

# OAK LAWN OFFICE BUILDING FOR SALE

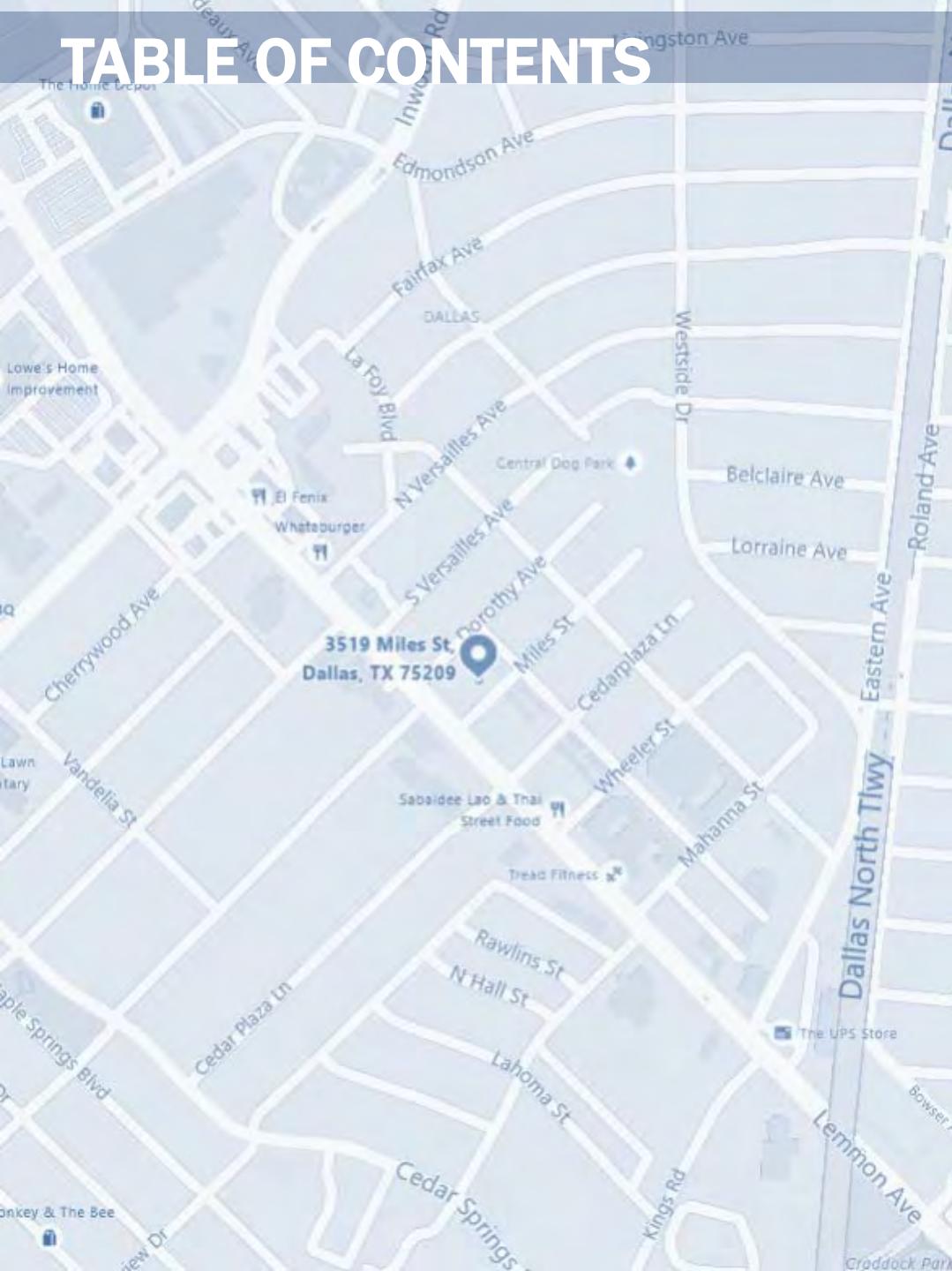
3519 MILES STREET, DALLAS, TX 75209



**SLJ**  
COMPANY, LLC  
4311 W. Lovers Lane, Suite 200  
Dallas, TX 75209  
214-520-8818

Exclusively Offered By:  
Ty Underwood  
214-520-8818 ext. 4  
Fax: 214-520-8815  
[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

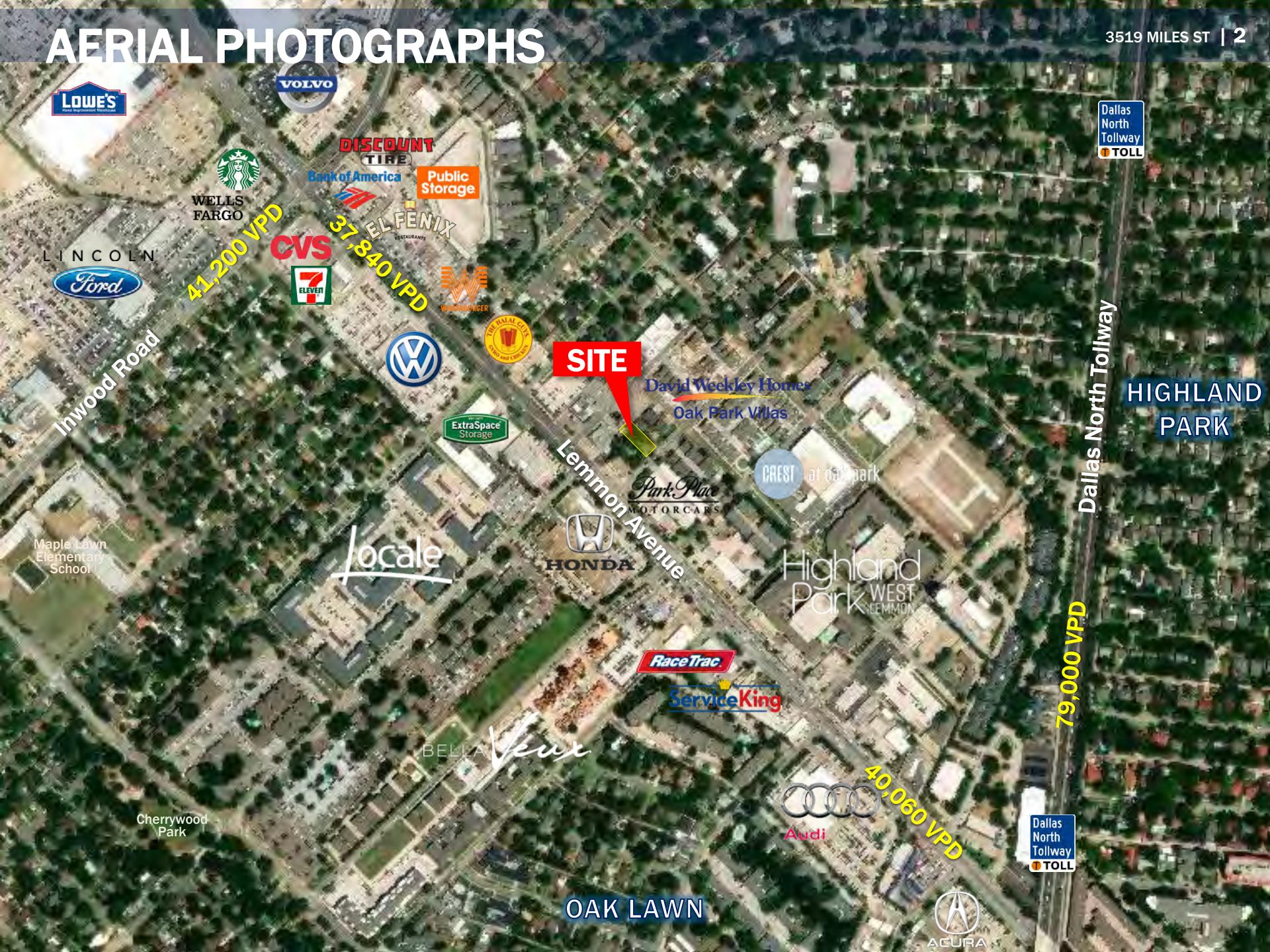
# TABLE OF CONTENTS



I.	AERIAL PHOTOGRAPHS	2
II.	PROPERTY OVERVIEW	4
III.	EXECUTIVE SUMMARY	5
IV.	SURVEY	6
V.	FLOOR PLAN	7
VI.	PROPERTY PHOTOGRAPHS	8
VII.	LOCATION MAP	14
VIII.	AREA DEVELOPMENTS	15
IX.	DEMOGRAPHICS	16
X.	DISCLAIMER & DISCLOSURE	17

# AERIAL PHOTOGRAPHS

3519 MILES ST | 2





An aerial photograph of a residential street. The street is lined with houses, trees, and a sidewalk. The text "S Versailles Avenue" is overlaid on the image, running diagonally from the bottom left towards the top right.

Dorothy Avenue

# SITE

**Cash America Pawn**

A blurry, low-resolution image showing a street sign that reads "Miles Street". The sign is mounted on a metal pole and is partially obscured by foliage. The text is in a white, sans-serif font.

38,190 VPD



The Maserati logo, featuring a trident inside an oval, is located in the top right corner of the page.

McLaren

Park Place  
MOTORCARS

The Bentley logo, featuring a circular emblem with a stylized 'B' and the word 'BENTLEY' below it.

Cedar Plaza Lane

An aerial photograph of a residential neighborhood. A prominent feature is a diagonal line running from the bottom left towards the top right, colored with a gradient from red to yellow. Overlaid on this line is the text "David Weekley Homes" in a large, blue, sans-serif font, and "Oak Park Villas" in a smaller, blue, sans-serif font below it. The background shows a grid of streets and houses.

Bowser Avenue

An aerial photograph of a residential street named Lemmon Avenue. The street is lined with single-story houses, mostly with light-colored siding or brick. There are several mature trees, including oaks, scattered along the sidewalk and in front of the houses. The street itself is paved and appears to be a two-lane road. In the background, more houses and greenery are visible, suggesting a suburban or semi-rural setting.

The logo for Extra Space Storage, featuring the brand name in a stylized, bold font with a registered trademark symbol, all contained within a green octagonal border.

3519 MILES ST | 3  
Holland Avenue

# PROPERTY OVERVIEW

3519 MILES ST | 4

## ADDRESS

3519 Miles St, Dallas, TX 75209

## LOCATION

The Property is located near the northeast corner of Lemmon Ave and Miles St, between Inwood Rd and Dallas North Tollway, in the Oak Lawn neighborhood of Dallas.

## SUBMARKET

Oak Lawn

## BUILDING SIZE

Approximately 3,500 Square Feet

## YEAR BUILT

1948

## LAND AREA

Approximately 6,815 Square Feet (0.16 Acres)

## LOT DIMENSIONS

Frontage on Miles St:

Approximately 50 Feet

Maximum Depth:

Approximately 134.83 Feet

## ZONING

PD 193 (LC) – Oak Lawn Special Purpose District

Primary Uses:

Residential, educational, medical, office, professional services, personal services, retail, light commercial & others

## TRAFFIC COUNTS

Lemmon Ave:

38,190 VPD (2017)

Inwood Rd:

41,200 VPD (2017)

Dallas North Tollway:

79,000 VPD (2017)



# EXECUTIVE SUMMARY & HIGHLIGHTS

3519 MILES ST | 5

## EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer for sale 3519 Miles St, a ±3,500 square foot office building. The Property is located near the signalized intersection of Lemmon Ave and Inwood Rd. Lemmon Avenue is a major business corridor that runs through Oak Lawn and Uptown with virtually no commercial vacancy. The Property offers the opportunity to own an office building in an infill location adjacent to Highland Park where purchase opportunities are rare.

## PROPERTY HIGHLIGHTS

### EXCELLENT LOCATION

Located near the corner of Lemmon Ave and Miles St, between Inwood Rd and Dallas North Tollway, the Property is in close proximity to major traffic drivers and heavily traveled thoroughfares. The Property's location just minutes from the Park Cities, Dallas Love Field Airport, and the Medical District provide tremendous exposure to sought after demographics. Additionally, the Property is adjacent to several new housing developments including David Weekley's Oak Park Villas Townhome development and the Crest at Oak Park apartments.

### HIGH TRAFFIC COUNTS

With a traffic count of approximately 38,190 vehicles per day on Lemmon Ave, the Property has excellent access and exposure to vehicular traffic.

### STRONG DEMOGRAPHICS

With a population of approximately 157,076 and 365,348 residing within a 3 and 5 mile radii respectively, the Property benefits from a large pool of consumers within close proximity. Additionally, the average household income within a 3 mile radius of the Property is \$120,781, which is more than double the national average.

### MANY AREA TRAFFIC DRIVERS

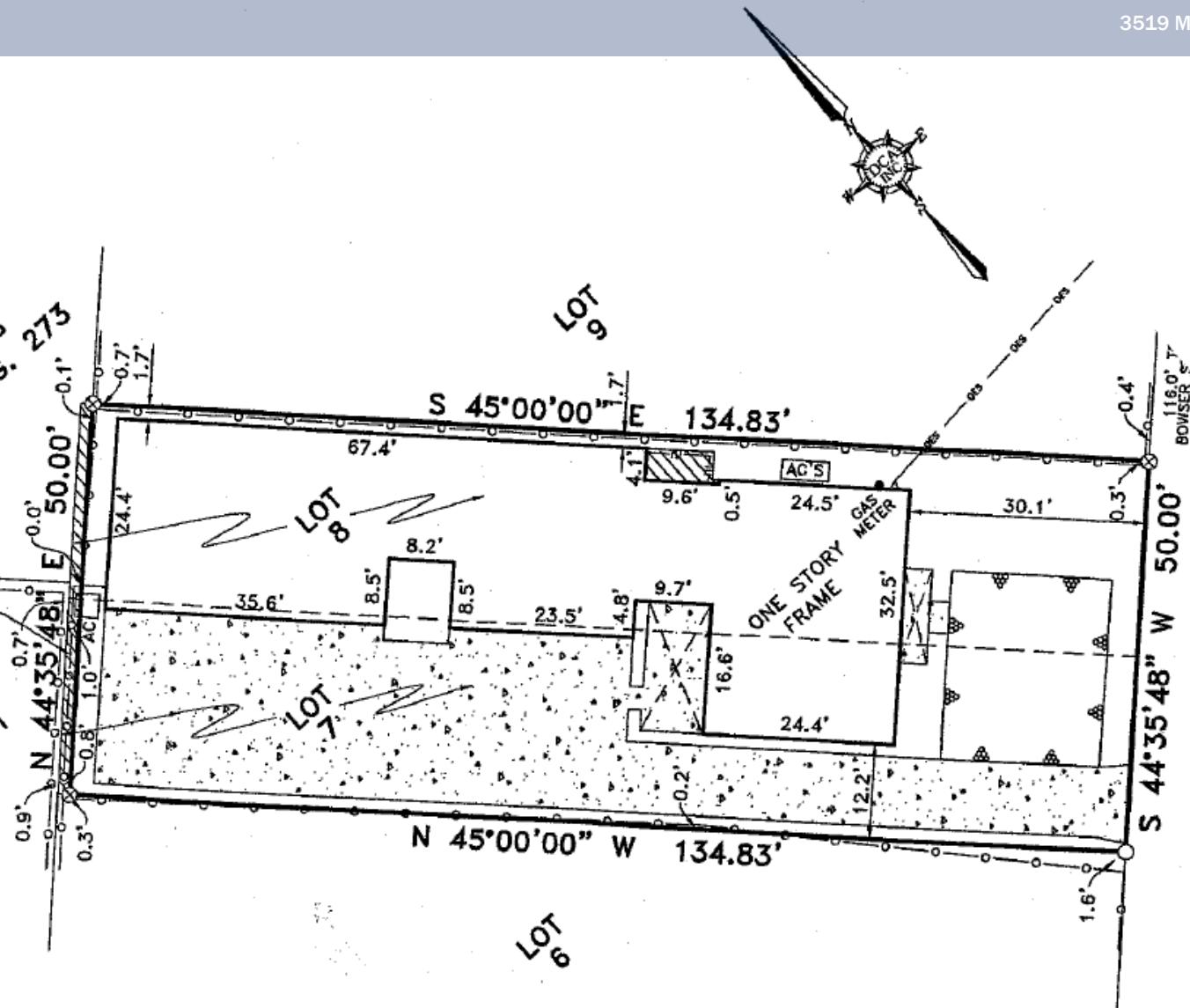
The Property is in close proximity to many area traffic drivers including, Dallas Love Field Airport, The Medical District, Lowe's, Bank of America, Starbucks, CVS Pharmacy, and several luxury automotive dealerships, among many others.



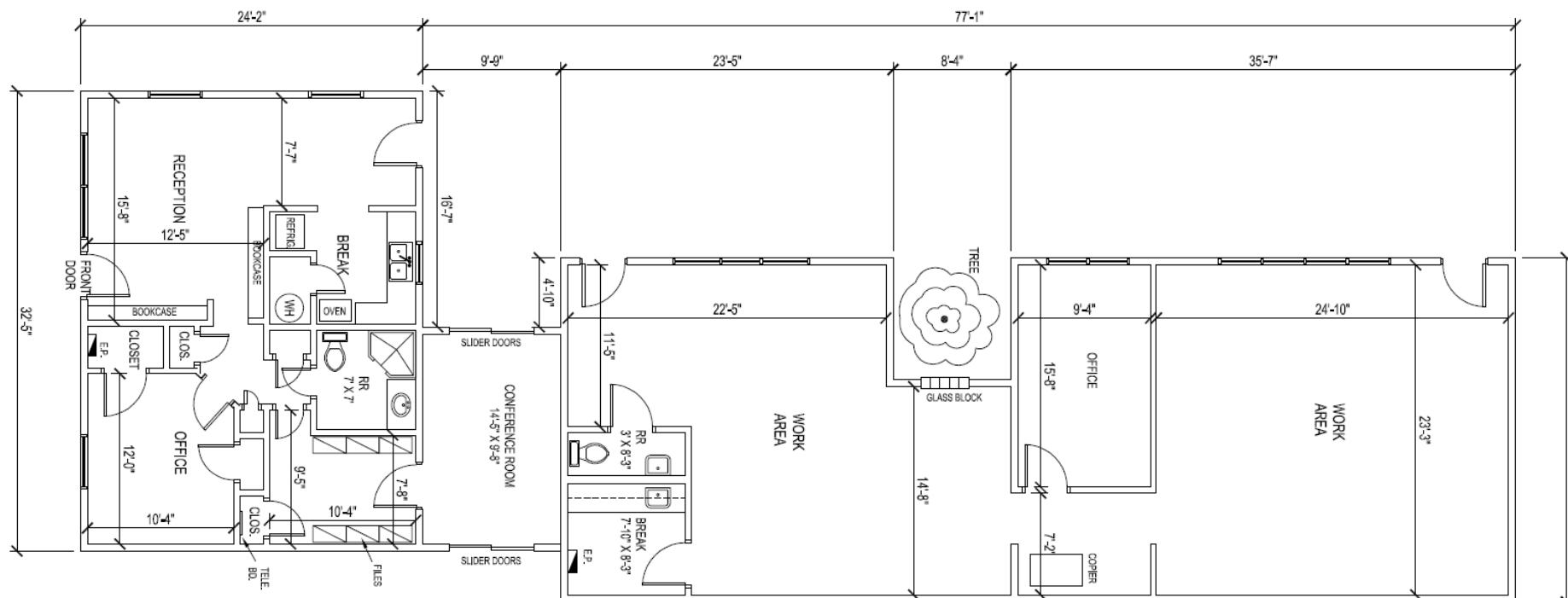
LINDA BALLAS  
VOL. 92113, PG. 273

SAVE AND EXCEPT  
PORTION

PK&G PROPERTIES, LTD.  
VOL. 96128, PG. 2211



MILES STREET  
50' R.O.W.



SCALE: 3/32" = 1'-0"  
(when printed on 8.5 x 11 paper)



FLOOR PLAN  
3519 MILES STREET  
DALLAS, TEXAS  
REV1 - 7/31/18

# PROPERTY PHOTOGRAPHS

3519 MILES ST | 8









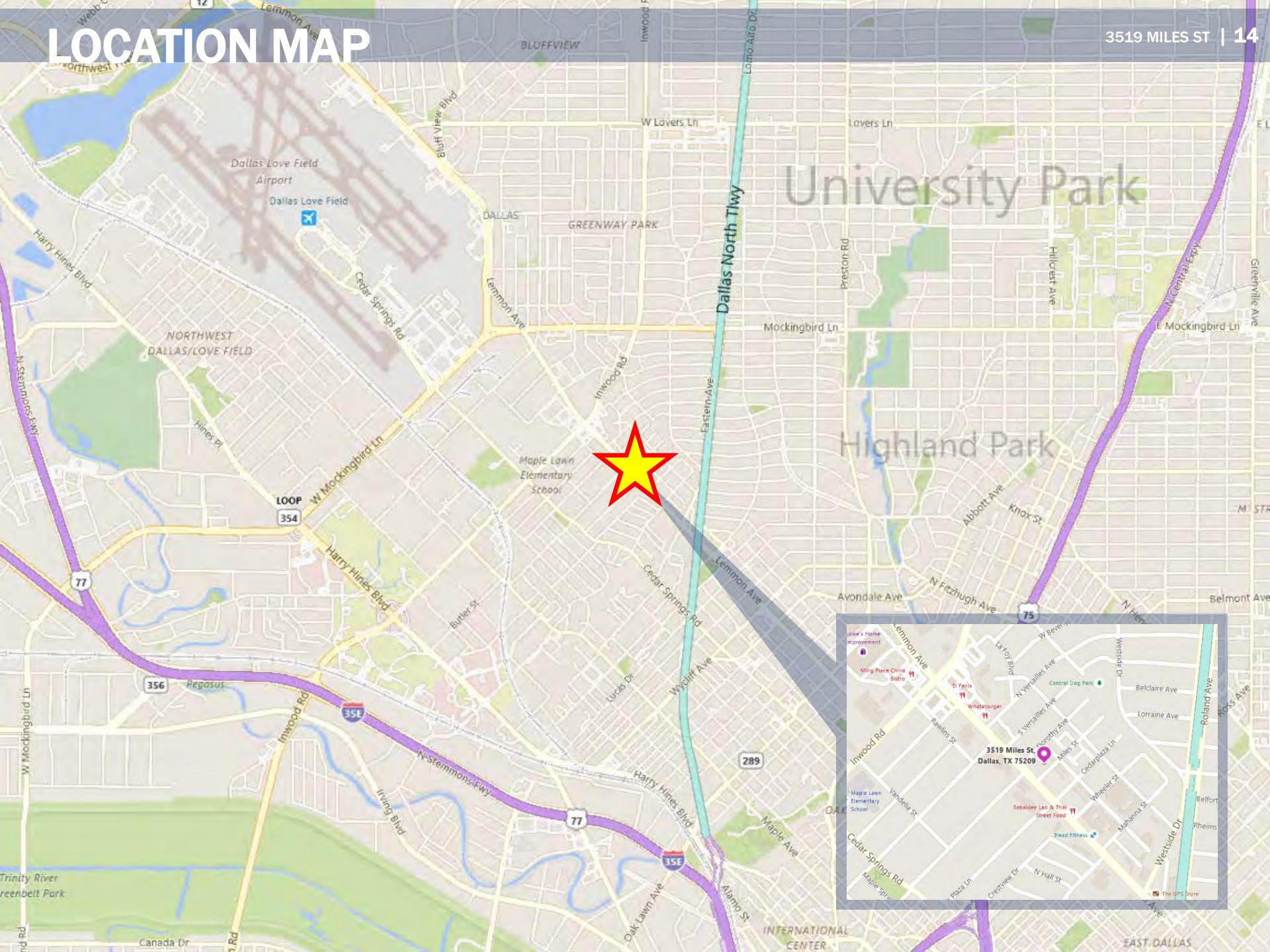




# LOCATION MAP

3519 MILES ST | 14

14



# NEW DEVELOPMENTS

3519 MILES ST | 15



# DEMOGRAPHICS

## POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
2023 Projection	25,287	166,777	386,219
2018 Estimate	23,768	157,076	365,348
2010 Census	20,569	135,083	327,393

## HOUSEHOLDS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Projection	11,817	75,139	165,164
2018 Estimate	11,132	70,458	155,981
2010 Census	9,796	60,032	139,508

## INCOME COMPARISONS

RADIUS	1 MILE	3 MILE	5 MILE
2018 Avg Household Income	\$103,774	\$120,781	\$105,441
2018 Med Household Income	\$68,022	\$84,301	\$68,413
2018 Median Home Value	\$498,912	\$552,008	\$435,498

## AGE

RADIUS	1 MILE	3 MILE	5 MILE
2018 Median Age	38.20	35.80	35.20
2018 Average Age	37.60	36.10	35.50

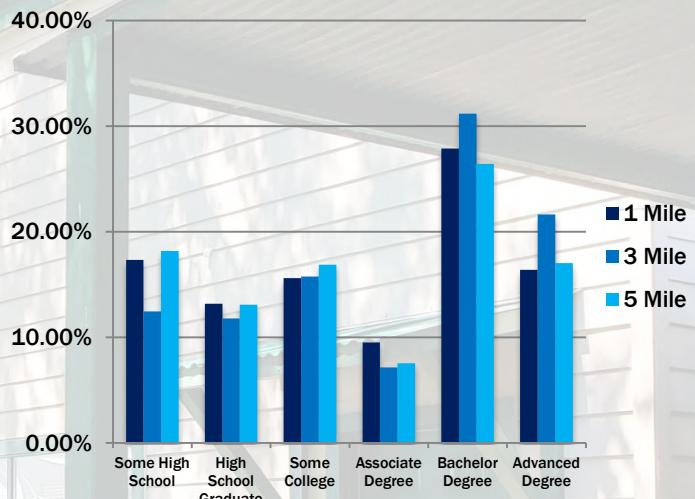
## CONSUMER SPENDING

RADIUS	1 MILE	3 MILE	5 MILE
2018 Annual Spending (\$000s)	\$286,383	\$1,993,631	\$4,108,992

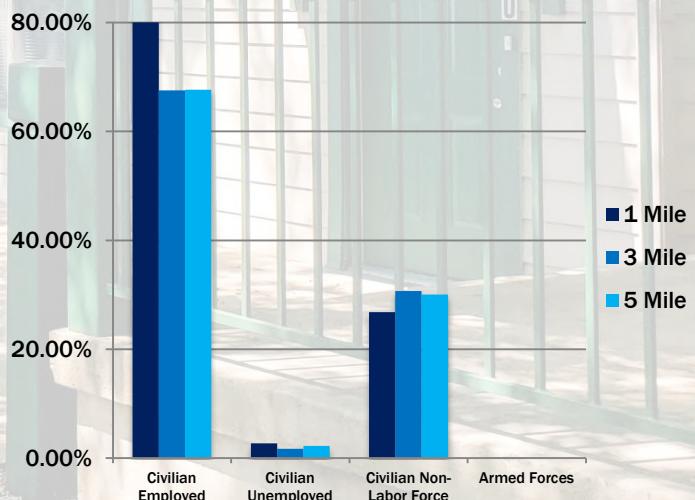
## EMPLOYMENT

1 Mile Radius	# of Businesses	# of Employees	# of Emp/Bus
2018 Total Businesses	712	9,367	13

## POPULATION BY EDUCATION



## POPULATION BY OCCUPATION CLASS



# DISCLAIMER & DISCLOSURE

The material contained in this Memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of the SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



## 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. **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.

**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.

<b>SLJ Company, LLC</b>	<b>419172</b>	<b>llebowitz@sljcompany.com</b>	<b>214-520-8818</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Louis Harold Lebowitz</b>	<b>171613</b>	<b>llebowitz@sljcompany.com</b>	<b>214-520-8818</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Charles Titus Underwood III</b>	<b>488370</b>	<b>tyunderwood@sljcompany.com</b>	<b>214-520-8818</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Fabio Ernesto Felix Vega</b>	<b>802044</b>	<b>fabio@sljcompany.com</b>	<b>214-520-8818</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date