

INFILL INDUSTRIAL PAD SITE

±0.63 ACRES | MEDICAL DISTRICT LOCATION | ZONED INDUSTRIAL RESEARCH (IR)
1459 PRUDENTIAL DRIVE, DALLAS, TEXAS 75235



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

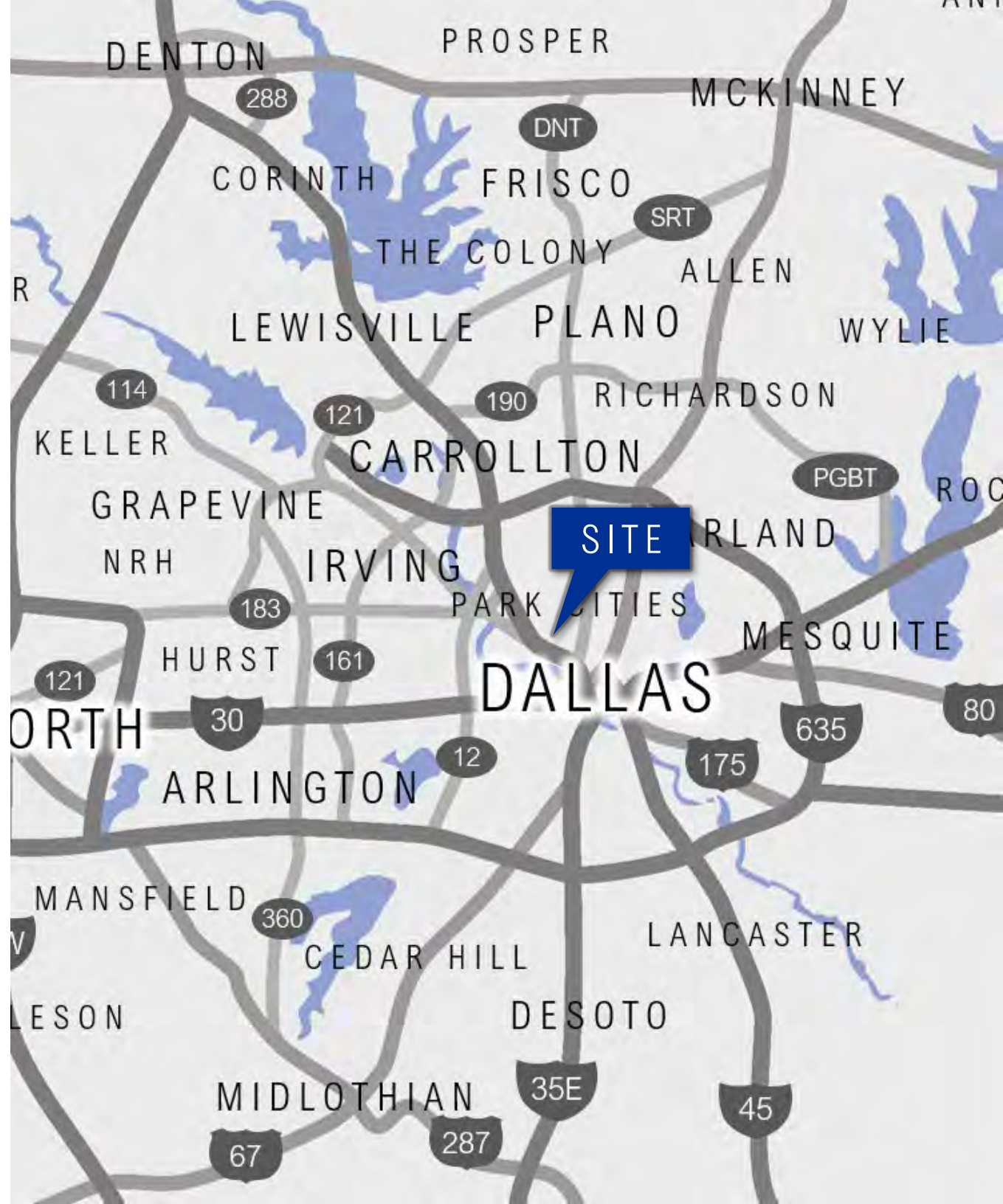
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

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.

TABLE OF CONTENTS

EXECUTIVE SUMMARY
PROPERTY HIGHLIGHTS
PROPERTY PROFILE
ZONING INFORMATION
SURVEY
AREA OVERVIEW
DEMOGRAPHICS



EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this infill industrial pad site opportunity at 1459 Prudential Drive in Dallas, Texas. Located approximately one mile from Dallas Love Field Airport, the Property enjoys a prime infill location with rapidly improving demographics and easy access to many Medical District traffic drivers.

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.





PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located on Prudential Dr, between Empire Central and Oakbrook Blvd, the Property is situated along a major commercial corridor within the Medical District in Dallas. The area is quickly evolving due to the rapid increase of traffic at Dallas Love Field Airport. The Property is just minutes from the Park Cities and Downtown Dallas and provides easy access to the area's major thoroughfares.

INFILL PAD SITE

The Property is a 27,558 square foot infill pad site that offers approximately 245 feet of frontage and excellent access. The Property's liberal Industrial Research (IR) zoning allows mini-warehouse, industrial, wholesale distribution and storage, and supporting office and retail uses.

STRONG DEMOGRAPHICS

With a population of approximately 90,000 living within a 3 mile radius, the Property benefits from a dense pool of consumers in close proximity. The area surrounding the Property saw 17% population growth over the last decade, and another 5% is expected by 2025.

MANY AREA TRAFFIC DRIVERS

In addition to Love Field Airport, the Property is in close proximity to Brook Hollow Golf Club, the 37-acre West Love mixed-use development, the new William P. Clements Jr. University Hospital at UT Southwestern Medical Center and the new \$1.3 billion Parkland Memorial Hospital.



PROPERTY PROFILE

LOCATION

The Property is located on Prudential Dr, between Empire Central and Oakbrook Blvd, in Dallas, TX 75235.

LAND AREA

±0.633 Acres (27,558 SF)

*No minerals are included in the proposed transaction

ZONING

IR – Industrial Research District

LOT DIMENSIONS

Frontage on Prudential Dr:	±245 Feet
Maximum Depth:	±200 Feet

TRAFFIC COUNTS

Empire Central:	±13,000 VPD (2019)
W Mockingbird Ln:	±39,000 VPD (2019)
Harry Hines Blvd:	±23,000 VPD (2019)

ZONING INFORMATION

PRIMARY USES

Mini-warehouse, industrial, wholesale distribution & storage, supporting office & retail

MAXIMUM HEIGHT

200 Feet / 15 Stories

MAXIMUM LOT COVERAGE

80%

SPECIAL STANDARDS

Proximity Slope & Visual Intrusion

FRONT YARD SETBACK

15 Feet

REAR & SIDE YARD SETBACK

No minimum (30 Feet adjacent to residential)

MAXIMUM DENSITY

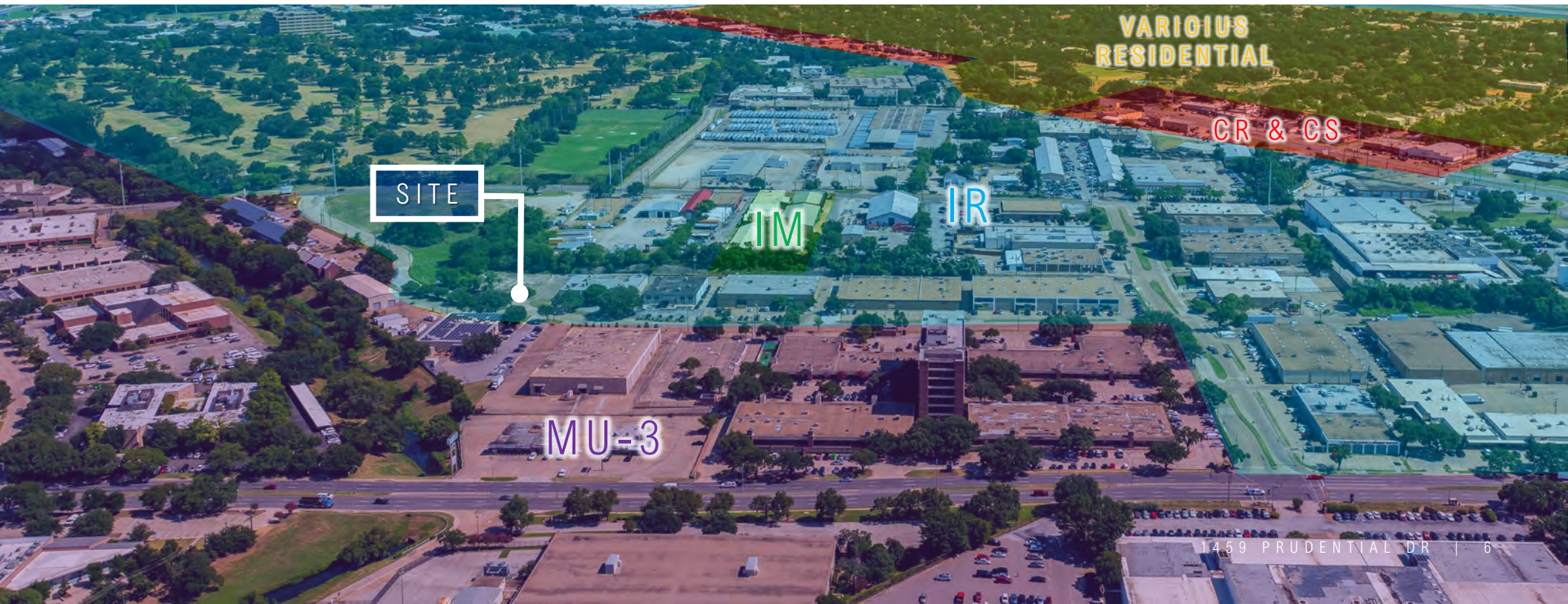
2.0 FAR Overall

0.75 Office/Retail

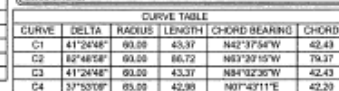
0.5 Retail

[Link to Dallas Zoning Map](#)

[Link to Dallas Zoning District Standards](#)



ALTA/ACSM LAND TITLE SURVEY



A&W SURVEYORS, INC.
Professional Land Surveyors
P.O. BOX 819029, MESQUITE, TX, 75187
PHONE: (372) 681-4375 FAX: (372) 681-4384
WWW.AWSURVEY.COM



AREA OVERVIEW

The eclectic, urban neighborhood that includes Dallas Love Field airport and the Medical District continues to experience growth and vibrancy. Multifamily residential in the surrounding neighborhoods continues to expand, with significant growth along Maple Avenue in the past few years. Between the most recently constructed complexes and the developments currently being planned, over 6,000 residential units have or will be added to the area since 2013. The completion of the DART Green & Orange Lines adds a convenient access to the metro area as well as DFW International Airport. The 37-acre West Love development at Mockingbird and Maple is currently under construction, over 700 multifamily units have been completed as well as the addition of Aloft Hotel. Also in the area, Southwest Airlines recently completed a \$250 million corporate campus expansion, and broke ground on a 141,000 square foot pilot training center in October 2019.

The Medical District continues to flourish and expand. The new \$1.3 billion dollar Parkland Memorial Hospital opened in August of 2015. The hospital averages more than 1 million patient visits annually and the 2.8 million square-foot facility is equipped with 862 single-patient rooms, a Level I Trauma Center, the second largest civilian burn center in the U.S. and a Level III Neonatal Intensive Care Unit. UT Southwestern's new \$800 million state-of-the-art medical facility – the William P. Clements Jr. University Hospital – is rapidly changing the West Campus skyline. The 12-story, 1.3 million square-foot hospital opened in late 2014. A 500,000-square-foot biotechnology park on 13 acres, called BioCenter at Southwestern Medical District, is attracting innovative biotech companies to the area, as well as increasing research opportunities. In June of 2019 UT Southwestern broke ground on two new 9-story buildings – approximately 300,000 square feet each – dedicated to brain research and cancer patient care which are expected to open in the fall of 2022.



2020 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

1,582

OF
EMPLOYEES

18,867

CONSUMER
SPENDING
(\$000S)

45,450

3 MILE

EMPLOYED
POPULATION

65.5%

COLLEGE
EDUCATED
POPULATION

49.5%

POPULATION
<30 MINUTE
COMMUTE

67.7%

5 MILE

POPULATION

321K

HOUSEHOLDS

123K

MEDIAN AGE

33.9

MEDIAN
HOUSEHOLD
INCOME

\$72K

MEDIAN
HOME
VALUE

\$386K

PROJECTED
POP. GROWTH
2020-2025

4.79%



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

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



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.

2-10-2025



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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
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