

# EAST DALLAS DRIVE-THRU PAD SITE

FOR LEASE | ±0.44 ACRES | QSR ALLOWED BY RIGHT

ROSS AVENUE & NORTH PRAIRIE AVENUE, DALLAS, TEXAS 75204



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

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**SLJ**

SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209

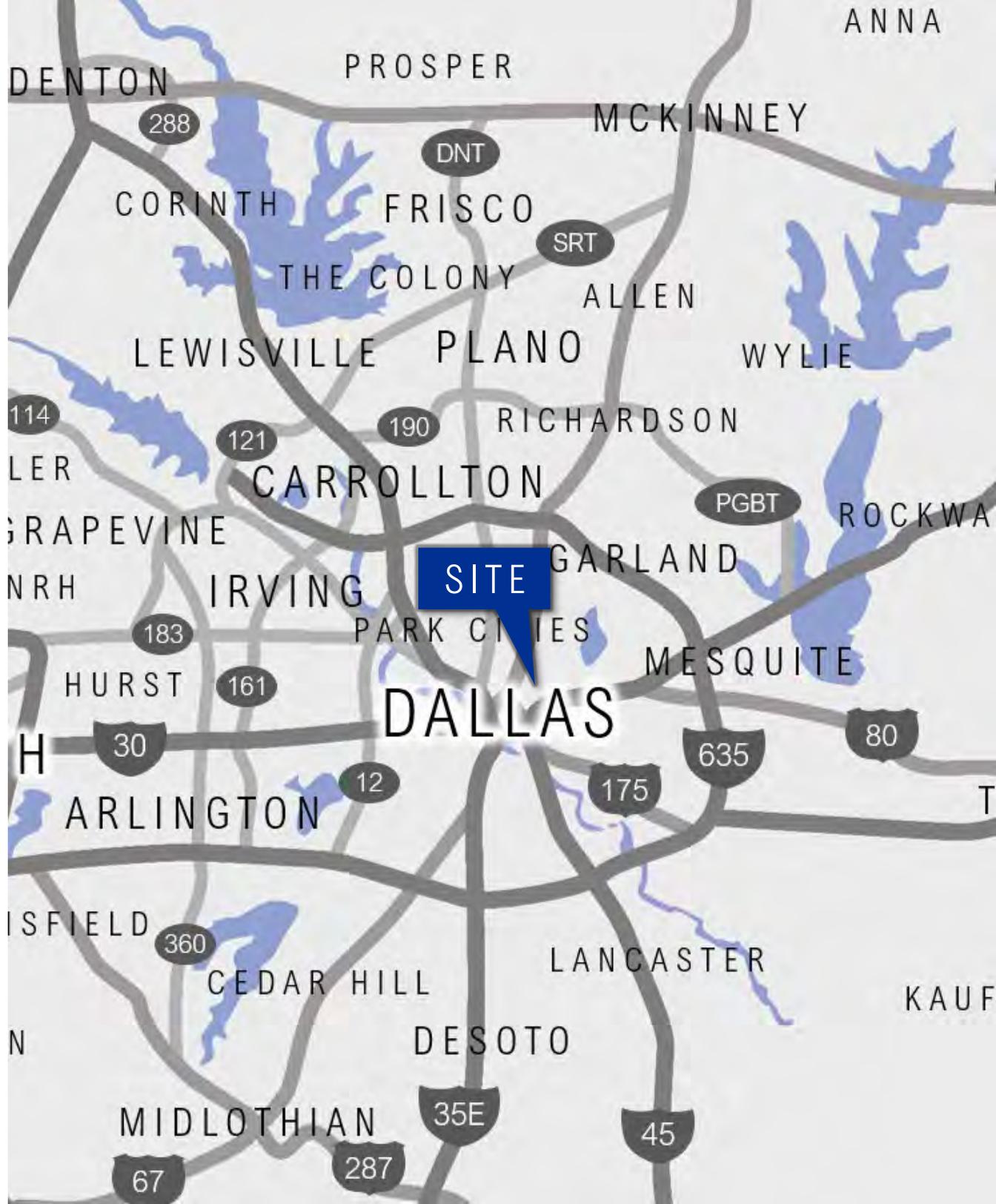
[www.sljcompany.com](http://www.sljcompany.com)

Disclaimer: 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 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 representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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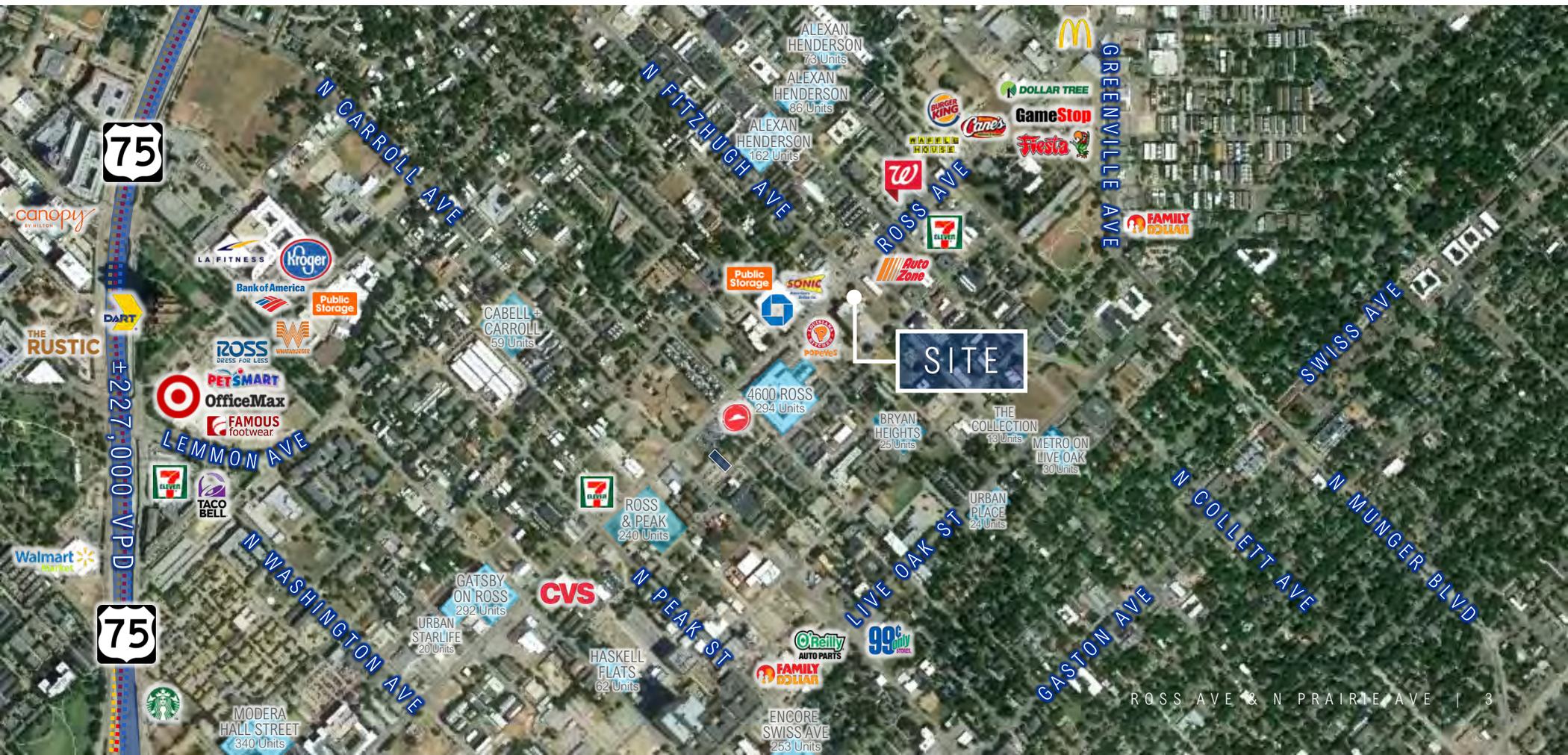
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# EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this ±0.436 acre East Dallas Drive-Thru Pad Site in Dallas, Texas. Located just east of Hwy 75, at the southwest corner of Ross Ave and N Prairie Ave, this site has high visibility, excellent access, and strong demographics and traffic counts. The existing ±4,765 square foot building can be demolished to configure the site for a quick-serve restaurant or other retail user. The Property's prime location offers the opportunity to participate in the area's transformation along with developers such as Trammell Crow Residential, JLB Partners, Alliance Residential, Mill Creek Residential Trust among others.

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# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

Located at the southwest corner of Ross Ave and N Prairie Ave, between Grigsby Ave and N Fitzhugh Ave, the Property is well-positioned in the heart of East Dallas. The area is quickly redeveloping with over 4,600 new multifamily, condo and townhome units in developments such as Gatsby on Ross, Encore Swiss Ave and Modera Hall Street, among others. The Property is just minutes from Downtown Dallas, Baylor University Medical Center, Deep Ellum and Dallas' Uptown and East Dallas Neighborhoods.

## IDEAL QSR PAD SITE

The Property is a ±0.436 acre pad site with an existing ±4,765 SF building that can be demolished to accommodate a quick serve restaurant or other retail user. There is a conceptual site plan configured for a small footprint restaurant with two drive-thru lanes. The liberal PD 298 (Subarea 4) zoning district permits drive-thru restaurants by right as well as other retail uses.

## STRONG DEMOGRAPHICS

With a population of approximately 38,799 and 206,617 living within a 1 and 3 mile radii of the Property respectively, the Property benefits from a dense pool of consumers in close proximity. The population within a 1 mile radius of the Property has experienced a dramatic 27.91% increase since 2010. Additionally, the average household income within a 3 mile radius of the property is \$115,929.

## MANY AREA TRAFFIC DRIVERS

Retailers in close proximity to the Property include CVS Pharmacy, Walmart Neighborhood Market, Target, OfficeMax, Ross and Starbucks, among many others.



4600 ROSS  
294 Units

Dallas Can Academy

Public Storage

ROSS AVE

SITE

GRIGSBY AVE

POPEYES

Innovation, Design & Entrepreneurship Academy

N PRAIRIE AVE

# PROPERTY PROFILE

## LOCATION

The subject property is located at 4716 Ross Ave & 1621 N Prairie Ave in Dallas, Texas 75204.

## EXISTING BUILDING AREA

±4,765 Square Feet

## YEAR BUILT

1977

## ZONING

Bryan Area Special Purpose District – PD 298 (Subarea 4)

## LAND AREA

±0.436 Acres (18,998 SF)

## LOT DIMENSIONS

|                            |           |
|----------------------------|-----------|
| Frontage on Ross Ave:      | ±100 Feet |
| Frontage on N Prairie Ave: | ±190 Feet |

## TRAFFIC COUNTS

|                 |                    |
|-----------------|--------------------|
| Ross Ave:       | ±21,500 VPD (2018) |
| N Fitzhugh Ave: | ±7,700 VPD (2020)  |

# ZONING INFORMATION

## PRIMARY USES

Retail, restaurant (with or without drive-thru), office, medical, personal service, automotive, bank and many others

## MAXIMUM LOT COVERAGE

90%

## MAXIMUM FLOOR AREA RATIO

2:1

## MAXIMUM HEIGHT

54 Feet

## MINIMUM SETBACKS

Front: 5 Feet (15 Feet max.)

Side: None

Rear: 5 Feet

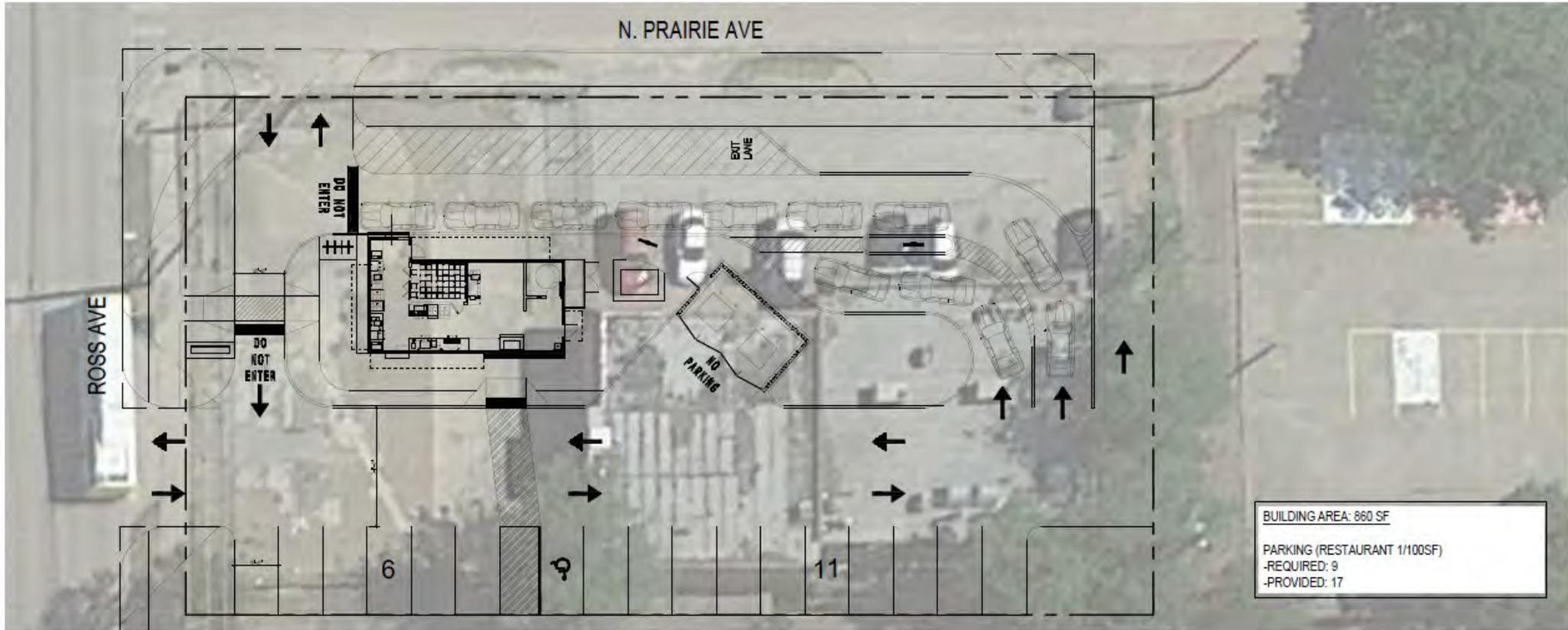
[Link to Dallas Zoning Map](#)

[Link to Dallas PD 298](#)

[Link to PD 298 Use Chart](#)



# SITE PLAN



FOR ILLUSTRATIVE PURPOSES ONLY  
 NOT FOR LEASING DIMENSIONS OR  
 CONSTRUCTION. ALL DIMENSIONS SUBJECT TO  
 CHANGE.

**01 PLAN**   
 1" = 20'-0"

PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION

**SP01**  
 JOB NO: 20-070  
 ISSUE DATE: 10/29/2020  
 SCALE(S) NOTED

**ROSS AVE & N PRAIRIE AVE**

DALLAS, TEXAS  
**SLJ COMPANY**





# 2021 DEMOGRAPHICS

1 MILE

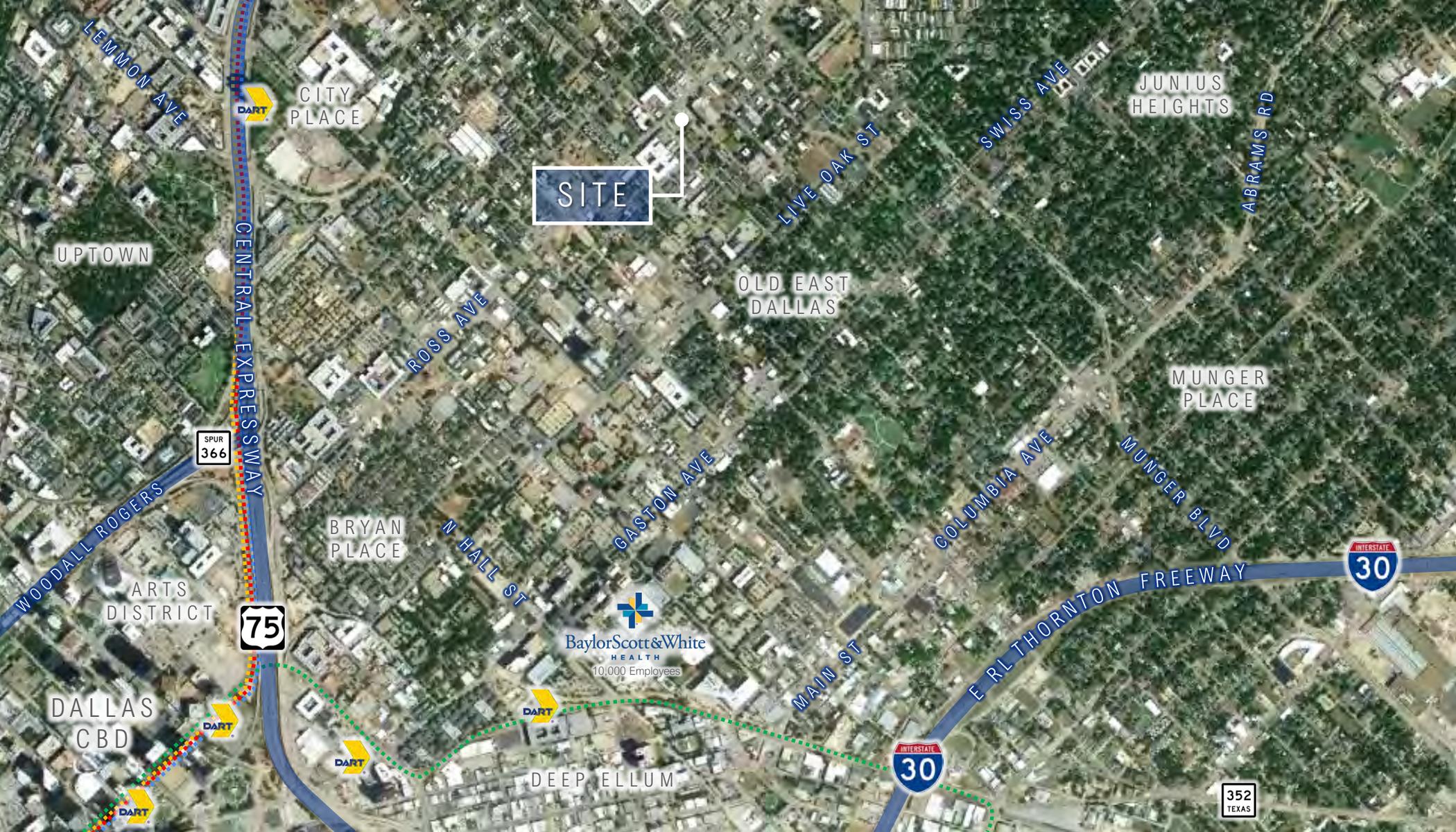
| # OF BUSINESSES | # OF EMPLOYEES | CONSUMER SPENDING (\$000S) |
|-----------------|----------------|----------------------------|
| 2,131           | 17,876         | 418,105                    |

3 MILE

| EMPLOYED POPULATION | COLLEGE EDUCATED POPULATION | POPULATION <30 MINUTE COMMUTE |
|---------------------|-----------------------------|-------------------------------|
| 69.7%               | 59.8%                       | 69.4%                         |

5 MILE

| POPULATION               | HOUSEHOLDS        | MEDIAN AGE                      |
|--------------------------|-------------------|---------------------------------|
| 403K                     | 175K              | 34.9                            |
| AVERAGE HOUSEHOLD INCOME | MEDIAN HOME VALUE | PROJECTED POP. GROWTH 2021-2026 |
| \$107K                   | \$416K            | 3.12%                           |



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## 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.

|  |             |                            |              |
|--|-------------|----------------------------|--------------|
| SLJ Company, LLC   | 419172      | llebowitz@sljcompany.com   | 214-520-8818 |
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| Designated Broker of Firm  | License No. | Email                      | Phone        |
| Charles Titus Underwood III  | 488370      | tyunderwood@sljcompany.com | 214-520-8818 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                      | Phone        |
| Fabio Ernesto Felix Vega   | 802044      | fabio@sljcompany.com       | 214-520-8818 |
| Sales Agent/Associate's Name                                       | License No. | Email                      | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date