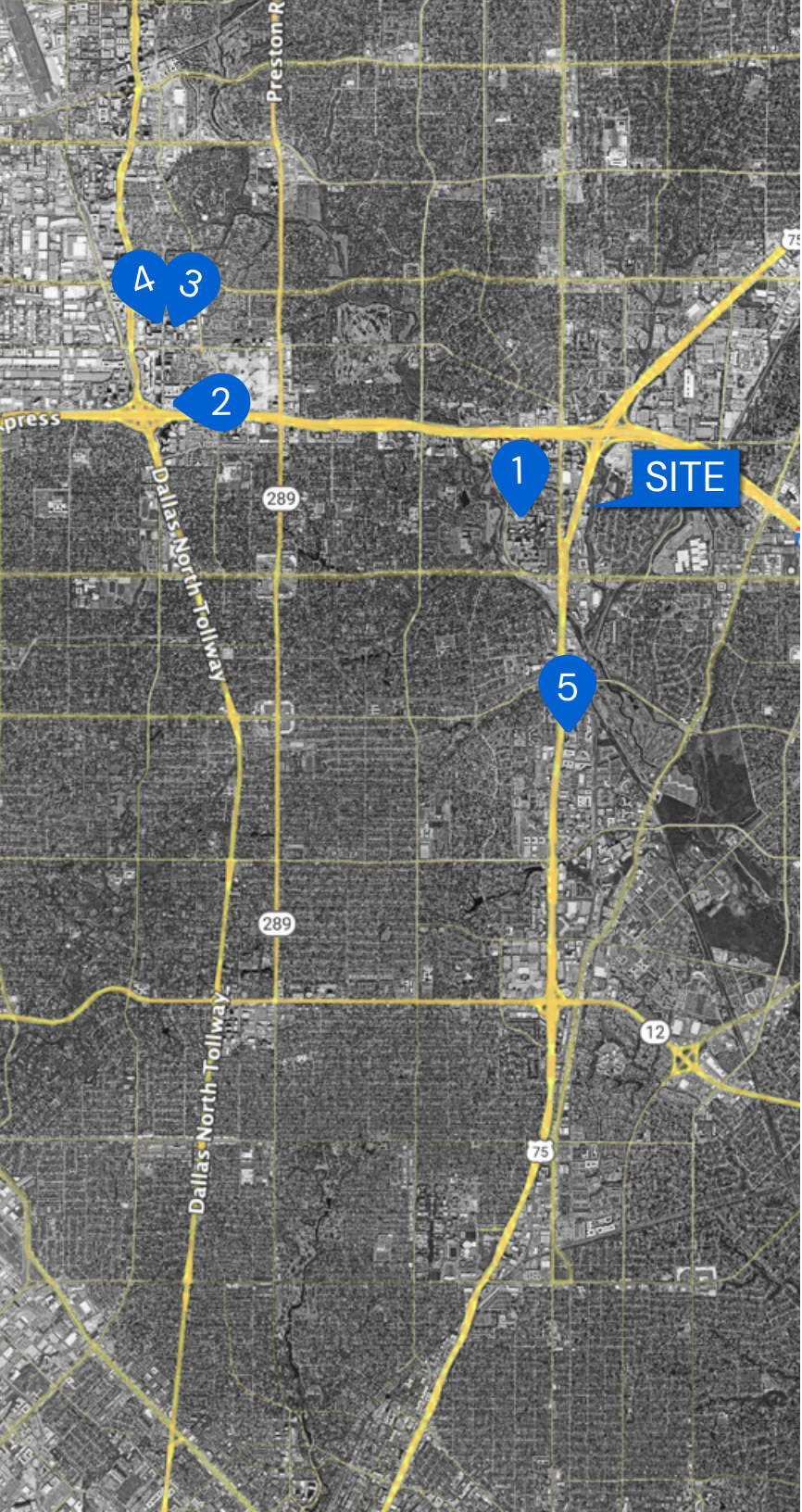
2025 TAX RATES

CITY OF DALLAS	0.6988
DALLAS COUNTY	0.2155
RICHARDSON ISD	1.1052
DALLAS COLLEGE	0.106575
PARKLAND HOSPITAL	0.212
TOTAL	2.340

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	14,959	159,273	411,432
AVERAGE HOUSEHOLD INCOME	\$104,620	\$128,635	\$148,888
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$334,875	\$484,254	\$478,929

MULTIFAMILY RENT COMPARABLES



ALTA PARK CENTRAL
12389 Merit Dr, Dallas

297 Units | YOC 2024

86% Occupancy

\$2,070/\$2.54 sf/mo



HAZEL BY THE GALLERIA
13100 Noel Rd, Dallas

398 Units | YOC 2023

93% Occupancy

\$1,928/\$2.59 sf/mo

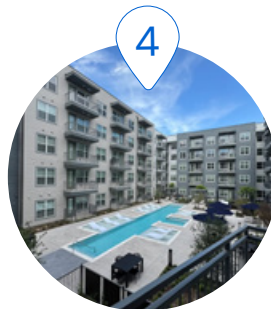


MAGNOLIA GALLERIA
13701 Montfort Dr, Dallas

171 Units | YOC 2023

93% Occupancy

\$1,767/\$2.51 sf/mo



ALEXAN AT THE GALLERIA
13970 Noel Rd, Dallas

239 Units | YOC 2025

68% Occupancy
In Lease-up

\$2,222/\$2.33 sf/mo



LANTOWER MIDTOWN
10658 N Central Expy, Dallas

350 Units | YOC 2024

81% Occupancy

\$2,176/\$2.52 sf/mo

DISCOVER DALLAS



DALLAS ARBORETUM



NORTHPARK CENTER



DOWNTOWN DALLAS



DALLAS AQUARIUM



TEXAS INSTRUMENTS

ABOUT DALLAS

- Dallas is the ninth largest city in the United States and the third largest city in Texas with a population of 1.3 million
- The Dallas area is home to 24 Fortune 500 companies, including AT&T, HF Sinclair, Southwest Airlines, Texas Instruments, and others.

CONVENIENT ACCESS TO MAJOR THOROUGHFARES

- Excellent access to I-635 and US 75 - less than 1 mile
- 3 miles east of State Hwy 289

CLOSE PROXIMITY TO ENTERTAINMENT & RETAIL

- Texas Instruments Headquarters: 6 minutes
- NorthPark Center: 10 minutes
- University of Texas at Dallas: 11 minutes
- DFW International Airport: 22 minutes
- Downtown Dallas: 25 minutes



WHY DFW

The Dallas–Fort Worth Metroplex is a major North Texas region spanning 11 counties and anchored by Dallas and Fort Worth. It’s a leading economic hub with strengths in finance, technology, telecommunications, and transportation.

The area also offers a rich cultural scene, from the Dallas Arts District—the largest urban arts district in the U.S.—to Fort Worth’s historic Stockyards and its twice-daily cattle drive.

27M+
ANNUAL VISITORS

35.5
MEDIAN AGE

8.3M+
POPULATION

2%
JOB GROWTH RATE

7.3%
MULTIFAMILY VACANCY RATE

9.4%
INDUSTRIAL VACANCY RATE

\$22B
VISITOR SPENDING

INFORMATION ABOUT BROKERAGE SERVICES

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.

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 broker'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.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



TOM DOSCH

PRINCIPAL

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SENIOR DIRECTOR

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LET'S
CONNECT



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Bldg 3, Suite 120
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254.913.1931

HOUSTON

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Suite 255
Houston, TX 77056
713.955.3120



TEXAS LAND GUYS

The Art of Real Estate Dealmaking
WITH TIM AND TOM DOSCH

