

OFFERING MEMORANDUM



CHUY'S TEX-MEX

LOWEST GREENVILLE, DALLAS INVESTMENT OPPORTUNITY

1516-1580 GREENVILLE AVE, 5505-5607 LINDELL AVE,
DALLAS, TX 75206

NEW 10-YEAR NNN LEASE | 8,062-SF | SITUATED ON 1.44-AC | ZONED PD-842



Information About Brokerage Services

2-10-2025

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Joe Santelli, CCIM	664135	joe.santelli@marcusmillichap.com	972-755-5282
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-1

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS AND TIMESHARE INTEREST PROVIDERS. YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV. YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC. A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE. TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET. IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporations logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAG0060306

Marcus & Millichap
THE SANTELLI GROUP

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap
THE SANTELLI GROUP



Table of Contents

Investment Overview **06**

Financial Analysis **20**

Market Overview **22**

EXCLUSIVELY LISTED BY

JOE SANTELLI, CCIM

SENIOR DIRECTOR INVESTMENTS

OFFICE: 972.755.5282

JOE.SANTELLI@MARCUSMILLICHAP.COM

LICENSE: TX 664135 / FL 5L3568387

GARRETT HADLEY

URBAN PROPERTY INVESTMENT ADVISOR

OFFICE: 817.932.6187

GARRETT.HADLEY@MARCUSMILLICHAP.COM

LICENSE: TX 798935

Marcus & Millichap
THE SANTELLI GROUP





INVESTMENT OVERVIEW

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. Activity ID #ZAG0060306

Marcus & Millichap
THE SANTELLI GROUP



Executive Summary

Financial Details:

Base NOI:	\$362,790
Lease Term:	10 Years
Renewal Options:	Two 5-Year Options
Base Rental Rate:	\$45.00/PSF
Percentage Rent:	5% Of Gross Sales Over the Natural Breakpoint
Base Rent Increases:	2% Annually
Guarantor:	Darden Restaurants Inc (DRI)

Property Details:

Address:	1516-1580 Greenville Ave, 5505-5607 Lindell Ave, Dallas TX 75206
Building Size:	8,062-SF
Lot Size:	1.44-AC
Zoning:	PD-842





Investment Highlights

- New Long-Term Darden (DRI) Credit NNN Lease | BBB Credit Rating NOI: \$362,790
- \$45.00/PSF | Absolute NNN - Zero Landlord Responsibilities | 2% Annual Increases
 - Percentage Rent: 5% Of Gross Sales Over the Natural Breakpoint
 - Ideal Covered Land Play for Future Redevelopment | Situated on 1.44-AC
- Strong Demographics | Average HH Income Exceeds \$121,000 in a 1-Mile Radius

Investment Overview

Marcus & Millichap is pleased to present Chuy's Tex-Mex (Lowest Greenville) located at 1516-1580 Greenville Avenue and 5505-5561 Lindell Avenue, Dallas, Texas. The subject property provides an investor the rare opportunity to acquire a newly renovated property with a new 10-year, triple-net lease with a BBB credit tenant, located in one of Dallas' most sought-after urban submarkets of Lowest Greenville. This high-profile location offers strong foot traffic, excellent visibility, and seamless connectivity to key retail and dining destinations. With a vibrant tenant mix and growing consumer demand, the property is well-positioned for long-term appreciation and investment stability.

The subject property represents an ideal covered land play for future vertical development, strategically positioned on 1.44 acres and surrounded by new Class A multifamily and single-family residential projects. With existing income in place and favorable zoning (PD592 & PD840), the site offers investors the ability to generate cash flow while holding for long-term redevelopment. Covered land plays like this are increasingly rare in high-growth urban corridors, providing a unique opportunity to control a sizable footprint near the core of downtown Dallas. Its location and zoning make it well-suited for a long-term generational hold, offering investors a rare opportunity to capitalize on the area's ongoing growth and transformation. Located in a thriving retail and dining corridor, the site benefits from strong consumer traffic and continued commercial growth. Its strategic positioning enhances both its immediate value and long-term redevelopment potential. Chuy's Tex-Mex was recently acquired by Darden Restaurants, Inc. in October 2024 for \$605 million, joining Darden's portfolio of differentiated brands, which also includes Olive Garden, LongHorn Steakhouse, Yard House, Ruth's Chris Steak House, Cheddar's Scratch Kitchen, The Capital Grille, and more.

The Lowest Greenville submarket of Dallas is a bustling, walkable neighborhood, mixed with national and strong regional credit retail tenants. It is also within close proximity to the immensely popular North Henderson submarket and serves as a main artery connecting major thoroughfares such as Ross Avenue and Mockingbird Lane. Its lively atmosphere, combined with ongoing commercial growth, makes it one of the most desirable retail and dining destinations in the city.



TENANT HIGHLIGHTS

- Chuy's was acquired by Darden Restaurants Inc. (DRI) in 2024 for \$605 Million
- Restaurant was publicly traded prior to acquisition (CHUY)
- Established Tex-Mex restaurant chain with a loyal customer base and strong brand recognition across the U.S.
- New 10-year lease with two 5-year options corporately backed by DRI.
- Rent commences at \$45.00/PSF + NNN; features 2% annual increases, and percentage rent.

TENANT OVERVIEW:

Company:	Chuy's Tex-Mex
Founded:	1982
Locations:	101
Acquisition:	\$605 Million (October 2024)
Lease Rate:	\$45.00/PSF + NNN
Headquarter:	Orlando, FL (Darden Restaurants Inc.)
Website:	www.chuys.com

ABOUT CHUY'S

Chuy's opened on April 16, 1982 in an old, abandoned Texas Barbecue joint on iconic Barton Springs Road in Austin, Texas. There was seating for about 60, a women's restroom the size of a broom closet and a men's restroom that was, well, outside. Founders Mike Young and John Zapp had a vision of a fun and funky Tex-Mex restaurant that served authentic and fresh food in an atmosphere that appealed to everyone. From these humble beginnings Chuy's was born.

Chuy's Tex-Mex offers a vibrant menu inspired by regional flavors from New Mexico, Mexican border towns, the Rio Grande Valley, South Texas, and Austin. One standout is their fajita marinade, rooted in a South Texas family recipe once popular at legendary South Padre Island beach gatherings. From its inception, Chuy's has remained committed to serving fresh, made-from-scratch dishes—a philosophy that continues to define the brand.

In the late 2000s, with just 15 locations across Texas, Chuy's leadership chose to expand beyond state lines, sharing their unique Tex-Mex experience with a broader audience. The first out-of-state restaurant opened in Franklin, Tennessee, in November 2009. Since then, Chuy's has steadily grown its national footprint, bringing its signature blend of bold flavors, lively atmosphere, and authentic hospitality to communities across the country. Whether it's the hand-rolled tortillas or the quirky frog statues, Chuy's continues to celebrate originality in every bite.



TENANT HIGHLIGHTS

- Darden is the world's largest full-service restaurant company with over 2,100 locations across the U.S. and select international markets.
- The company owns and operates a broad range of well-known brands and features strong financial performance.
- Recent acquisitions include Ruth's Chris (2023) and Chuy's Holdings (2024)
- Employs over 191,000 team members across their diverse portfolio of brands
- Publicly traded on the New York Stock Exchange: (DRI)
- BBB credit rating

TENANT OVERVIEW:

Company:	Darden Restaurants Inc. (DRI)
Founded:	1938
Locations:	2,100+
Total Revenue:	\$11.76 Billion (TTM)
Net Income:	\$1.05 Billion (TTM)
Net Worth:	\$24.50 Billion (TTM)
Headquarter:	Orlando, FL
Website:	www.darden.com

ABOUT DARDEN

Darden Restaurants is a leading full-service dining company whose portfolio includes some of the most recognizable brands in the industry—such as Olive Garden, LongHorn Steakhouse, Yard House, Ruth's Chris Steak House, Cheddar's Scratch Kitchen, The Capital Grille, Chuy's, Seasons 52, Eddie V's, and Bahama Breeze. The company owns and operates more than 2,100 restaurants and employs approximately 195,000 team members, collectively serving over 420 million guests annually across North America.

The company's origins date back to 1938, when founder Bill Darden opened his first restaurant, The Green Frog, a 25-seat luncheonette in Waycross, Georgia, with the promise of "Service with a Hop." His belief in treating every guest with respect and delivering exceptional service laid the foundation for Darden's enduring values. Nearly nine decades later, that commitment remains central to the company's culture, guiding its mission to serve others and create memorable dining experiences in communities across the continent.



Highland Park

Knox / Henderson

Lowest Greenville

Lakewood

West Village

Uptown Dallas

Design District

Old East Dallas

Deep Ellum

Downtown Dallas

**REGIONAL
MAP**

MAJOR ATTRACTIONS MAP



Old East Dallas



Read More About the Frog's Big Move Here!

<https://andresproperties.com/2025/04/24/inside-dallas-new-chuys-which-moves-to-a-familiar-restaurant-spot/>





N Henderson Ave

Ross Ave

Greenville Ave

**Subject
Property**
8,062-SF | 1.44-AC
Zoned PD-842

Downtown Dallas

Subject
Property







FINANCIAL ANALYSIS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. Activity ID #ZAG0060306

Marcus & Millichap
THE SANTELLI GROUP

FINANCIAL ANALYSIS

THE OFFERING

Price	Request For Offers
Capitalization Rate	TBD By Market
Price/SF	TBD By Market

PROPERTY DESCRIPTION

Year Built / Renovated	2015/2025
Gross Leasable Area	8,062 SF
Type of Ownership	Fee Simple
Lot Size	1.44 Acres

LEASE SUMMARY

Tenant	Chuy's Tex-Mex (DRI)
Rent Increases	2% Annually
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	05/01/2025
Lease Expiration	4/30/2035
Renewal Options	Two 5-Year Options @ 2% Annual Increases
Term Remaining on Lease (Yrs)	~10 Years

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$362,790	\$30,233	\$45.00
Year 2	\$370,046	\$30,837	\$45.90
Year 3	\$377,447	\$31,454	\$46.82
Year 4	\$384,996	\$32,083	\$47.75
Year 5	\$392,696	\$32,725	\$48.71
Year 6	\$400,549	\$33,379	\$49.68
Year 7	\$408,560	\$34,047	\$50.68
Year 8	\$416,732	\$34,728	\$51.69
Year 9	\$425,066	\$35,422	\$52.72
Year 10	\$433,568	\$36,131	\$53.78

- Percentage Rent:**
- Percentage Rent: 5% of Gross Sales Over the Natural Breakpoint
 - Tenant Has Already Achieved Sales In Excess of the Natural Break Point in Opening Months.



MARKET OVERVIEW

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. Activity ID #ZAG0060306

Marcus & Millichap
THE SANTELLI GROUP



DALLAS-FORT WORTH MARKET OVERVIEW

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles.

The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

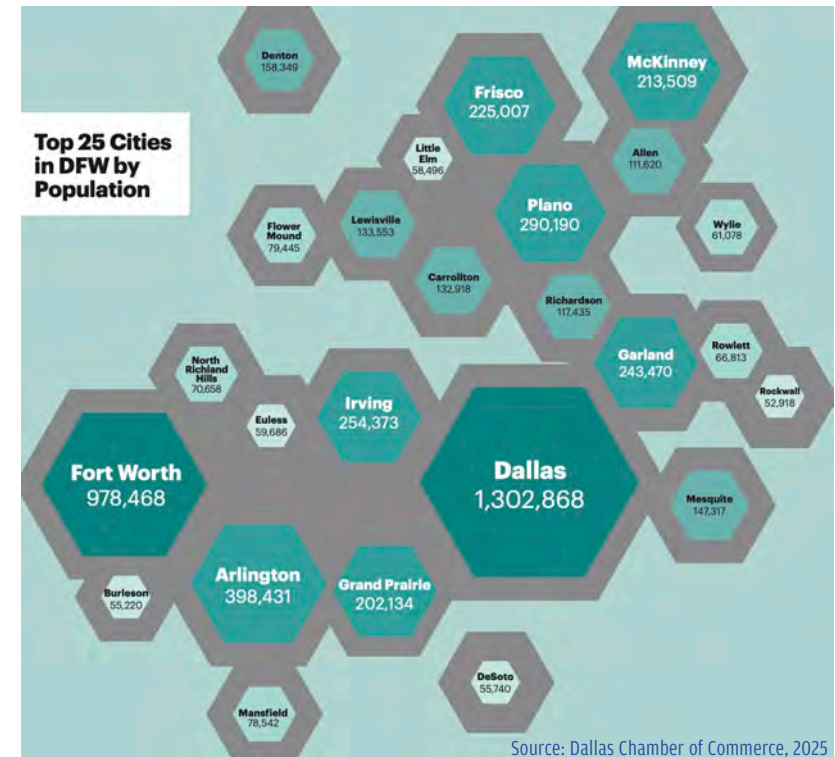
THIRD LARGEST METROPOLITAN AREA IN THE U.S.



THIRD LARGEST METRO AREA IN THE U.S.

U.S. METRO AREA	April 1, 2020 (Estimates Base)	JULY 1ST, 2023	JULY 1ST, 2024	NUMERIC GROWTH
1 New York - Newark - Jersey City; NY-NJ	20,083,412	19,726,871	19,940,274	213,403
2 Houston - Pasadena-The Woodlands; TX	7,150,233	7,598,011	7,796,182	198,171
3 Dallas - Fort Worth - Arlington; TX	7,638,258	8,166,110	8,344,032	177,922
4 Miami - Fort Lauderdale - West Palm Beach; FL	6,138,357	6,334,517	6,457,988	123,471
5 Washington - Arlington - Alexandria; DC-VA-MD-MV	6,278,595	6,345,881	6,436,489	90,608
6 Phoenix, Mesa, Chandler; AZ	4,851,322	5,102,020	5,186,958	84,938
7 Orlando, Kissimmee, Sanford; FL	2,673,387	2,864,544	2,940,513	75,969
8 Atlanta, Sandy Springs, Roswell; GA	6,106,805	6,336,015	6,411,149	75,134
9 Chicago, Naperville, Elgin; IL-IN	9,454,363	9,337,814	9,408,576	70,762
10 Seattle, Tacoma, Bellevue; WA	4,018,783	4,078,828	4,145,494	66,666

Source: <https://census.gov>



NINTH LARGEST CITY IN U.S.

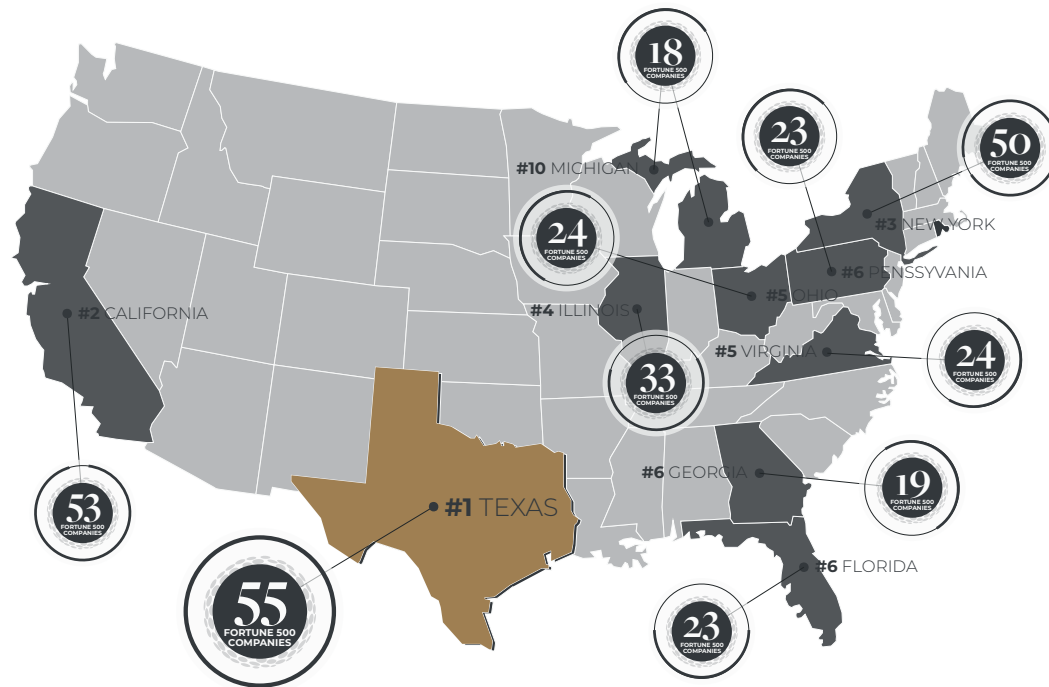
U.S. LARGEST CITIES	2024 POPULATION	CHANGE PERCENTAGE
1 New York	8,478,072	-3.70%
2 Los Angeles	3,878,704	-0.51%
3 Chicago	2,721,308	-0.91%
4 Houston	2,390,125	+3.71%
5 Phoenix	1,673,164	+4.04%
6 Philadelphia	1,573,916	-1.86%
7 San Antonio	1,526,656	+6.41%
8 San Diego	1,404,452	+1.26%
9 Dallas	1,326,087	+1.66%
10 Jacksonville	1,009,833	+6.34%

Source: <https://en.wikipedia.org>

HIGH STANDARD OF LIVING AT LOW COST

LEADS NATION IN EMPLOYMENT GROWTH

Dallas-Fort Worth was the first among large metros to recover from the pandemic job losses—Adding more jobs in the past five years than the next two metros combined.



DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS



22 FORTUNE 500 **8 FORTUNE GLOBAL 500**

Headquarters Located in Dallas - Fort Worth

Headquarters Located in Dallas - Fort Worth

48 FORTUNE 1000

Headquarters Located in Dallas - Fort Worth

Y-O-Y NET CHANGE TOTAL NONFARM EMPLOYMENT

MARKET	NET CHANGE
1 New York	96,100
2 Dallas	52,100
3 Houston	40,400
4 Philadelphia	35,800
5 Miami	33,400
6 Washington	26,700
7 Chicago	16,000
8 Phoenix	15,100
9 Los Angeles	11,800
10 Atlanta	7,000
TOTALS / AVG	2,720,000

Source: Marcus & Millichap Research Services, BLS, & Moody's Analytics - 2025

Source: <https://www.bls.gov>

SUBMARKET OVERVIEW: **LOWEST GREENVILLE**



Lowest Greenville is a tight knit, urban community in the heart of Dallas, Texas. Located south of Belmont Avenue, the neighborhood is known for its walkability, vibrant atmosphere, amazing restaurants, and unique retail shops. The area offers a mix of housing like no other area of Dallas including single family homes, duplexes, and apartments, catering to different preferences and budgets. New construction of all types of housing is taking place in a big way.

Overall, Lowest Greenville is a popular niche of East Dallas featuring over 25 restaurants, bars, and retail shops within a walkable radius. Lowest Greenville is known for fun and funkiness, making the area a magnet for young professionals who both work and reside in this bustling neighborhood and love the strong sense of community it has to offer.

Sources: <https://neighborhoods.dmagazine.com>, <https://visitdallas.com>, <https://friendsoflowergreenville.com>, <https://homes.com>

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	33,804	215,103	426,256
2024 Estimate			
Total Population	33,047	206,798	413,828
2020 Census			
Total Population	29,529	193,680	394,873
2010 Censuses			
Total Population	30,279	160,824	349,780
Daytime Population			
2024 Estimate	22,755	445,395	752,673
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	17,218	115,723	207,791
2024 Estimate			
Total Households	16,466	110,114	199,408
Average (Mean) Household Size	2.0	2.0	2.1
2010 Census			
Total Households	15,435	102,433	187,933
2010 Census			
Total Households	13,374	78,250	152,022
Occupied Units			
2029 Projection	19,860	130,447	232,178
2024 Estimate	18,934	123,919	222,538
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	26.7%	31.5%	26.8%
\$100,000-\$149,999	14.6%	17.4%	16.0%
\$75,000-\$99,999	13.8%	13.1%	12.7%
\$50,000-\$74,999	15.4%	14.7%	15.2%
\$35,000-\$49,999	7.5%	6.5%	8.8%
Under \$35,000	21.9%	16.8%	20.6%
Average Household Income	\$121,876	\$139,161	\$122,600
Median Household Income	\$92,814	\$113,250	\$100,781
Per Capita Income	\$61,903	\$72,893	\$59,545

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$197,328	\$211,219	\$200,402
Consumer Expenditure Top 10 Categories			
Housing	\$23,648	\$25,078	\$24,004
Transportation	\$13,155	\$13,861	\$12,963
Food	\$10,304	\$10,917	\$10,372
Personal Insurance and Pensions	\$8,070	\$8,721	\$8,103
Entertainment	\$2,559	\$2,713	\$2,570
Apparel	\$2,434	\$2,650	\$2,423
Cash Contributions	\$1,919	\$2,492	\$2,578
Education	\$1,022	\$1,108	\$1,025
Personal Care Products and Services	\$755	\$797	\$776
Alcoholic Beverages	\$474	\$516	\$487
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population by Age			
2024 Estimate Total Population	33,047	206,798	413,828
Under 20	16.8%	15.6%	19.6%
20 to 34 Years	39.7%	39.0%	33.0%
35 to 39 Years	9.5%	8.5%	8.1%
40 to 49 Years	12.3%	11.8%	12.1%
50 to 64 Years	14.1%	15.2%	16.2%
Age 65+	7.6%	9.8%	11.1%
Median Age	33.0	34.0	35.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	24,914	153,709	296,892
Elementary (0-8)	4.8%	3.7%	6.0%
Some High School (9-11)	5.1%	3.7%	5.8%
High School Graduate (12)	11.1%	9.2%	13.8%
Some College (13-15)	15.9%	12.3%	13.9%
Associate Degree Only	5.2%	4.4%	4.6%
Bachelor's Degree Only	39.0%	39.4%	32.8%
Graduate Degree	18.9%	27.4%	23.1%

OFFERING MEMORANDUM



JOE SANTELLI, CCIM

SENIOR DIRECTOR INVESTMENTS
DIRECT: 972.755.5282

JOE.SANTELLI@MARCUSMILlichap.COM
LICENSE: TX: 664135 | FL: SL3568387

GARRETT HADLEY

URBAN PROPERTY INVESTMENT ADVISOR
DIRECT: 972.755.5200

GARRETT.HADLEY@MARCUSMILlichap.COM
LICENSE: TX: 798935

