



# Green Meadow CAPITAL

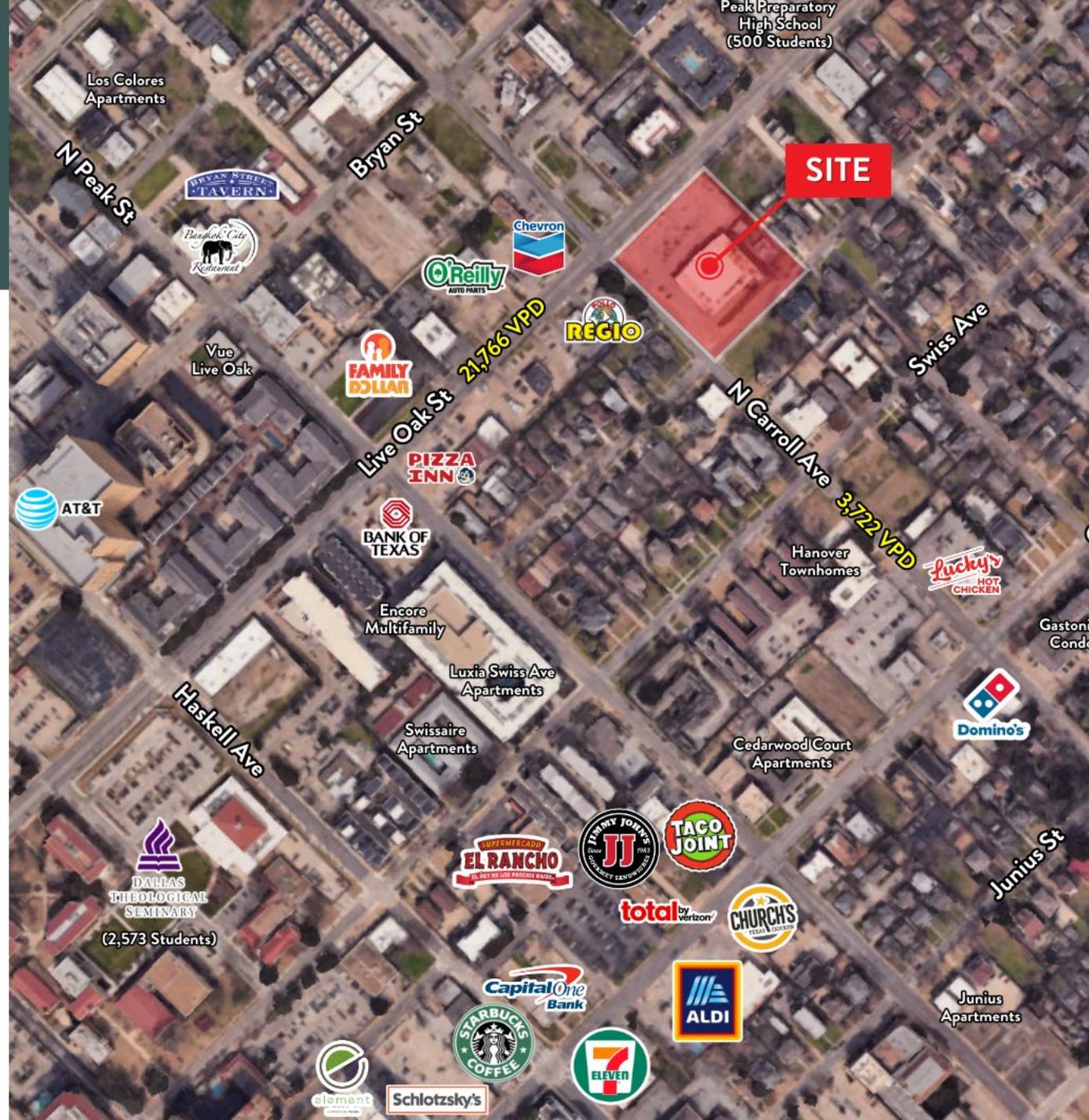
## 19,326 SF BUILDING AVAILABLE FOR LEASE IN EAST DALLAS

4500 Live Oak St.  
Dallas, TX

### CONTACT

**Eric VerDuin**

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(214) 783-5840

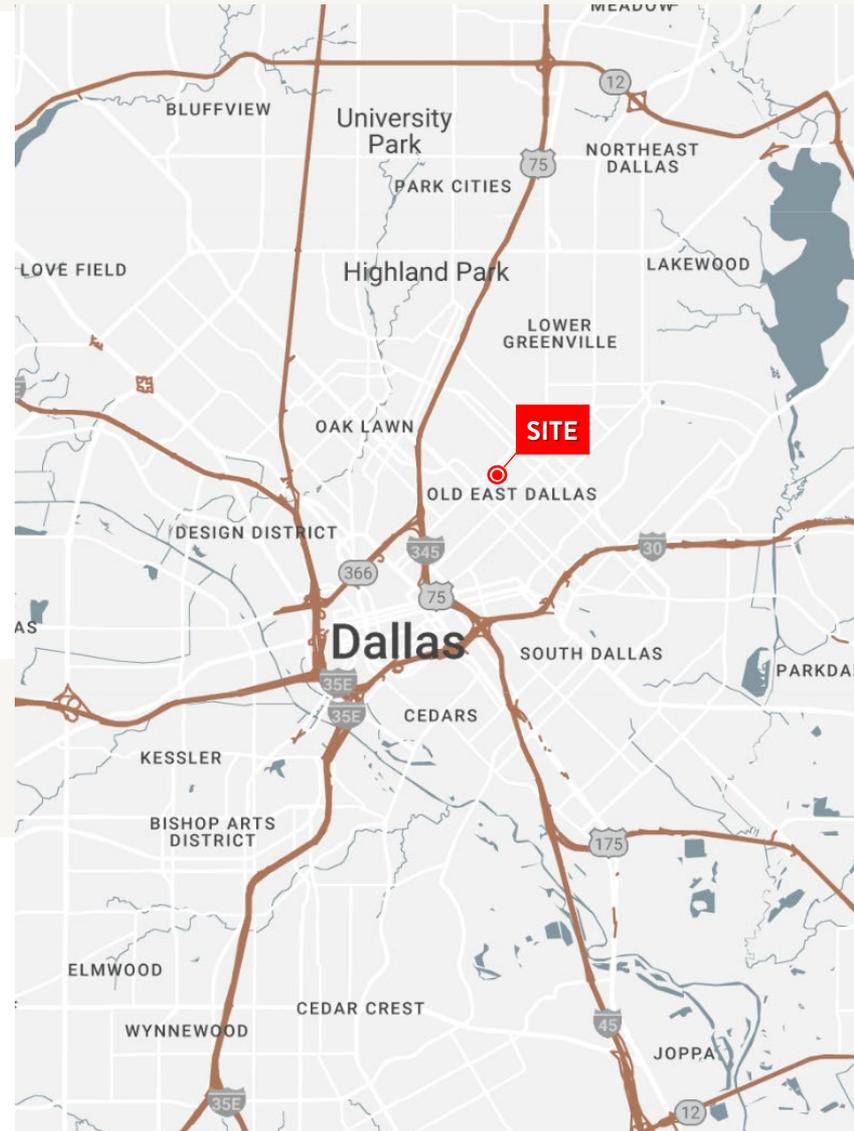


# PROPERTY DETAILS

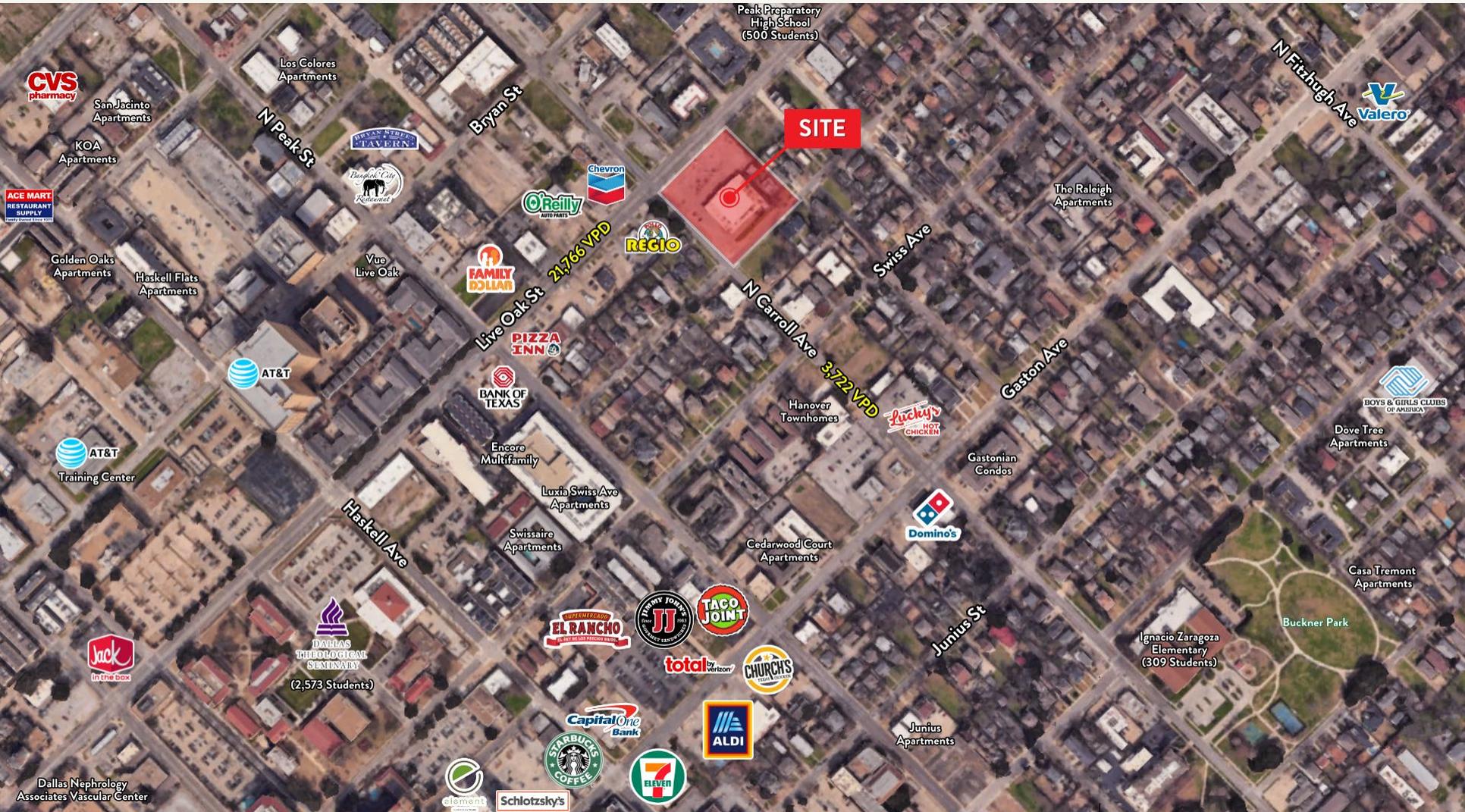
<b>LOCATION</b>	4500 Live Oak St., Dallas, TX 75204		
<b>BUILDING SIZE</b>	± 19,326 SF		
<b>LOT SIZE</b>	± 1.59 AC with 91 Parking Spaces		
<b>PRICE</b>	Call for Pricing		
<b>ZONING</b>	Flexible zoning including c-store, restaurant and retail		
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Rare urban infill location</li> <li>• Great redevelopment opportunity</li> <li>• Convenient location in East Dallas, easy access to 75</li> </ul>		
<b>AREA RETAIL &amp; TRAFFIC DRIVERS</b>	Aldi, Family Dollar, Starbucks, Chevron, O-Reilly Auto Parts, El Rancho Supermercado, and several Multifamily Developments and Apartment Complexes		
<b>TRAFFIC COUNT</b>	Live Oak St. 21,766 VPD	N Carroll Ave 3,722 VPD	N Central Expy-75 290,372 VPD

## DEMOGRAPHICS

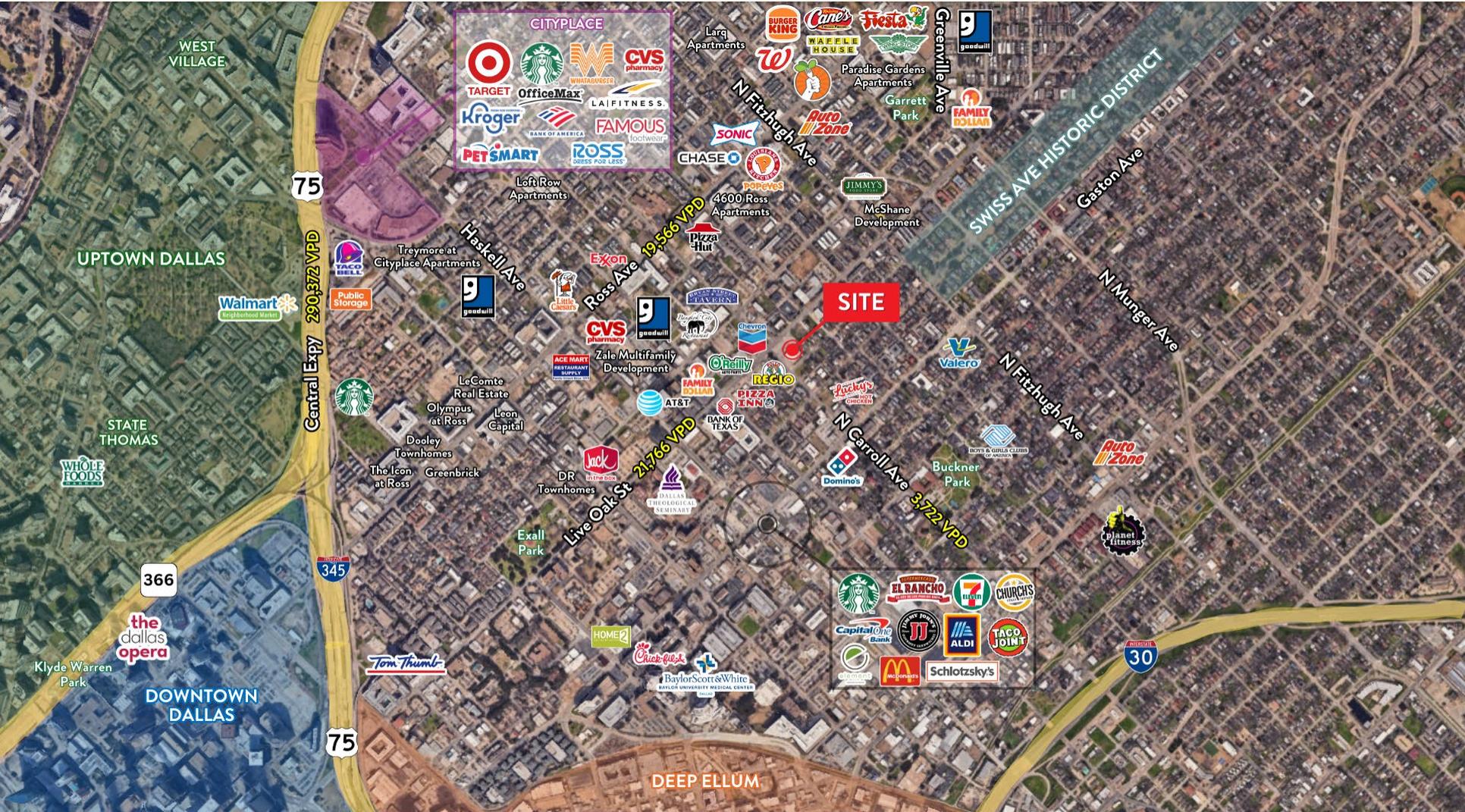
	1 MILE	3 MILES	5 MILES
<b>2024 TOTAL POPULATION</b>	31,726	194,276	397,351
<b>EST. 2029 TOTAL POPULATION</b>	34,088	209,541	420,607
<b>TOTAL DAYTIME POPULATION</b>	35,772	318,004	589,157
<b>NUMBER OF HOUSEHOLDS</b>	17,239	103,259	191,986
<b>AVG. HOUSEHOLD INCOME</b>	\$105,853	\$146,228	\$136,967



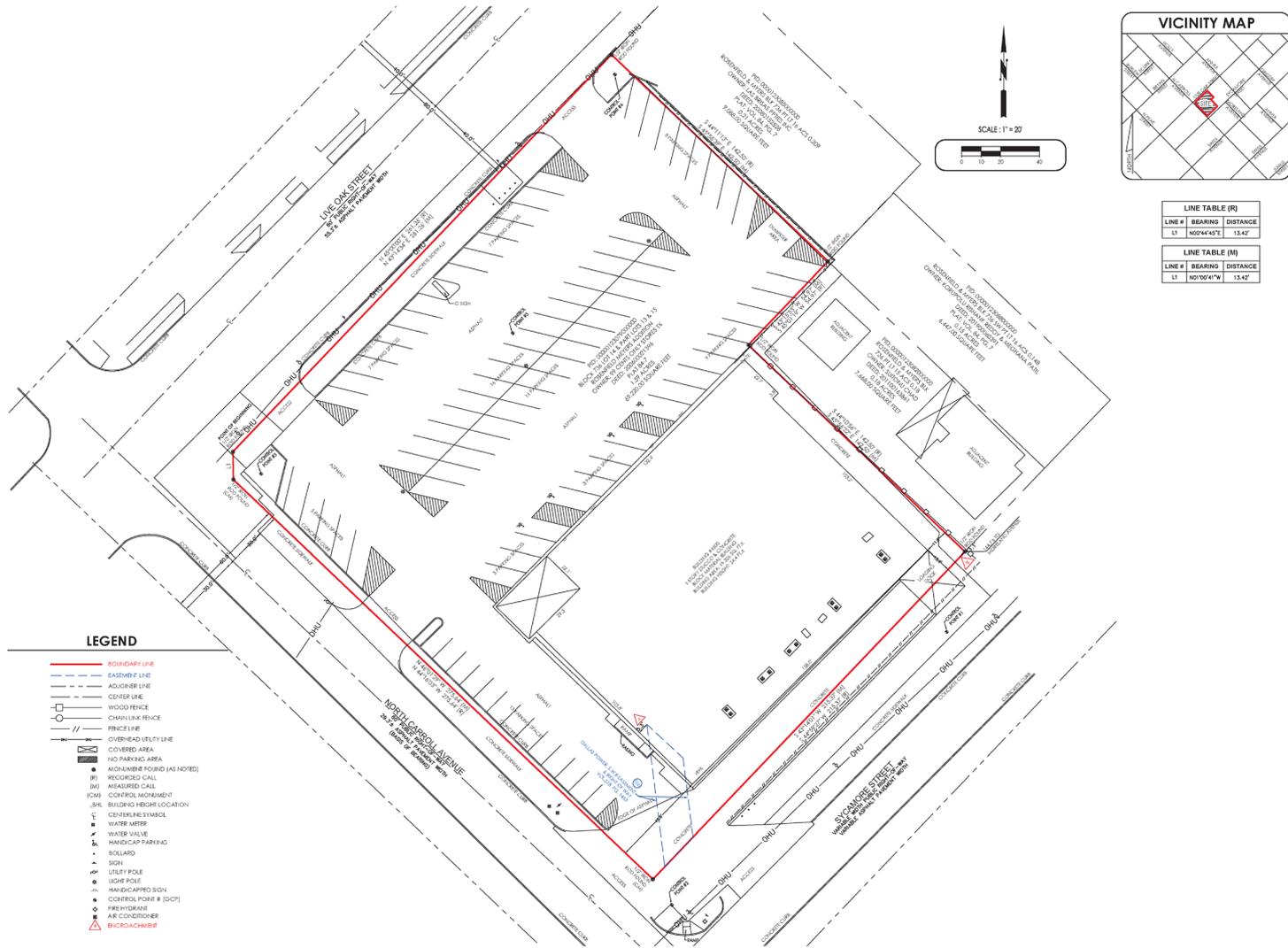
# PROPERTY AERIAL



# TRADE AREA AERIAL

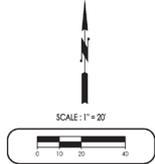


# SITE PLAN



### LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- - - ADJOINER LINE
- - - CENTER LINE
- - - WOOD FENCE
- - - CHAIN LINK FENCE
- - - FENCE LINE
- OVERHEAD UTILITY LINE
- COVERED AREA
- NO PARKING AREA
- MONUMENT FOUND (AS NOTED)
- RECORDED CALL
- MEASURED CALL
- CONTROL MONUMENT
- BUILDING HEIGHT LOCATION
- CENTERLINE SYMBOL
- WATER METER
- WATER VALVE
- HANDICAP PARKING
- BOLLARD
- SIGN
- UTILITY POLE
- LIGHT POLE
- HANDICAPPED SIGN
- CONTROL POINT # (D/C)
- FIRE HYDRANT
- AIR CONDITIONER
- MICROCHAMBER



LINE TABLE (R)		
LINE #	BEARING	DISTANCE
L1	N02°44'43"E	13.42'

LINE TABLE (M)		
LINE #	BEARING	DISTANCE
L1	N01°00'41"W	13.42'

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