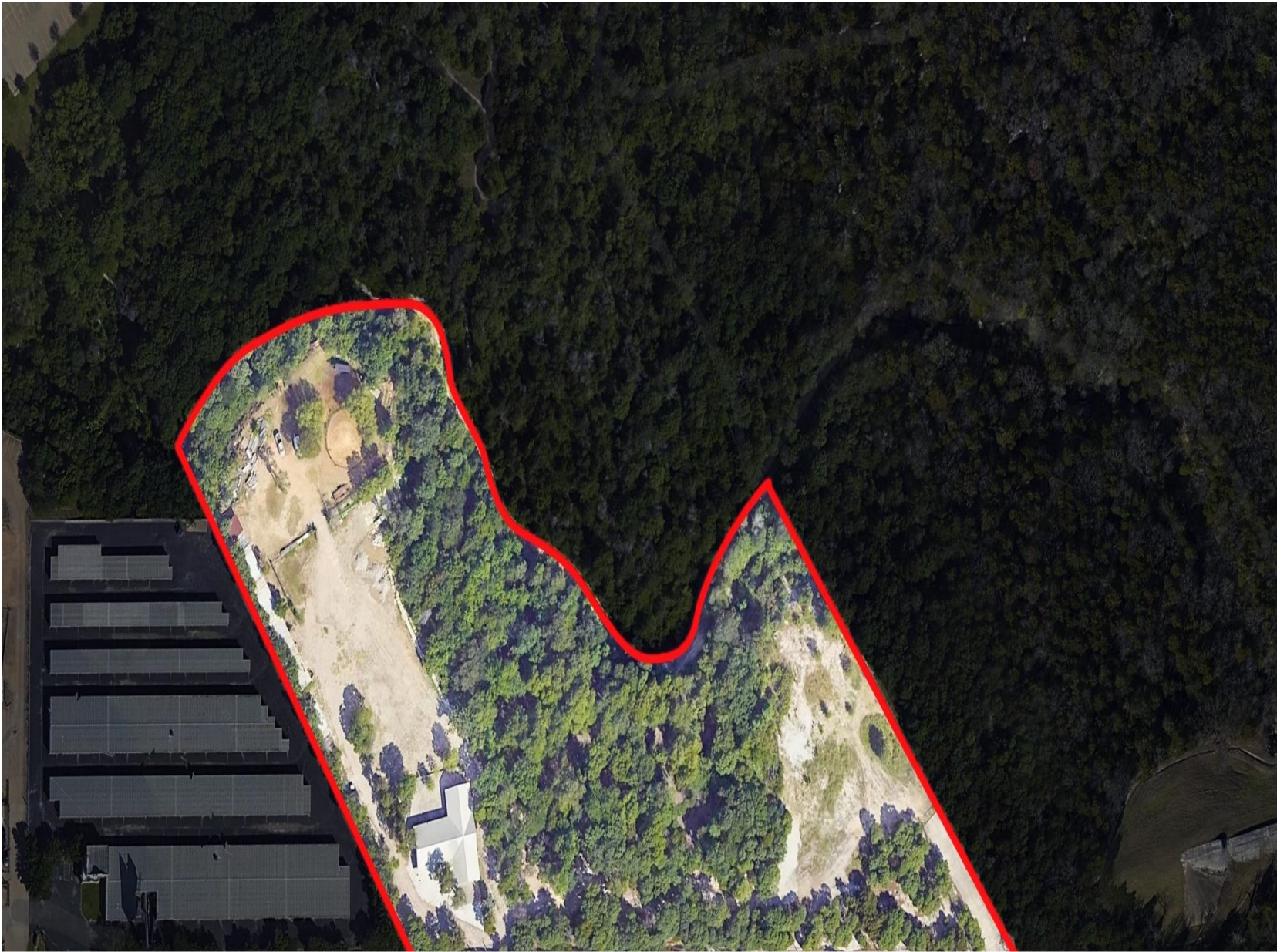


Prime Development Opportunity on Improved Acreage



Executive Summary | EVENT CENTER WITH 8.65+ ACRES OF PRIME DEVELOPMENT OPPORTUNITY

6829 Marvin D Love Fwy Dallas
Dallas, TX 75237

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Demographics

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01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	6829 Marvin D Love Fwy Dallas Dallas TX 75237
COUNTY	Dallas
MARKET	Dallas / Ft.Worth
SUBMARKET	Southwest Dallas
BUILDING SF	4,000 SF
LAND ACRES	8.69
LAND SF	378,536 SF
YEAR BUILT	1950
YEAR RENOVATED	2015
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	Undisclosed
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	9,058	97,056	255,381
2024 Median HH Income	\$40,578	\$46,276	\$52,398
2024 Average HH Income	\$62,141	\$69,248	\$75,904

Dallas Data Center Market Highlights

- The Dallas Data Center Market is projected to grow at a CAGR of 12.70% from 2024 to 2029.

Major operators in the Dallas Data Center Market include Digital Realty Trust, Inc., DataBank, Equinix Inc., Tierpoint LLC, and Evoque.

April 2023: Equinix purchased the Infomart building in Dallas, Texas, with plans to expand the property. The \$180 million investment will add a four-story office and a four-story data center, bringing the total space to over 211,000 square feet.

April 2023: Bandera Ventures and Skybox Datacenters announced a multi-building data center complex near Lancaster, Texas. Located on a 100-acre site, this will be their third collaboration, following projects in Houston and Plano.

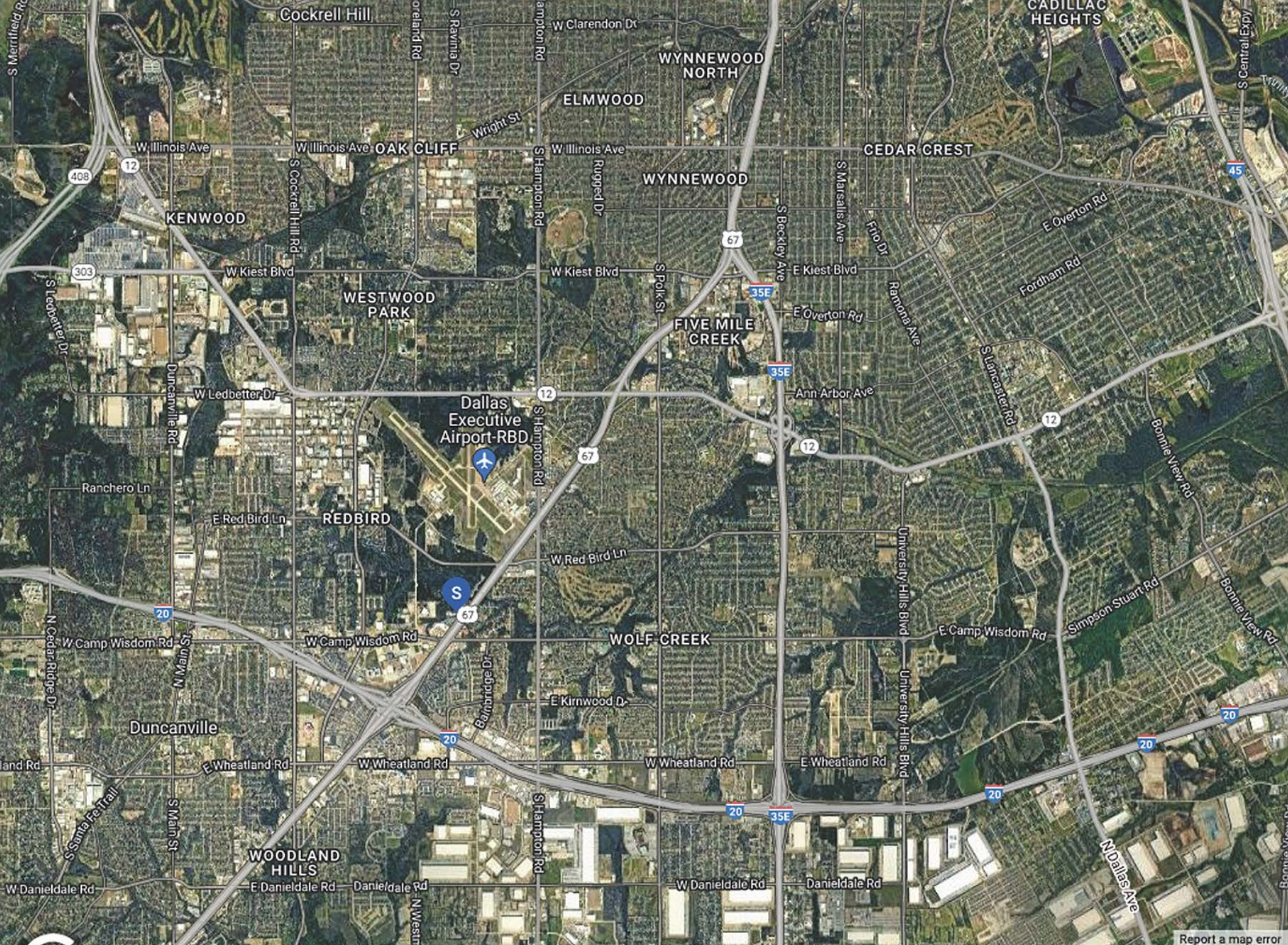
02	Property Description
	Property Features
	Aerial Map
	Parcel Map
	Property Images

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	4,000
LAND SF	378,536
LAND ACRES	8.69
# OF PARCELS	3
YEAR BUILT	1950
YEAR RENOVATED	2015
ZONING TYPE	MF-1 Mixed Use
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
PARKING RATIO	200+
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3
PRICE PER SQUARE FOOT	18.43

NEIGHBORING PROPERTIES

NORTH	Redbird Airport
WEST	Hillcrest Baptist Church



[Report a map error](#)



03

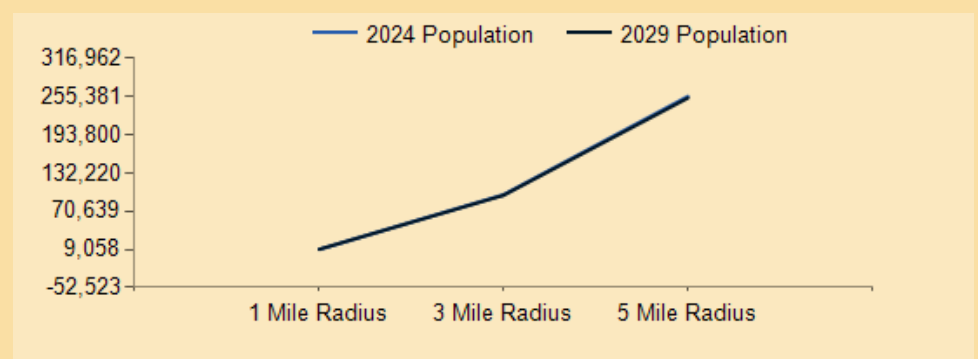
Demographics

Demographics

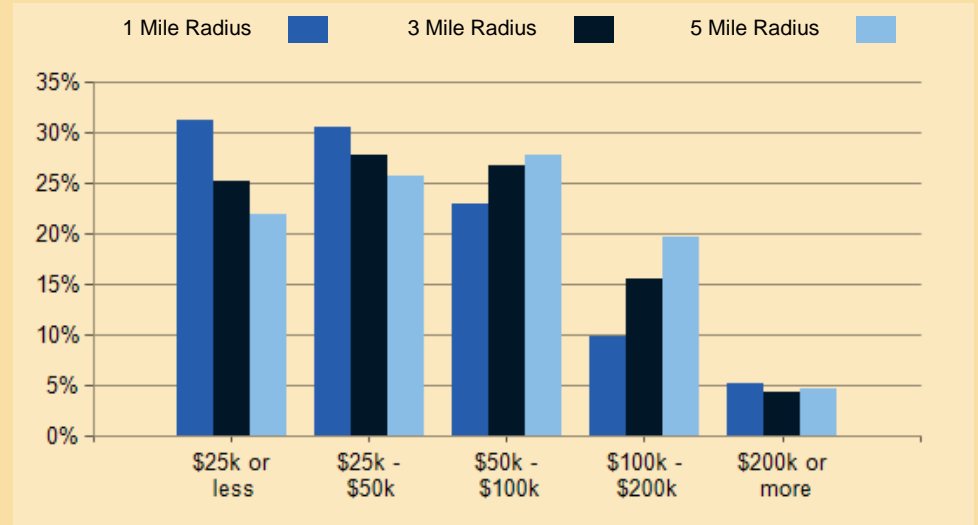
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,865	83,932	221,019
2010 Population	7,630	91,010	247,143
2024 Population	9,058	97,056	255,381
2029 Population	9,109	96,222	252,796
2024-2029: Population: Growth Rate	0.55%	-0.85%	-1.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	748	5,145	10,927
\$15,000-\$24,999	401	3,729	8,006
\$25,000-\$34,999	294	4,015	9,429
\$35,000-\$49,999	827	5,747	12,727
\$50,000-\$74,999	648	6,113	15,030
\$75,000-\$99,999	193	3,303	9,010
\$100,000-\$149,999	290	4,093	12,423
\$150,000-\$199,999	75	1,374	4,618
\$200,000 or greater	190	1,543	4,132
Median HH Income	\$40,578	\$46,276	\$52,398
Average HH Income	\$62,141	\$69,248	\$75,904

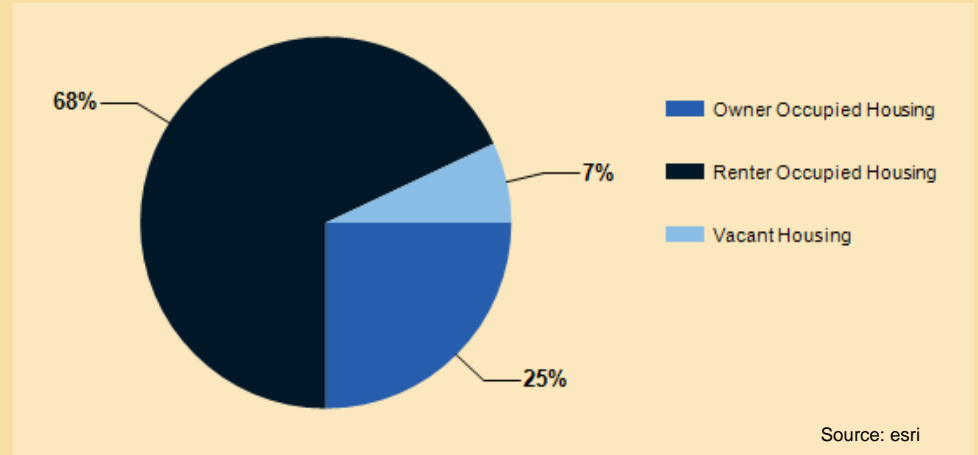
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,973	32,295	76,316
2010 Total Households	3,078	33,020	81,762
2024 Total Households	3,667	35,062	86,301
2029 Total Households	3,716	35,110	86,351
2024 Average Household Size	2.47	2.75	2.94
2024-2029: Households: Growth Rate	1.35%	0.15%	0.05%



2024 Household Income



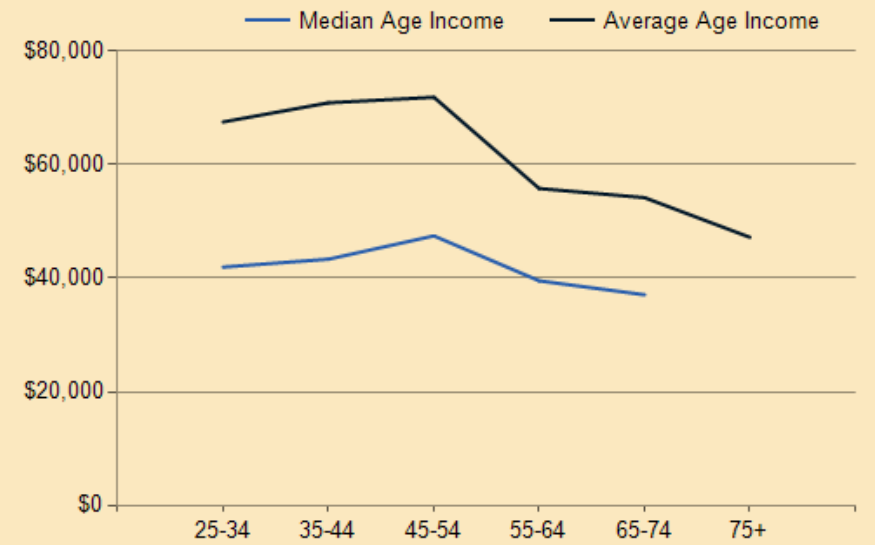
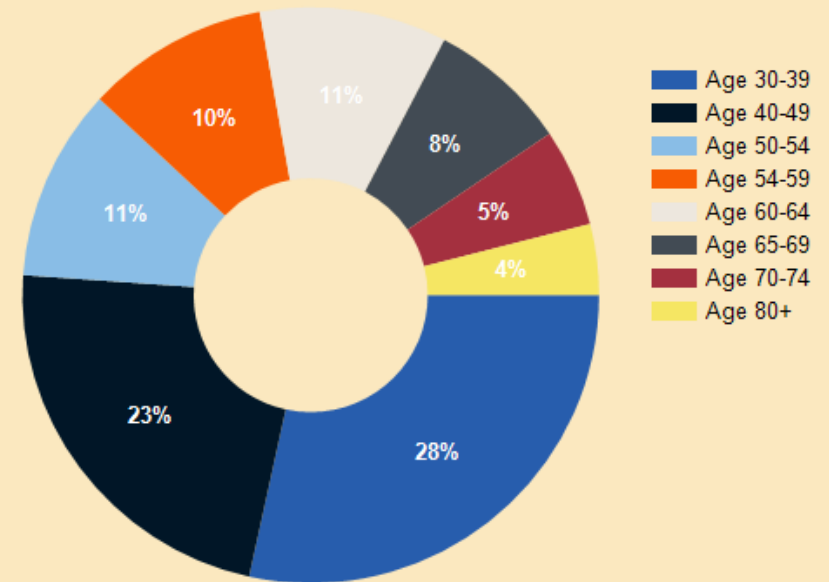
2024 Own vs. Rent - 1 Mile Radius



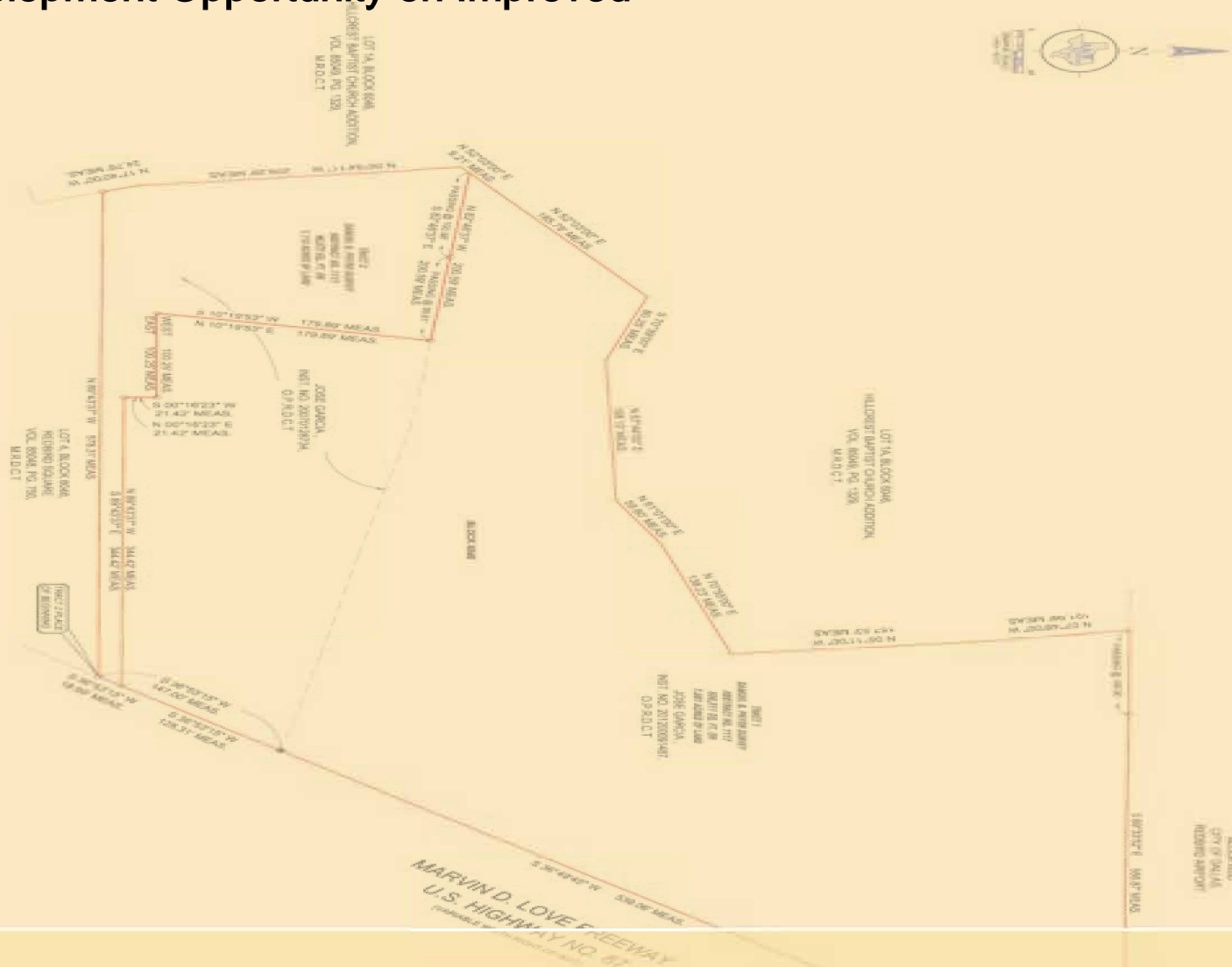
Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	738	6,903	17,331
2024 Population Age 35-39	655	6,591	16,490
2024 Population Age 40-44	592	6,507	16,889
2024 Population Age 45-49	519	5,804	15,700
2024 Population Age 50-54	530	5,711	15,749
2024 Population Age 55-59	501	5,136	14,344
2024 Population Age 60-64	515	5,207	14,242
2024 Population Age 65-69	385	4,536	12,224
2024 Population Age 70-74	269	3,670	9,773
2024 Population Age 75-79	195	2,882	7,339
2024 Population Age 80-84	96	1,561	4,196
2024 Population Age 85+	58	1,180	3,428
2024 Population Age 18+	6,685	72,258	192,249
2024 Median Age	34	35	36
2029 Median Age	35	36	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,957	\$46,484	\$52,830
Average Household Income 25-34	\$67,530	\$66,690	\$72,790
Median Household Income 35-44	\$43,345	\$52,737	\$60,899
Average Household Income 35-44	\$70,896	\$75,603	\$85,281
Median Household Income 45-54	\$47,452	\$55,236	\$62,926
Average Household Income 45-54	\$71,886	\$78,625	\$86,458
Median Household Income 55-64	\$39,530	\$49,518	\$55,369
Average Household Income 55-64	\$55,796	\$74,043	\$80,618
Median Household Income 65-74	\$37,077	\$40,651	\$44,144
Average Household Income 65-74	\$54,193	\$63,764	\$69,240
Average Household Income 75+	\$47,197	\$54,713	\$55,374



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