

4266 Kellway Circle - Sublease



LEASE RATE: \$17.00 + UTILITIES

4266 Kellway Circle
Addison, TX 75001



THE SPACE

Location	4266 Kellway Circle, Addison, TX, 75001
Square Feet	1710
Annual Rent PSF	\$17.00
Lease Type	+ Utilities

Notes 2 Offices, Reception area, 2 bathrooms, Warehouse

HIGHLIGHTS

- Front Park/Rear Load
- Quality Flex Project
- Located in Metropolitan Submarket
- Located near Midway Rd. and Keller Springs Rd. with easy access to Dallas North Tollway



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,538	161,640	366,559



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$83,504	\$103,293	\$121,941



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,231	80,009	159,937

PROPERTY FEATURES

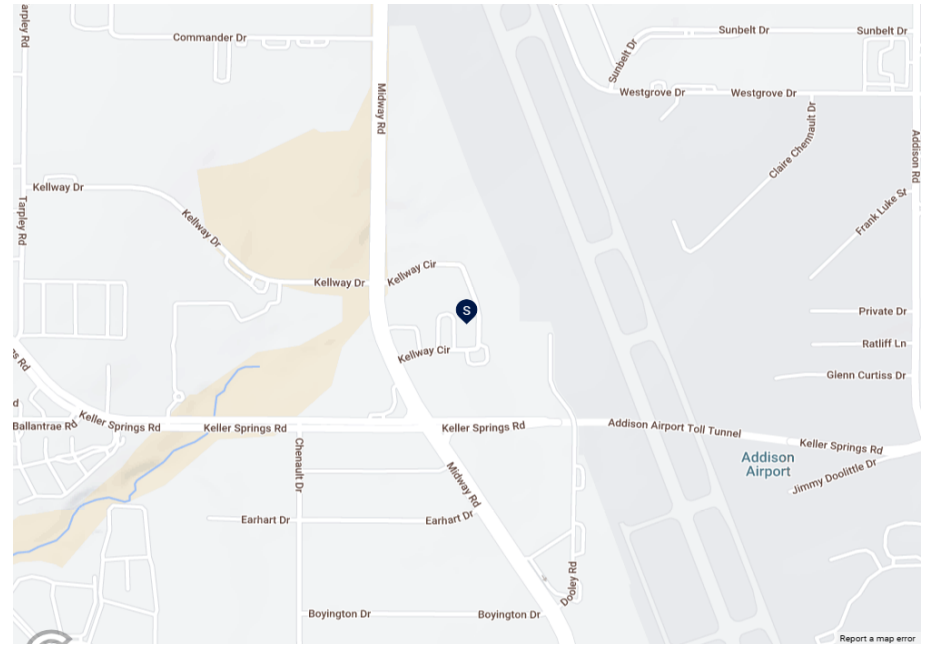
BUILDING SF	6,065
GLA (SF)	1,710
LAND ACRES	2.36
YEAR BUILT	1984
ZONING TYPE	Commercial
NUMBER OF STORIES	1
TENANCY	Sublease



PROPERTY HIGHLIGHTS

- 1,710 sf
- 2 offices (1-Window/1-Interior)
- Reception Area
- Men's & Women's bathrooms
- Warehouse

Locator Map



Regional Map

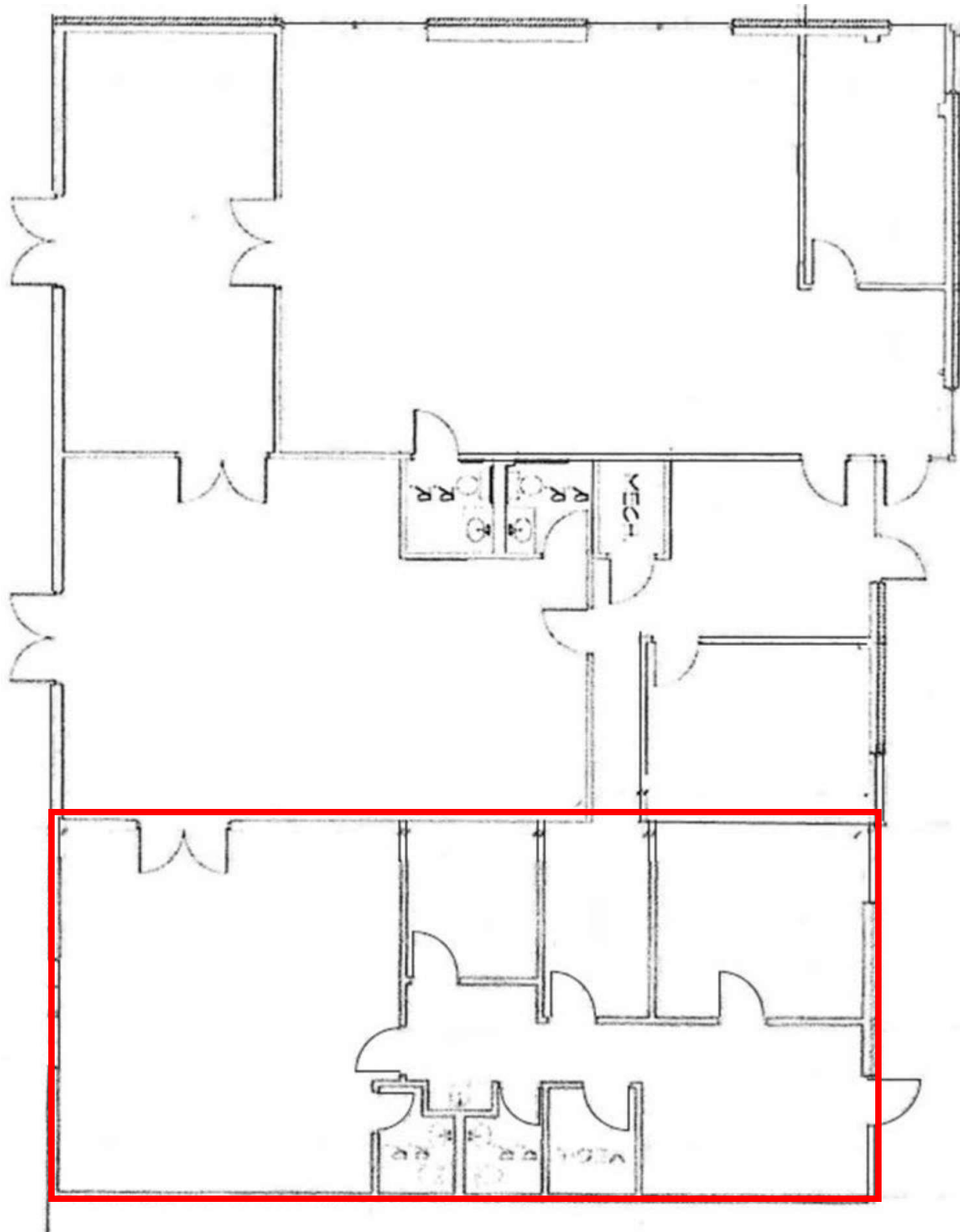




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Aerial Map | 4266 Kellway Circle - Sublease





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,084	135,248	323,801
2010 Population	9,900	143,781	333,846
2023 Population	11,538	161,640	366,559
2028 Population	11,378	163,496	371,769
2023 African American	2,526	33,096	49,121
2023 American Indian	108	1,356	3,327
2023 Asian	886	12,417	35,186
2023 Hispanic	3,320	48,176	112,334
2023 Other Race	1,457	20,477	46,490
2023 White	4,841	69,525	175,109
2023 Multiracial	1,717	24,662	57,093
2023-2028: Population: Growth Rate	-1.40 %	1.15 %	1.40 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	463	5,356	9,923
\$15,000-\$24,999	473	4,336	8,316
\$25,000-\$34,999	414	5,344	9,914
\$35,000-\$49,999	858	11,793	19,047
\$50,000-\$74,999	1,461	17,267	29,856
\$75,000-\$99,999	934	11,139	20,410
\$100,000-\$149,999	1,138	12,401	27,054
\$150,000-\$199,999	214	4,733	13,604
\$200,000 or greater	276	7,640	21,808
Median HH Income	\$62,911	\$67,091	\$77,778
Average HH Income	\$83,504	\$103,293	\$121,941

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,751	72,915	147,747
2010 Total Households	5,303	70,932	143,414
2023 Total Households	6,231	80,009	159,937
2028 Total Households	6,169	81,740	163,662
2023 Average Household Size	1.85	2.02	2.28
2000 Owner Occupied Housing	850	22,198	65,956
2000 Renter Occupied Housing	3,626	45,924	74,026
2023 Owner Occupied Housing	988	23,666	69,943
2023 Renter Occupied Housing	5,243	56,343	89,994
2023 Vacant Housing	477	6,435	11,658
2023 Total Housing	6,708	86,444	171,595
2028 Owner Occupied Housing	1,010	24,185	70,885
2028 Renter Occupied Housing	5,159	57,554	92,777
2028 Vacant Housing	583	6,975	12,901
2028 Total Housing	6,752	88,715	176,563
2023-2028: Households: Growth Rate	-1.00 %	2.15 %	2.30 %



Source: esri

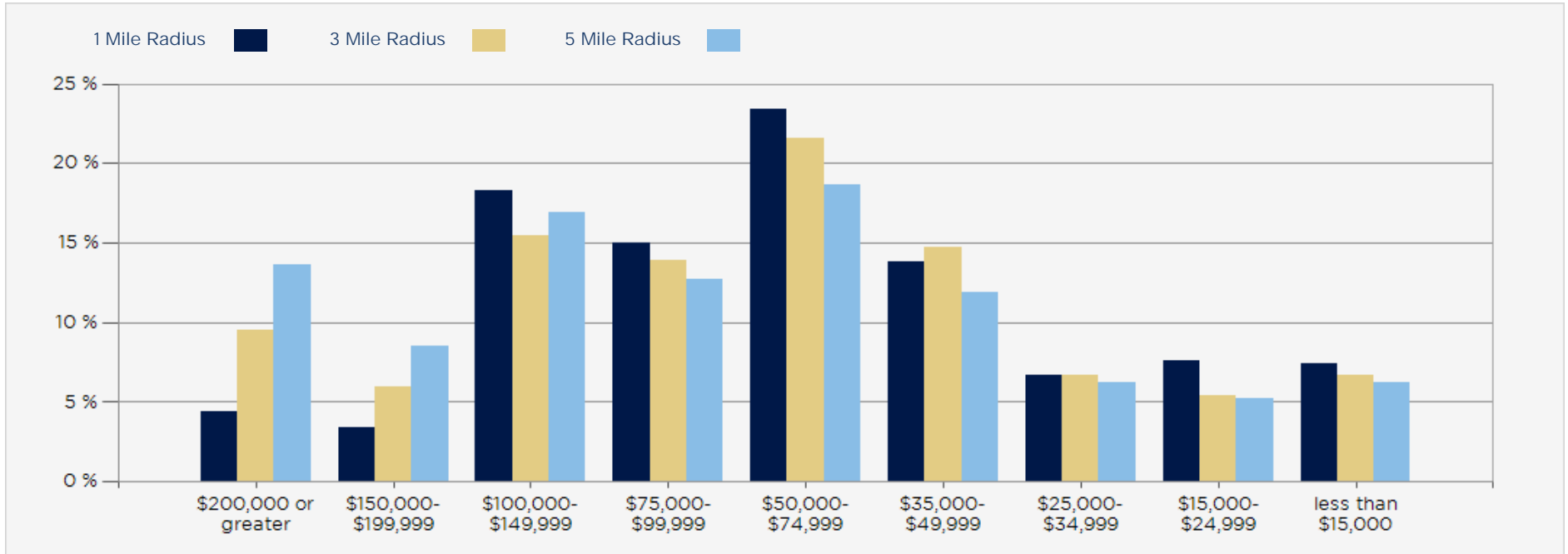
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,421	16,434	29,961
2023 Population Age 35-39	1,196	14,459	28,254
2023 Population Age 40-44	893	12,085	25,791
2023 Population Age 45-49	668	9,552	22,082
2023 Population Age 50-54	589	9,197	22,048
2023 Population Age 55-59	546	8,790	22,226
2023 Population Age 60-64	492	8,729	22,201
2023 Population Age 65-69	431	7,569	19,063
2023 Population Age 70-74	328	6,015	15,285
2023 Population Age 75-79	239	3,832	10,626
2023 Population Age 80-84	145	2,028	6,450
2023 Population Age 85+	99	1,447	5,905
2023 Population Age 18+	9,654	132,532	292,393
2023 Median Age	35	36	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,335	\$63,737	\$69,219
Average Household Income 25-34	\$82,983	\$85,945	\$95,524
Median Household Income 35-44	\$72,678	\$73,357	\$83,647
Average Household Income 35-44	\$94,180	\$108,542	\$126,573
Median Household Income 45-54	\$73,460	\$79,813	\$99,809
Average Household Income 45-54	\$96,662	\$123,811	\$149,862
Median Household Income 55-64	\$64,529	\$82,715	\$102,993
Average Household Income 55-64	\$90,361	\$133,990	\$157,828
Median Household Income 65-74	\$50,593	\$66,608	\$77,090
Average Household Income 65-74	\$70,417	\$110,162	\$122,966
Average Household Income 75+	\$60,730	\$82,273	\$93,106

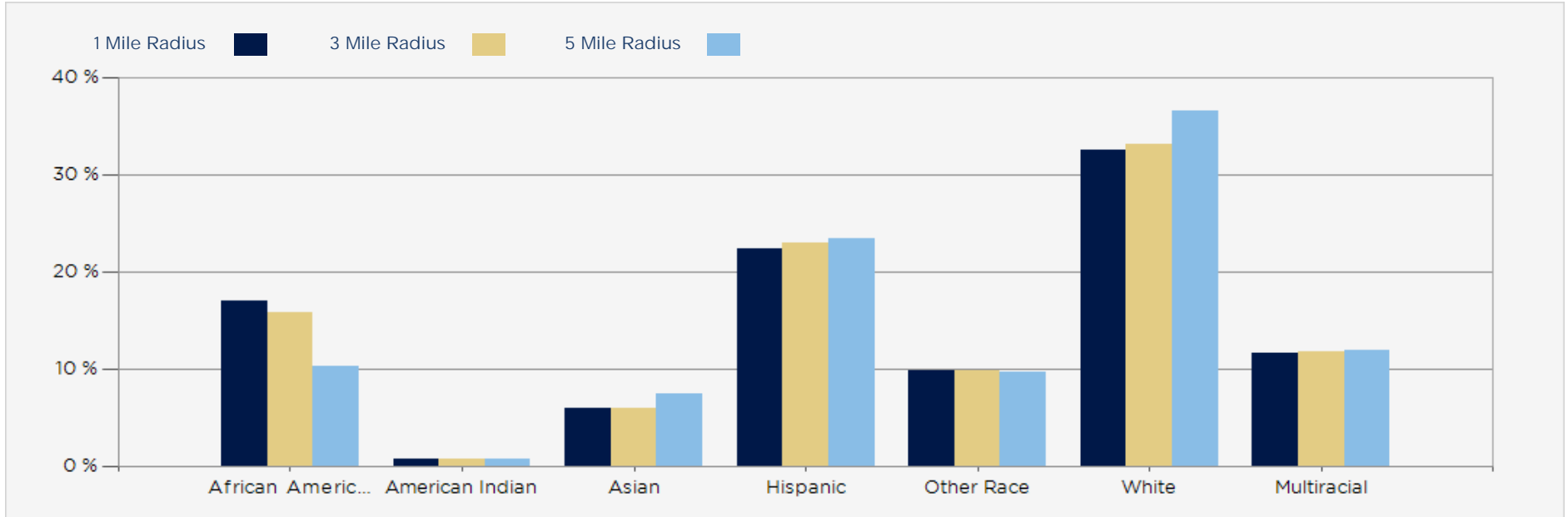
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,176	14,265	28,317
2028 Population Age 35-39	1,083	13,604	27,597
2028 Population Age 40-44	928	12,435	26,319
2028 Population Age 45-49	749	10,922	24,671
2028 Population Age 50-54	553	8,722	21,127
2028 Population Age 55-59	499	8,401	20,616
2028 Population Age 60-64	482	8,097	20,533
2028 Population Age 65-69	412	7,644	19,820
2028 Population Age 70-74	355	6,368	16,703
2028 Population Age 75-79	261	4,716	12,831
2028 Population Age 80-84	184	2,814	8,392
2028 Population Age 85+	126	1,869	7,132
2028 Population Age 18+	9,616	134,909	298,934
2028 Median Age	35	36	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,196	\$70,098	\$77,116
Average Household Income 25-34	\$93,507	\$96,201	\$107,911
Median Household Income 35-44	\$79,772	\$80,846	\$94,411
Average Household Income 35-44	\$104,381	\$120,806	\$141,068
Median Household Income 45-54	\$81,836	\$87,336	\$107,697
Average Household Income 45-54	\$108,775	\$135,677	\$163,646
Median Household Income 55-64	\$73,816	\$90,620	\$111,426
Average Household Income 55-64	\$102,937	\$145,966	\$171,486
Median Household Income 65-74	\$54,535	\$77,172	\$88,799
Average Household Income 65-74	\$80,088	\$126,701	\$140,681
Average Household Income 75+	\$69,478	\$96,122	\$108,540

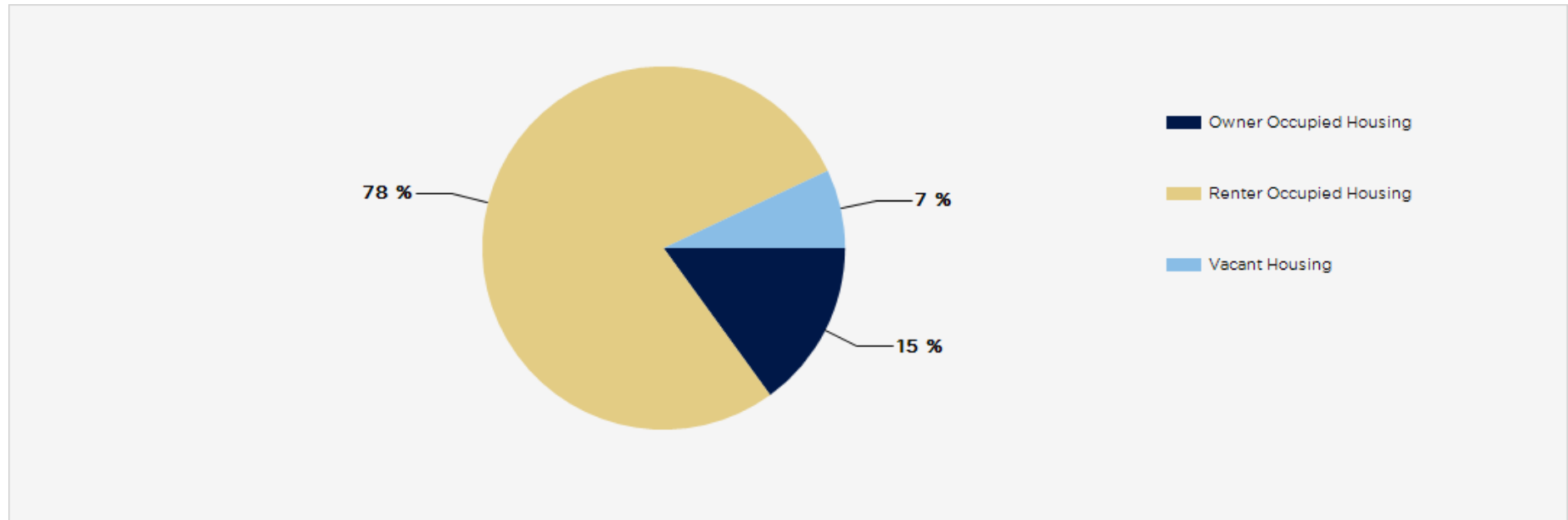
2023 Household Income



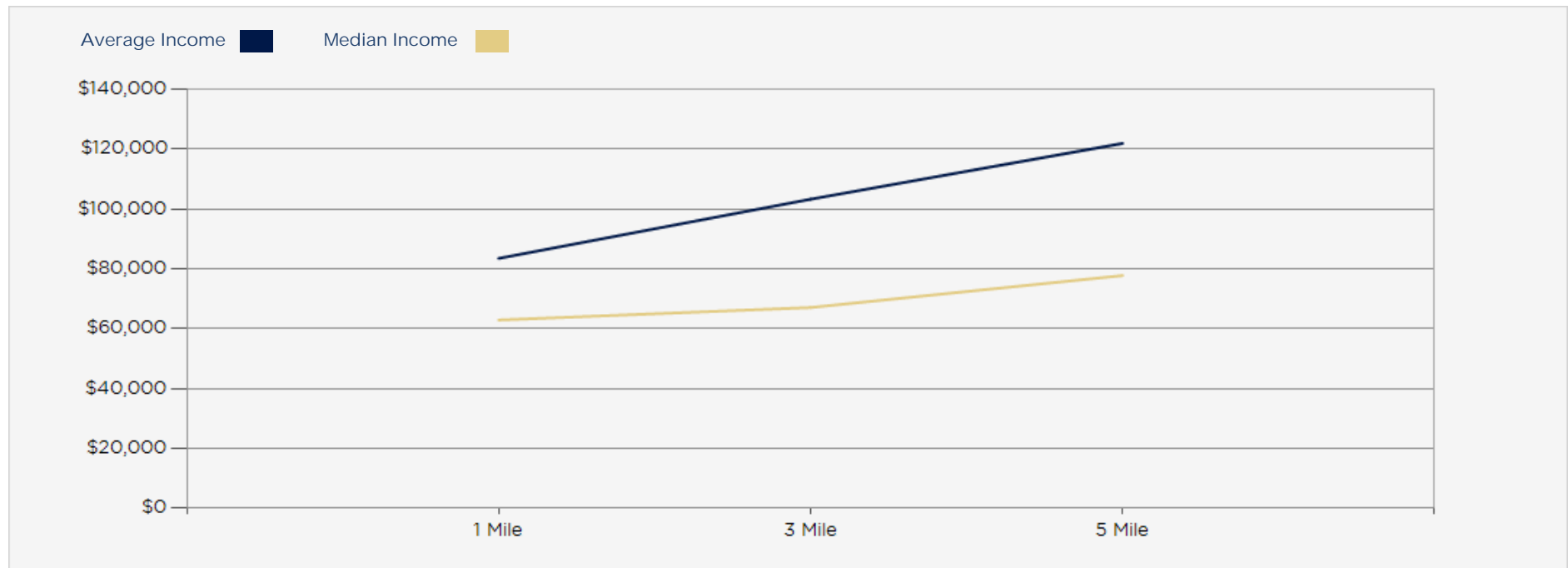
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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