



100% LEASED RETAIL INVESTMENT

NWC W NORTHWEST HWY & TIMBERLINE DR
3211 W NORTHWEST HWY, DALLAS, TX 75220



OFFERING MEMORANDUM



PRICE
\$2,750,000



CAP RATE
8.0%



NOI
\$220,017



GLA
9,392 SF

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BUILDING OVERVIEW

PROPERTY ADDRESS	3211 W Northwest Hwy, Dallas, TX 75220
LOCATION	NWC W Northwest Hwy & Timberline Dr.
COUNTY	Dallas
GROSS LEASABLE AREA	9,392 SF
LOT SIZE	39,072 SF (0.897 AC)
YEAR BUILT	2006
NUMBER OF TENANTS	Six
OCCUPANCY	100%



DEMOGRAPHIC SNAPSHOT (3 MILES)



77,733
2024 POPULATION
3 MILE RADIUS



\$135,046
2024 AVERAGE INCOME
3 MILE RADIUS



119,023
2024 DAYTIME POPULATION
3 MILE RADIUS



40,138 VPD
W NORTHWEST HWY
19,499 VPD
WEBB CHAPEL EXT



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GLA
9,392 SF

- Densely populated area with more than 77k population with median Household income over \$93k within 3 miles & more than 262k residents with median HH income over \$108k within 5 miles
- Extremely close to Dallas Love Field Airport (Dallas' 2nd largest airport). Love Field is a very large employment generator with recent estimates of 10k-15k direct and indirect jobs.
- Southwest Airlines: Located less than 2 miles from the Headquarters & Training facility for Southwest Airlines.
- Tenants include a diverse mix of local businesses. The center is anchored by Dental Republic dental office, which has been in this location since 2007. Dental Republic has nine locations and has been in business for over 20 years
- Less than a mile on Northwest Highway to powerhouse national retail including Walmart Supercenter, Sam's Club and Target
- This investment is a 100% leased 6 tenant retail center with great access and visibility to Northwest Highway



Plaza Del Sol : 3211 W Northwest Hwy, Dallas TX 75220											
Suite	Tenant	Square Feet (SF)	% of Total SF	Lease Type	Rent PSF/Year	Rent Per Month	Base Rent Per Year	NNN Reimbursement	Start	End	Notes
100	Dental Republic	3,000	31.94%	NNN	\$25.00	\$ 6,250	\$ 75,000	\$ 27,340	2007	7/31/26	- NNN Lease - Ownership of this dental office has an ownership interest in this real estate
200	Mexican restaurant	1,500	15.97%		\$ 28.00	\$ 3,500	\$ 42,000	\$ 13,670	10/1/24	9/30/29	- NNN Lease - Buildout completion expected 12/24 - Lease Rates: - Months 1-12 \$3,500 - Months 13-25 \$3,675 - Months 25-36 \$3,850 - Months 37-48 \$4,025 - Months 49-60 \$4,200
300	Reflejos Salon de Belleza	1,350	14.37%	Gross	\$ 28.89	\$ 3,250	\$ 39,000	N/A	8/1/19	8/1/24	- Modified Gross Lease Lease Rates: - months 1-24 \$2,350.00 - Months 25-36 \$2,550.00 - Months 37-48 \$2,750.00 - Months 49-60 \$2,950.00 - Security Deposit \$3,850 - One 5 year renewal option at mutually agreed rate but not less than previous rate - No personal Guaranty
400	Nuevo Milenio Multiservice	1,230	13.10%	Gross	\$ 32.20	\$ 3,300	\$ 39,600	N/A	6/1/22	5/31/27	- Modified Gross Lease - Lease Rates: - Months 1 to 12 \$3,200 - Months 13 to 24 \$3,300 - Months 25 to 36 \$3,400 - Months 37 to 48 \$3,500 - Months 49 to 60 \$3,600 - Security Deposit \$3,200 - Three 5-year renewal options -Personal Guaranty
500	Controversy INK	1,083	11.53%	Gross	\$ 30.47	\$ 2,750	\$ 33,000	N/A	5/15/21	5/15/26	- Modified Gross Lease - Security deposit \$2,750 - Personal Guaranty - One 5-year renewal option at mutually agreed rate but not less than previous rate
600	Controversy INK	1,229	13.09%	Gross	\$ 29.29	\$ 3,000	\$ 36,000	N/A	7/15/20	7/30/25	- Modified Gross Lease - Security Deposit \$3,000 - Personal Guaranty - One 5-year renewal option at mutually agreed rate but not less than previous rate
CURRENT Totals		9,392	100%			\$ 18,550	\$ 264,600	\$ 41,010			

Net Operating Income (NOI)	
Rental Income	\$ 264,600
NNN Reimbursement	\$ 41,010
Total Income	\$ 305,610
Operating Expenses	\$ 85,593
Net Operating Income (NOI)	\$ 220,017

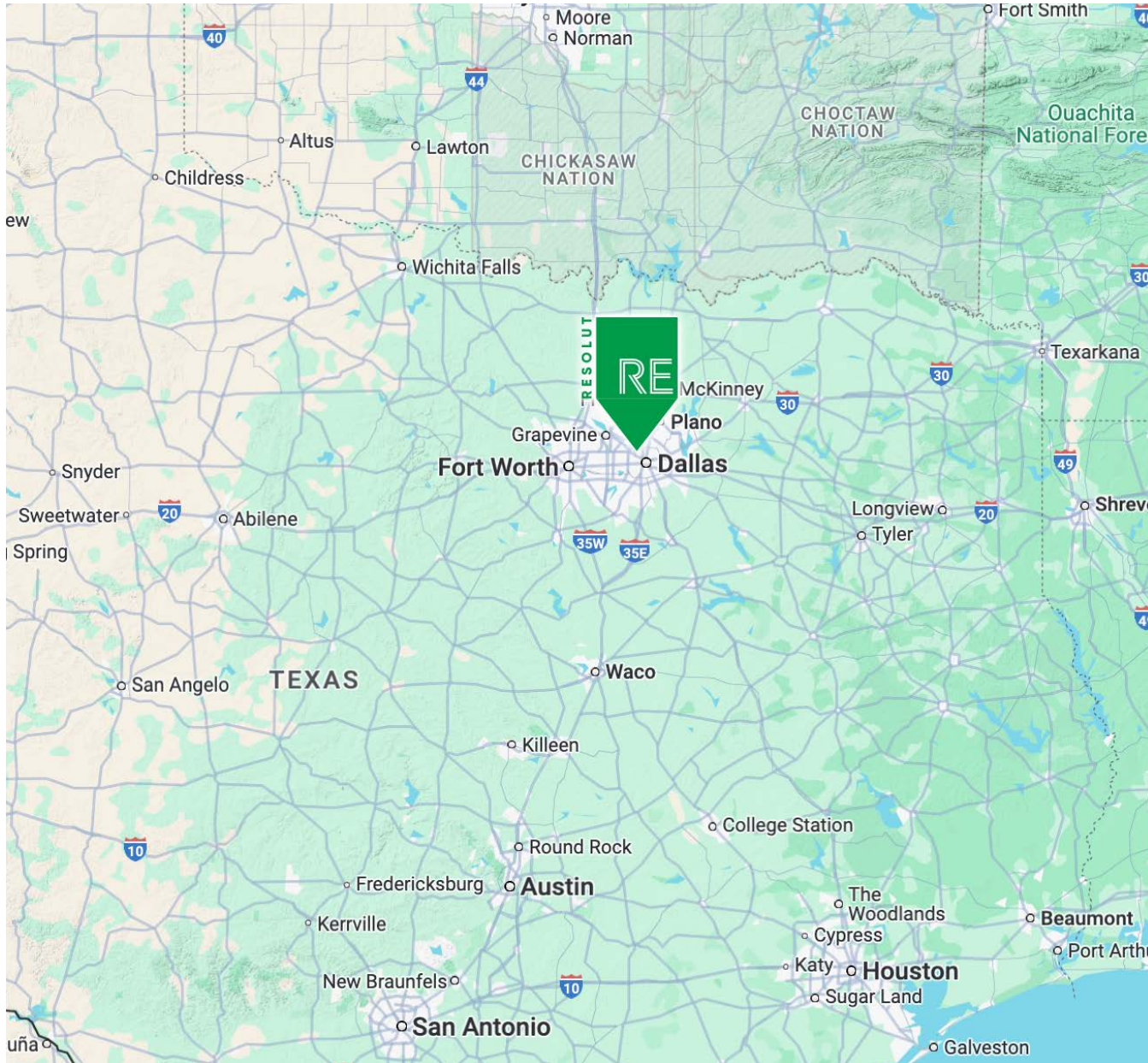
OPERATING EXPENSES 2024 BUDGETED		
	Annual	PSF
Property Taxes (2024)	43,538.39	\$ 4.64
Insurance	12,000.00	\$ 1.28
Utilities	14,088.00	\$ 1.50
Maintainance	15,966.40	\$ 1.70
TOTAL	85,592.79	\$ 9.11



Dental Republic
BRACES + IMPLANT CENTER

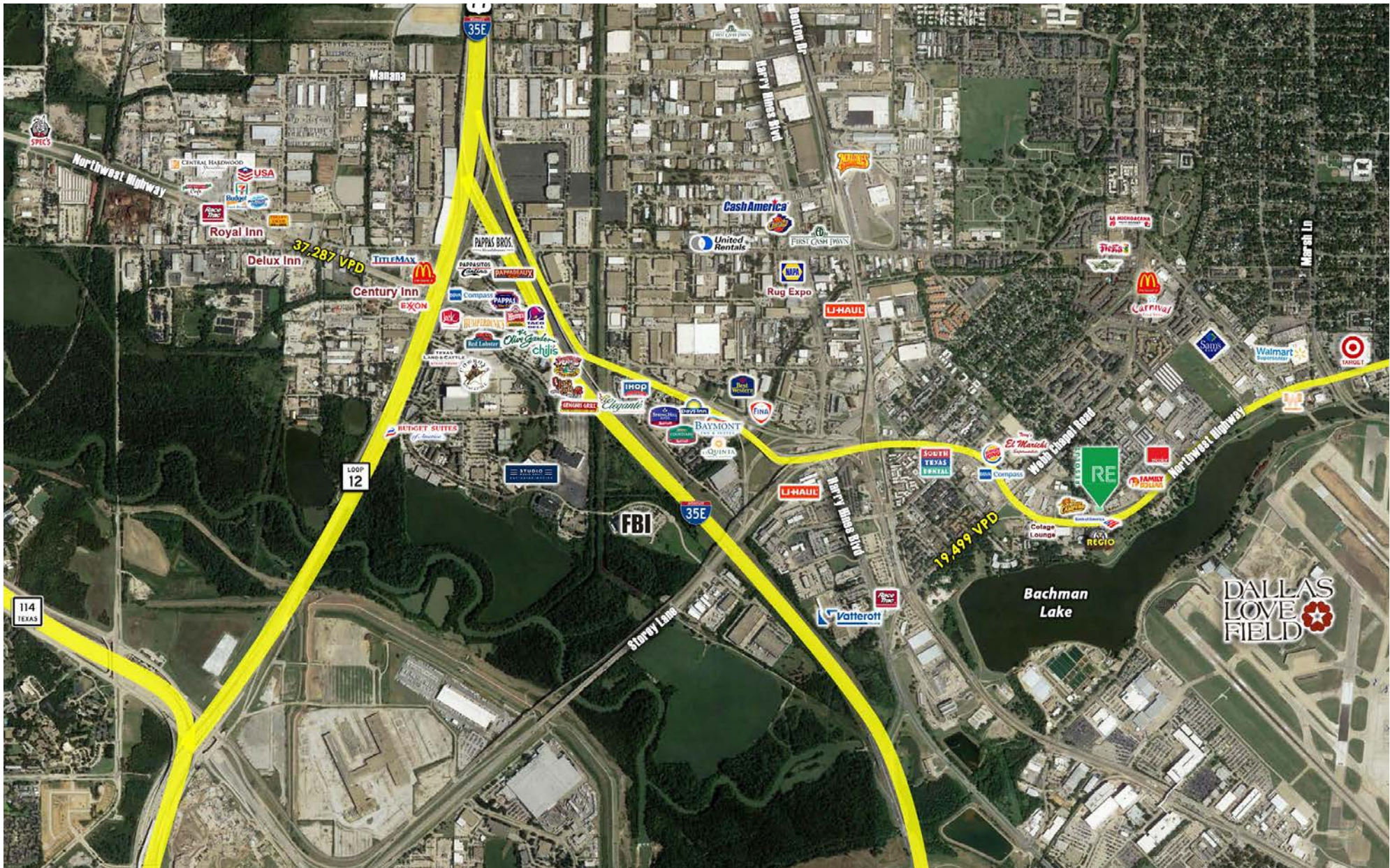
www.dentalrepublic.com

- **20 Years of Service**
Dental Republic has a 20 year operating history
- **9 Full Service Dental Offices**
Located in the Dallas metropolitan area, Austin and San Antonio
- Property ownership has an ownership interest in the Dental Republic dental practice



AREA TRAFFIC GENERATORS







NATIONAL ACCOLADES

Dallas is consistently ranked as a top city for business and economic growth.

- **#2 City for Job Creation (Forbes, 2023)**
- **Top 5 U.S. Real Estate Investment Markets (PwC, 2024)**
- **Top 10 Best Cities for Young Professionals (U.S. News & World Report, 2023)**

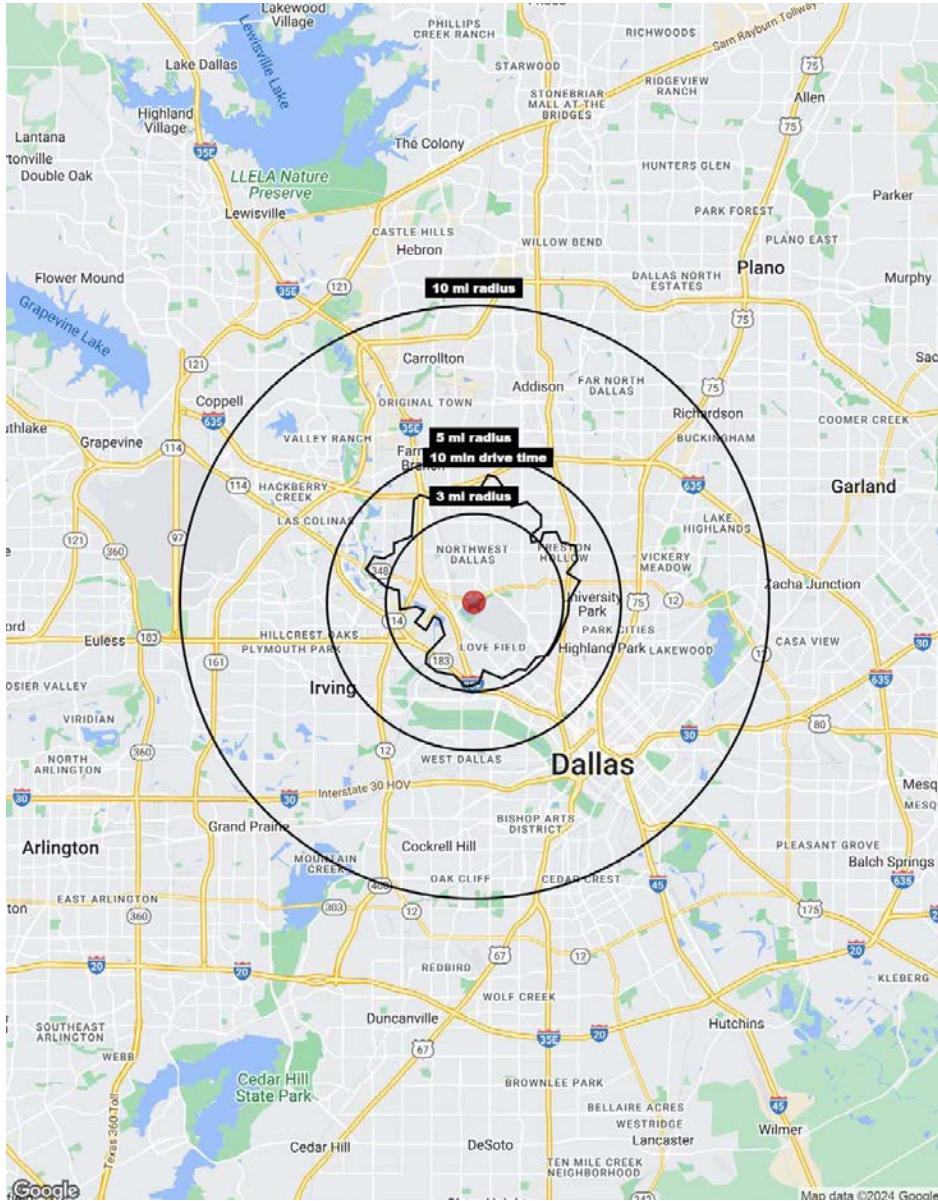
Dallas, Texas, continues to stand out as a top destination for business, talent, and investment. With a thriving economy, a diverse and expanding population, and national recognition for its business-friendly environment, Dallas is widely regarded as a top city for investment in commercial real estate.

Employment & Economic Strength: Dallas boasts a robust labor market supported by major employers in a variety of sectors, including technology, healthcare, transportation, and financial services. The Dallas-Fort Worth Metroplex is home to over 3.7 million workers, making it one of the largest and most diverse labor pools in the country. The area has attracted numerous Fortune 500 companies, including AT&T, ExxonMobil, and Southwest Airlines, contributing to the city's reputation as a corporate hub. The Dallas Love Field Airport alone supports an estimated 10,000–15,000 jobs, playing a key role in the city's transportation and logistics sector.

Demographic Highlights: Dallas is part of the Dallas-Fort Worth-Arlington Metroplex, which has a population exceeding 7.6 million, making it the fourth-largest metro area in the United States. The city's population growth rate has consistently outpaced national averages, driven by an influx of young professionals and families attracted to its strong job market, affordable cost of living, and vibrant culture.

- Median Age: 33.3 years – signaling a young, dynamic workforce
- Median Household Income: \$72,265 (2024 est.) – reflective of the region's prosperity and upward mobility
- Population Growth: 1.5% annually (2023 est.) – one of the highest among major U.S. cities

Source: ChatGPT



3211 W Northwest Hwy Dallas, TX 75220	10 min drive time	3 mi radius	5 mi radius	10 mi radius
Population				
Estimated Population (2024)	89,960	77,733	262,349	1.28 M
Projected Population (2029)	89,631	78,020	265,597	1.3 M
Census Population (2020)	92,205	80,883	262,929	1.27 M
Census Population (2010)	88,686	75,793	233,335	1.14 M
Projected Annual Growth (2024-2029)	-329	-	287	0.2%
Historical Annual Growth (2020-2024)	-2,245	-0.6%	-3,149	-1.0%
Historical Annual Growth (2010-2020)	3,519	0.4%	5,090	0.7%
Estimated Population Density (2024)	2,950 psm	2,750 psm	3,342 psm	4,077 psm
Trade Area Size	30.5 sq mi	28.3 sq mi	78.5 sq mi	314.0 sq mi
Households				
Estimated Households (2024)	33,972	29,693	110,260	540,639
Projected Households (2029)	33,767	29,801	111,702	550,056
Census Households (2020)	33,969	29,553	106,021	521,199
Census Households (2010)	31,210	26,296	89,792	448,987
Projected Annual Growth (2024-2029)	-205	-0.1%	108	0.3%
Historical Annual Change (2010-2024)	2,762	0.6%	3,397	0.9%
Average Household Income				
Estimated Average Household Income (2024)	\$153,395	\$135,046	\$172,802	\$131,020
Projected Average Household Income (2029)	\$158,113	\$138,633	\$178,050	\$135,694
Census Average Household Income (2010)	\$87,466	\$78,789	\$107,148	\$77,242
Census Average Household Income (2000)	\$74,214	\$66,606	\$90,941	\$66,816
Projected Annual Change (2024-2029)	\$4,718	0.6%	\$3,587	0.5%
Historical Annual Change (2000-2024)	\$79,181	4.4%	\$68,439	4.3%
Median Household Income				
Estimated Median Household Income (2024)	\$102,798	\$93,594	\$108,843	\$90,024
Projected Median Household Income (2029)	\$102,543	\$93,290	\$108,716	\$90,459
Census Median Household Income (2010)	\$61,163	\$56,256	\$72,056	\$57,911
Census Median Household Income (2000)	\$53,872	\$48,498	\$62,110	\$50,563
Projected Annual Change (2024-2029)	-\$255	-	-\$304	-
Historical Annual Change (2000-2024)	\$48,926	3.8%	\$45,097	3.9%
Per Capita Income				
Estimated Per Capita Income (2024)	\$57,975	\$51,623	\$72,758	\$55,399
Projected Per Capita Income (2029)	\$59,614	\$52,991	\$75,013	\$57,500
Census Per Capita Income (2010)	\$30,784	\$27,326	\$41,234	\$30,532
Census Per Capita Income (2000)	\$24,970	\$21,409	\$33,314	\$25,955
Projected Annual Change (2024-2029)	\$1,639	0.6%	\$1,368	0.5%
Historical Annual Change (2000-2024)	\$33,005	5.5%	\$30,215	5.9%
Estimated Average Household Net Worth (2024)	\$1.02 M	\$878,209	\$1.06 M	\$818,668

LISTING AGENT | BEAUTIFUL 100% NNN 3-TENANT – ADJACENT TO STARBUCKS



ALAN RUST, CCIM
PRINCIPAL
INVESTMENT SALES

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Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a “Heavy Hitter” in property sales and leasing from the Austin Business Journal, and he has been named a “Power Broker” as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a “Heavy Hitter” in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

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