

# OFFERING MEMORANDUM

*Prepared by:*

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## PROPERTY FEATURES

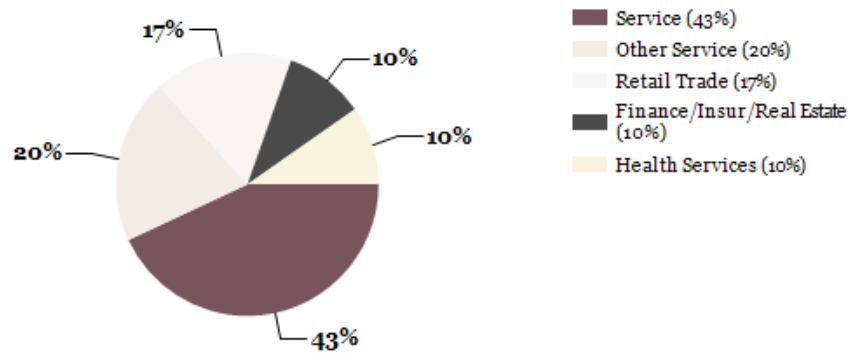
NUMBER OF TENANTS	3
BUILDING SF	5,298
LAND SF	18,594
LAND ACRES	.43
YEAR BUILT	2003
ZONING TYPE	CR
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
PARKING RATIO	4.65/1,000 SF
STREET FRONTAGE	78'
TRAFFIC COUNTS	159,842



## Property Highlights

- The property is strategically situated along busy I-35 South Corridor
- Excellent visibility and parking
- High Traffic count of 159,842 cars per day

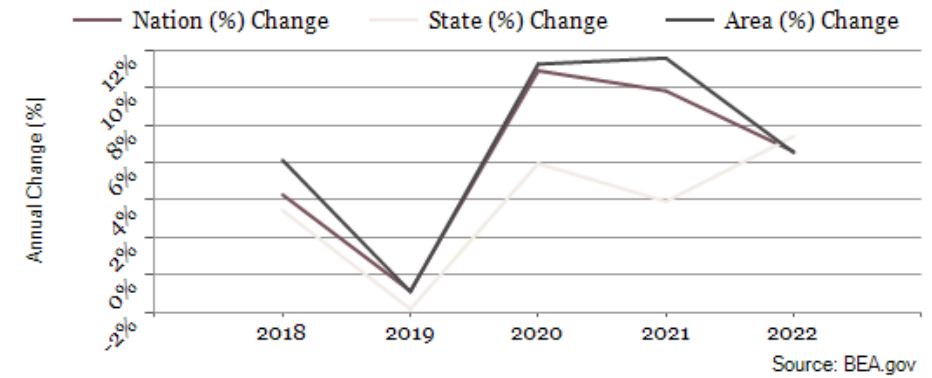
## Major Industries by Employee Count

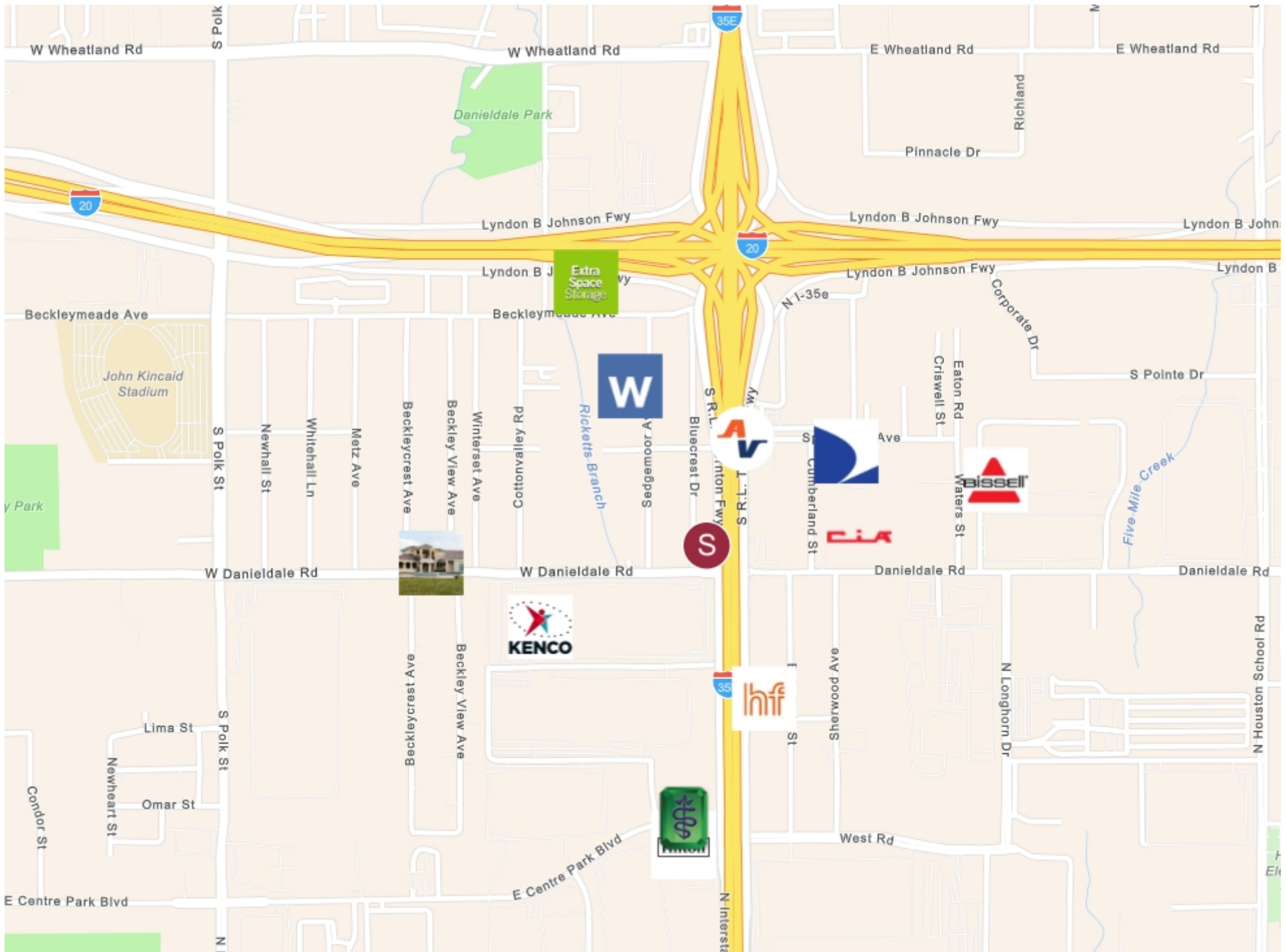


## Largest Employers

AT&T Inc.	5,000
State Farm Insurance	8,000
Blue Cross and Blue Shield of Texas	3,100
The University of Texas at Dallas	2,674
Richardson Independent School District	2,500
RealPage	2,100
GEICO	1,800
United Healthcare	1,700

## Dallas County GDP Trend



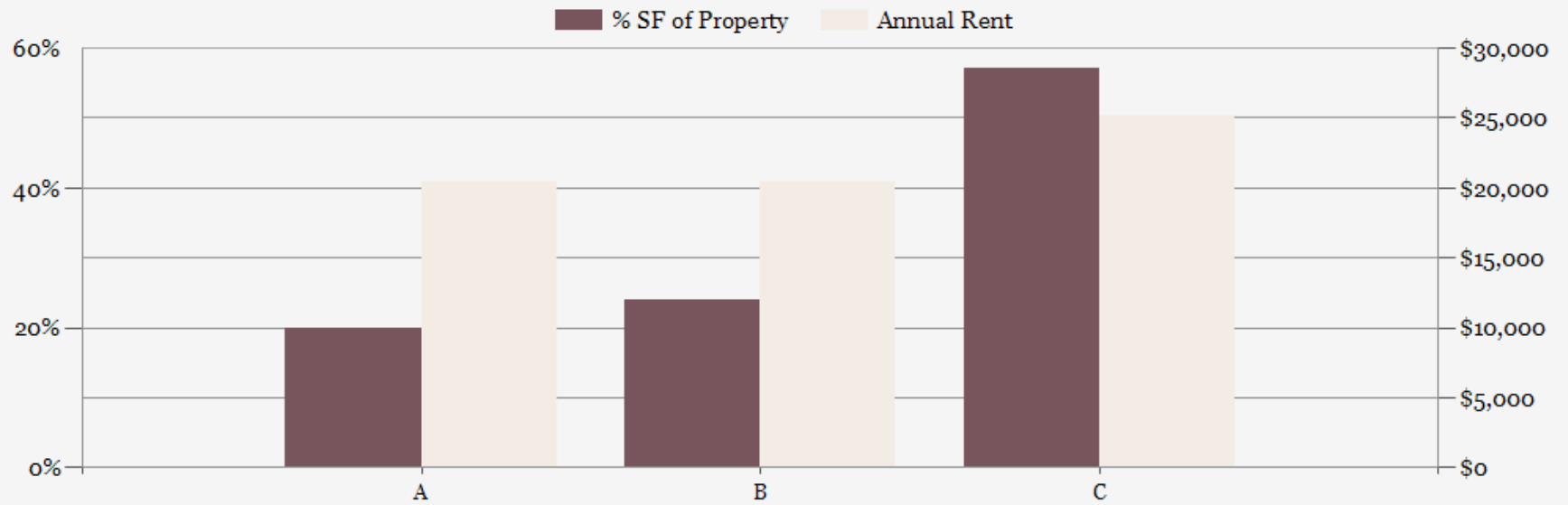




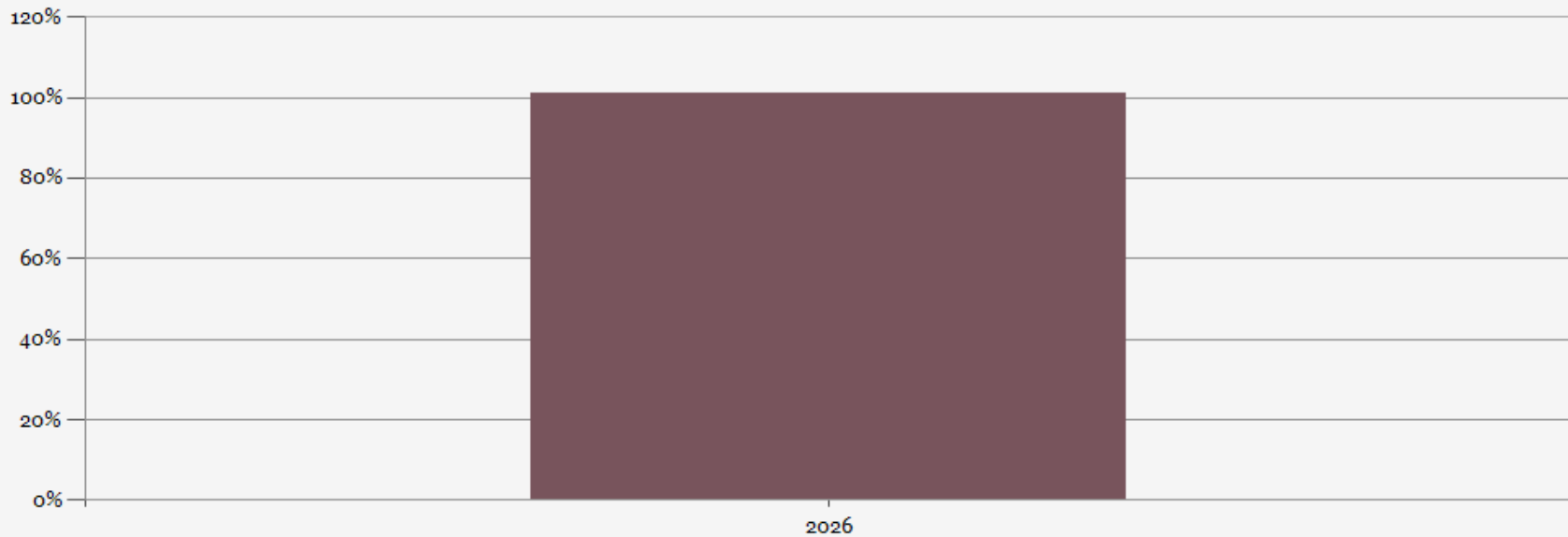


				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
A	La Cocinita	1,050	19.82%	03/11/25	03/01/26	CURRENT	\$1,700	\$1.62	\$20,400	\$19.43			
B	Tire Shop	1,248	23.56%	03/11/25	03/01/26	CURRENT	\$1,700	\$1.36	\$20,400	\$16.35			
C	Auto Shop	3,000	56.63%	01/29/24	03/01/26	CURRENT	\$2,100	\$0.70	\$25,200	\$8.40			
Totals:		5,298					\$5,500		\$66,000				

### Tenant SF Analysis



### Lease Expiration Summary





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*Exclusively Marketed by:*



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