



Subject Property
11,944-SF | 0.52-AC
Zoned PD 298 (Subarea 11)

OFFERING MEMORANDUM

2705 SWISS

2705-2717 Swiss Ave, & 510 Cantegral St
Dallas, TX 75204

Marcus & Millichap
THE SANTELLI GROUP



Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Joe Santelli, CCIM	664135	joe.santelli@marcusmillichap.com	972-755-5282
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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THE SANTELLI GROUP

2705 SWISS AVE

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VISIT OUR WEBSITE!



01



INVESTMENT OVERVIEW

Executive Summary
Investment Overview
Regional Map
Local Map
Major Attractions Map

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EXECUTIVE SUMMARY

2705 SWISS AVE



Listing Price
Request for Offer



Zoning
PD 298 (Subarea 11)



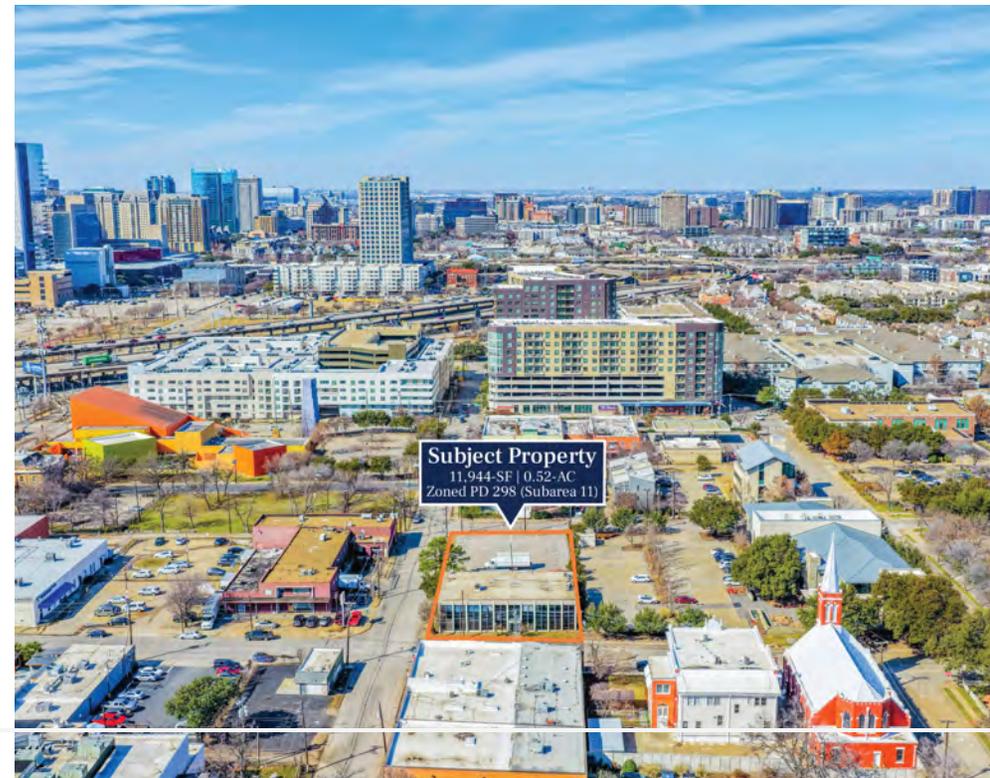
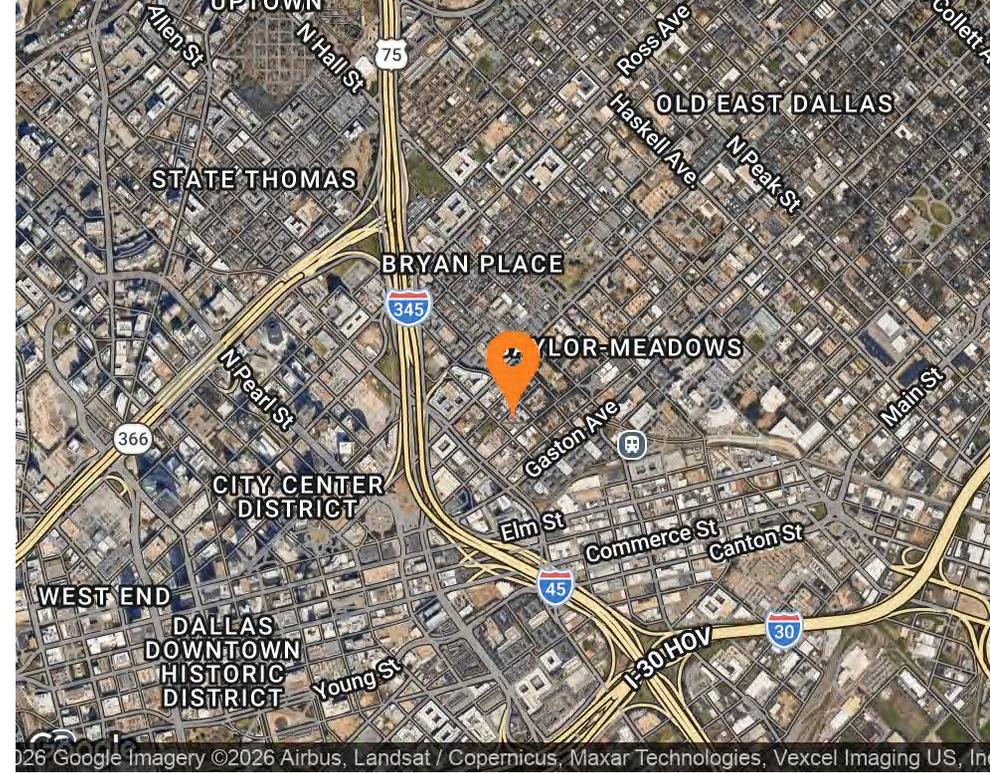
Building Size
11,944-SF

OFFERING DETAILS

Listing Price:	Request for Offers
Building Size:	11,944-SF
Total Lot Size:	0.52-AC
Total Number of Lots:	3
Year Built:	1966
Parking Spaces:	44 Surface Spaces
Zoning:	PD 298 (Subarea 11)
Max Build Height:	100 Ft
Max Lot Coverage Ratio:	70%
FAR:	2:5:1

Two building tenants & one parking lot tenant on MTM leases.

Contact brokers for details.



2705 SWISS

2705-2717 Swiss Ave, & 510 Cantegral St
Dallas, TX 75204

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the analysis for 2705 Swiss Avenue, a two-story 11,944-square-foot asset situated on 0.52 acres in Dallas, Texas. This prime redevelopment opportunity is located within the rapidly transitioning submarket of Old East Dallas. The property is positioned among strong demographics, with a total population exceeding 395,430 within a five-mile radius and an average household income of more than \$116,000 within one mile. Continued growth and rising rents across East Dallas further enhance the property's long-term value potential.

Dallas continues to gain national attention with the launch of the Texas Stock Exchange (TXSE), a transformative initiative backed by major Wall Street firms including BlackRock and Citadel Securities. The TXSE is expected to elevate Dallas's standing as a financial hub, attract institutional capital, and strengthen the city's appeal to corporate occupiers. As Fortune-ranked companies expand and relocate to the Metroplex, the influx of high-income residents is fueling demand for housing, retail, and lifestyle-driven commercial space. Positioned at the center of this economic momentum, 2705 Swiss offers a future-ready investment surrounded by the convergence of culture, commerce, and growth.

East Dallas is a vibrant and evolving submarket just northeast of downtown, celebrated for its leafy neighborhoods, historic charm, and dynamic blend of old and new. Anchored by enclaves such as Lakewood, Junius Heights, and Casa Linda, the area features early 20th-century architecture, independent boutiques, and beloved local eateries. With White Rock Lake as a recreational anchor, East Dallas attracts outdoor enthusiasts, families, and creatives. The district has become a magnet for thoughtful redevelopment, with modern townhomes and revitalized commercial corridors emerging alongside long-standing institutions. From farmers markets to community art walks, East Dallas offers a laid-back yet engaged energy that reflects its deep-rooted identity and growing appeal. As demand for walkable, character-rich neighborhoods continues to rise, East Dallas stands out as one of the city's most livable and culturally resonant destinations.

INVESTMENT HIGHLIGHTS

Prime East Dallas Redevelopment Opportunity

Two-Story Asset | 11,944-SF Building | Situated on 0.52-AC

Zoned PD 298 (Subarea 11) | 44 On-Site Parking Spaces

Allows for a Multitude of Commercial Uses Including Office, Retail, Hospitality, Multifamily, & More.

Average HH Income Exceeds \$116,000 Within One-Mile Radius

Two Building Tenants & One Parking Lot Tenant on MTM Leases

Comerica

Santander

SHERATON
EST. 1957

POTA
PLAZA OF THE AMERICAS

Trammell
Crow
Center

Residence
INN
BY MARRIOTT

23 UNIVISION
DALLAS - FORT WORTH

ATELIER

INTERSTATE
75

THE
GALBRAITH

THE
S
Saaya
LIVE & DINE

OAK & ELLUM
DEEP ELLUM - DALLAS

LCC
LATINO CULTURAL CENTER

Subject Property
11,944-SF | 0.52-AC
Zoned PD 298 (Subarea 11)



THE GABRIELLA

COON
AT ROS

CITYPLACE

HALL STREET

THE OLIVER

MACALLAN

THE ACADEMIC
APARTMENTS

MARQUIS
AT TEXAS STREET

Subject Property
11,944-SF | 0.52-AC
Zoned PD 298 (Subarea 11)

2700
SWISS



Comerica

Santander
TOWER

SHERATON
EST. 1927

Residence INN
BY HARRISON

THE EPIC II
DALLAS
DLR GROUP

THE EPIC
DALLAS
RS&H
TREE AND LEAF
PARTNERS
KOMODO
DALLAS
THE BISCUIT BAR

INTERSTATE
75

Sanya

DART

Cash Cow
DALLAS

VICE PARK

Green Light
BODY

Subject Property
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THE HAMILTON
AT THE EPIC

THE EPIC
DALLAS
TREE AND LEAF
PARTNERS
KOMODO
DALLAS
THE
BISCUIT BAR

THE EPIC II
DALLAS
DLRGROUP

KIMPTON
THE PITTMAN

MARQUIS
ON GASTON

INTERSTATE
75

Cash
Cow
DALLAS

DART

THE CLUB
DALLAS

Green Light
DALLAS

Subject Property
11,944-SF | 0.52-AC
Zoned PD 298 (Subarea 11)

CURIO
COLLECTION
by Hilton

HOTEL
CRESCENT COURT

AT&T PERFORMING
ARTS CENTER

ONE
ARTS

ARTS
APARTMENTS

75

THE GABRIELLA

MARQUIS
AT TEXAS STREET

OAK & ELLUM
DEEP ELLUM - DALLAS

Tom Thumb

CC
LATINO CULTURAL CENTER

Subject Property
11,944-SF | 0.52-AC
Zoned PD 298 (Subarea 11)



AMBROSI
MODERN URBAN LIVING

INDIE
DEEP SLOAN

2500
TAYLOR

THE STACK

ADAM
HATS
LOFTS

75

MARQUIS
ON GASTON

KIMPTON
THE PITTMAN

Subject Property
11,944-SF | 0.52-AC
Zoned PD 298 (Subarea 11)

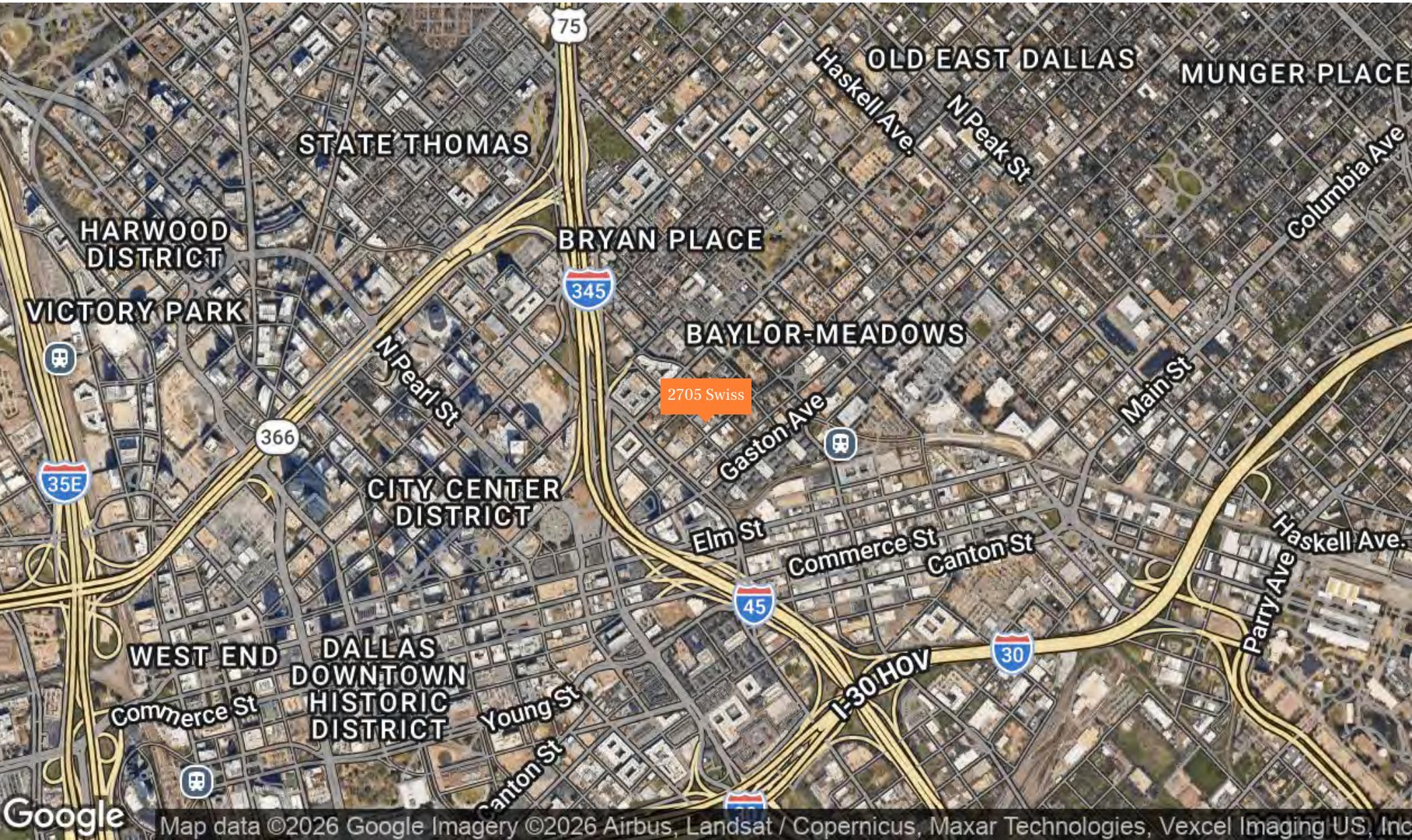






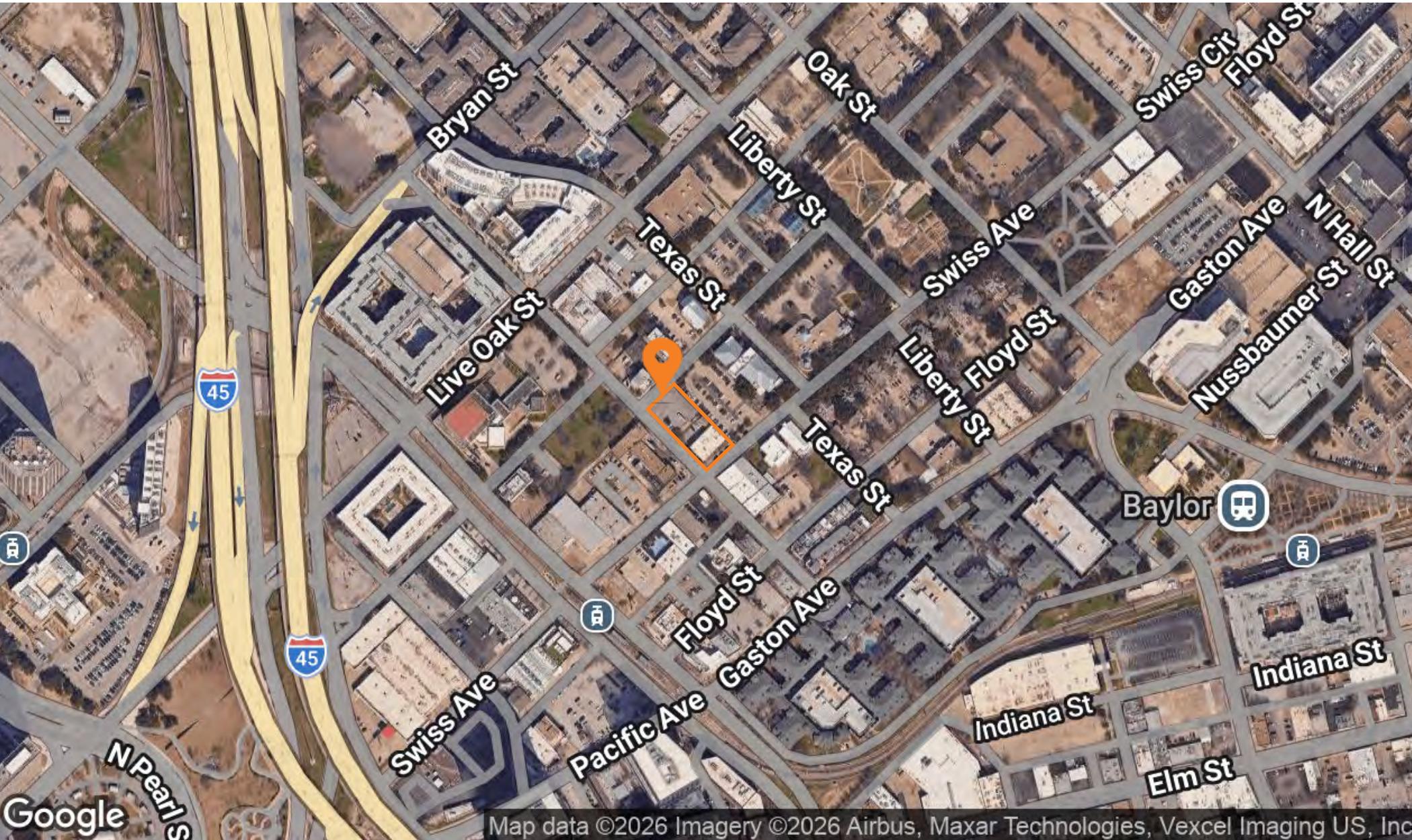
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REGIONAL MAP



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LOCAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc

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MAJOR ATTRACTIONS MAP



SECTION 2

02

MARKET OVERVIEW

Submarket Overview
Market Overview
Demographics

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SUBMARKET OVERVIEW

OLD EAST DALLAS - DALLAS, TX

Old East Dallas is an area defined by a lot of history, charm, and living to the beat of its own rhythm. In addition to Old East Dallas' gracefully aging historic homes, the area is also seeing major growth and redevelopment. New apartment and townhome projects spring up seemingly every week, mostly targeting young professionals.

Old East Dallas also sits in a phenomenal location. It is bounded on the west by Downtown Dallas and the Arts District; on the north by Uptown, West Village, and Highland Park; on the east by Knox-Henderson, Lower Greenville, and Lakewood, and on the south by Deep Ellum and the Santa Fe Trail. While the area already features excellent restaurants, bars, and shops, the area's growth and change provides developers an opportunity to take advantage of a continuously increasing retail demand.

SUBMARKET HIGHLIGHTS



POPULATION GROWTH

Old East Dallas is undergoing rapid growth and change. The many new apartment and townhome developments are sweeping in young professionals who are drawn to the location and lower cost of living than nearby areas like Uptown.



HISTORY AND CULTURE

Old East Dallas is known for its historic districts, such as Swiss Ave. Old East Dallas was its own city until it was annexed into Dallas in 1890, but it still maintains its individual charm.



PRIME LOCATION

Old East Dallas sits in the middle of several popular Dallas neighborhoods, and provides an easy commute to and between them. Ross Avenue is also one of the major arteries into and out of downtown Dallas, one of the reasons for its redevelopment and expansion of retail and multifamily uses.



Sources: <https://sayyestodallas.com>; <https://dmagazine.com/neighborhood-guides>

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MARKET OVERVIEW

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.



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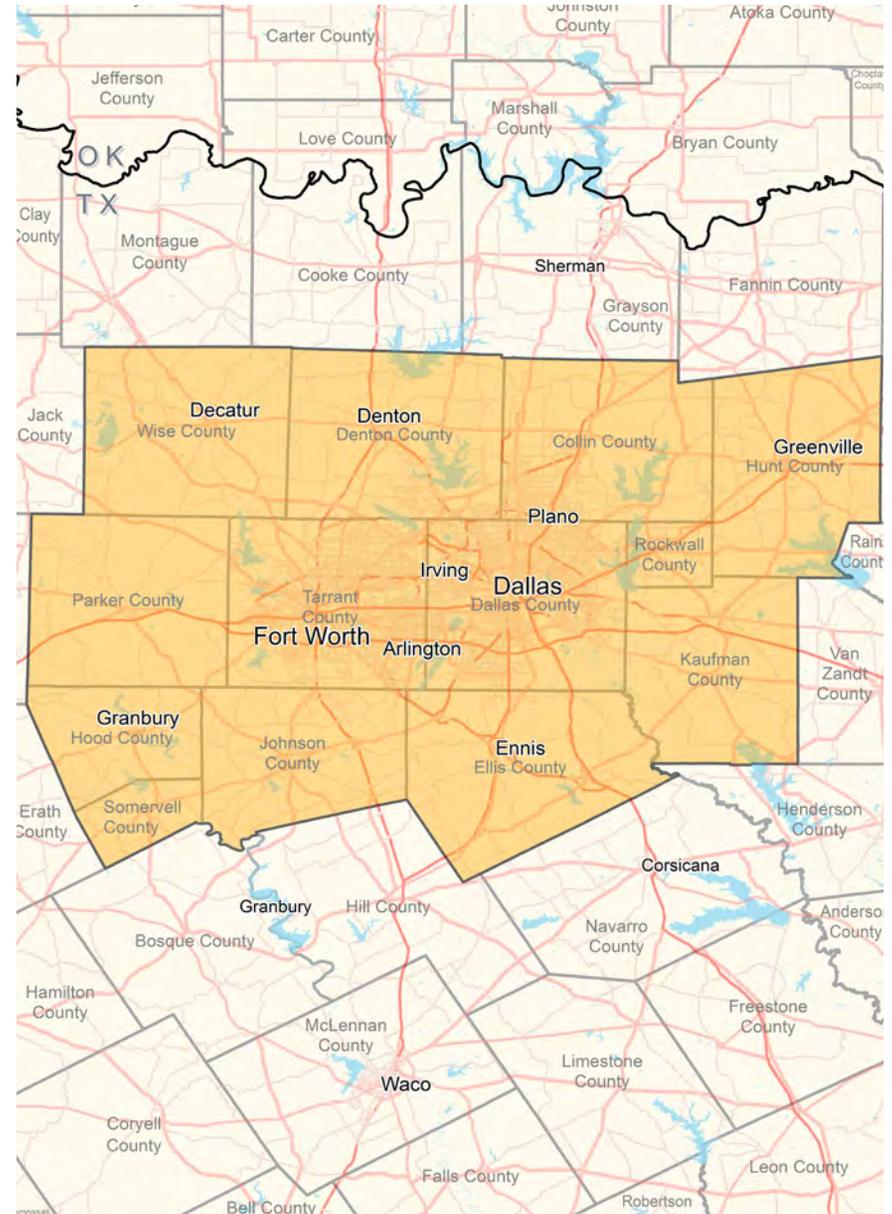
MARKET OVERVIEW

TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635, and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF, and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MILES OF A LIGHT RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES



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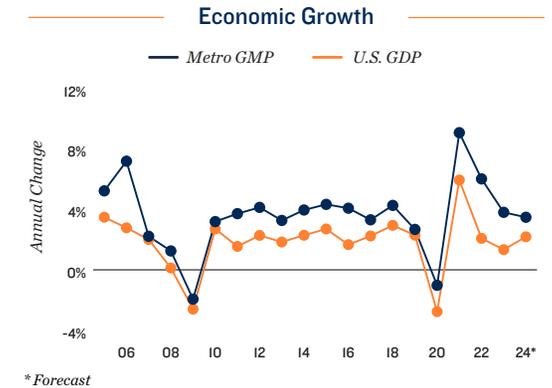
MARKET OVERVIEW

ECONOMY

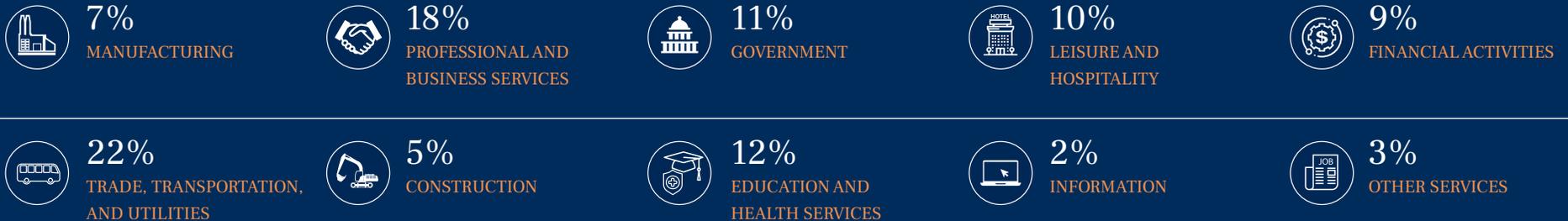
- The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services



SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

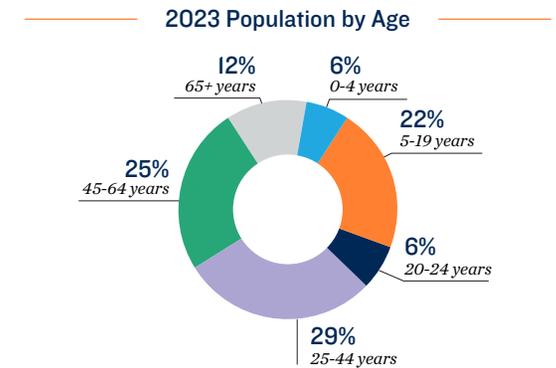
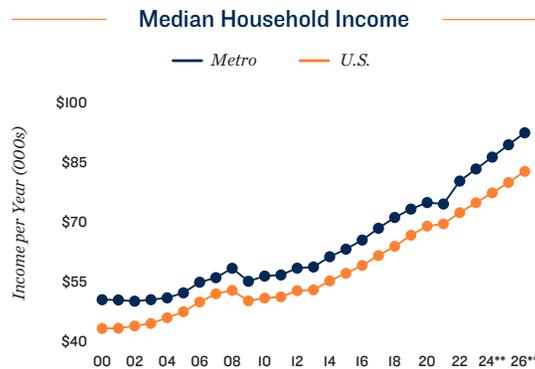
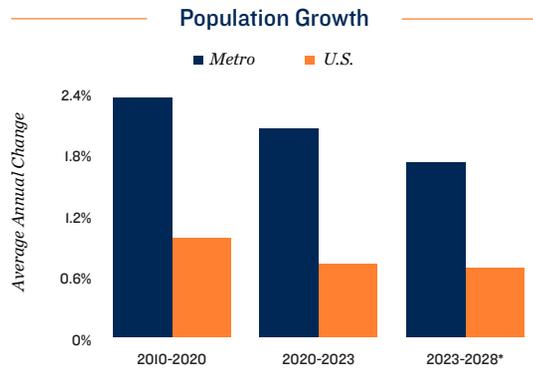
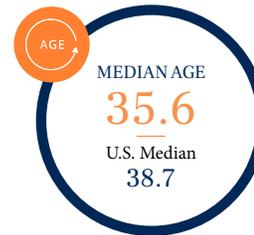
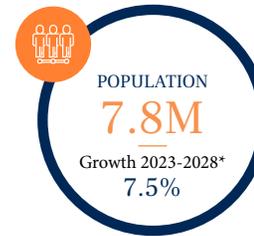
2705 SWISS

MARKET OVERVIEW

DEMOGRAPHICS

- Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases, and north-to-south migration.
- The Metroplex is projected to add 225,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.

QUICK FACTS



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

2705 SWISS

MARKET OVERVIEW

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey, and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center, and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$379,800

MEDIAN HOME PRICE



150+

VARIOUS MUSEUMS
AND ART GALLERIES



150+

PUBLIC AND PRIVATE
GOLF COURSES

SPORTS

Baseball	MLB	TEXAS RANGERS
Football	NFL	DALLAS COWBOYS
Basketball	NBA	DALLAS MAVERICKS
Ice Hockey	NHL	DALLAS STARS
Soccer	MLS	FC DALLAS
Basketball	WNBA	DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

2705 SWISS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	33,311	193,358	393,832
2025 Estimate			
Total Population	30,904	186,501	382,511
2020 Census			
Total Population	26,272	173,331	365,641
2010 Census			
Total Population	17,589	146,921	324,322
Daytime Population			
2025 Estimate	185,932	486,765	733,002
HOUSEHOLDS			
2030 Projection			
Total Households	21,419	109,288	191,971
2025 Estimate			
Total Households	19,731	103,849	184,142
Average (Mean) Household Size	1.6	1.8	2.2
2010 Census			
Total Households	16,513	93,486	169,225
2010 Census			
Total Households	10,329	67,592	134,056
Occupied Units			
2030 Projection	25,026	124,391	214,384
2025 Estimate	23,010	118,051	205,399
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	25.6%	26.7%	27.1%
\$100,000-\$149,999	20.3%	17.9%	16.2%
\$75,000-\$99,999	16.1%	13.9%	12.5%
\$50,000-\$74,999	14.7%	15.8%	15.5%
\$35,000-\$49,999	5.8%	7.5%	8.5%
Under \$35,000	17.5%	18.2%	20.2%
Average Household Income	\$118,533	\$116,052	\$120,806
Median Household Income	\$93,278	\$92,301	\$99,131
Per Capita Income	\$75,990	\$68,123	\$59,451

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$70,776	\$69,219	\$67,502
Consumer Expenditure Top 10 Categories			
Housing	\$24,774	\$24,254	\$23,623
Transportation	\$14,590	\$14,155	\$13,633
Food	\$10,111	\$9,864	\$9,632
Personal Insurance and Pensions	\$9,983	\$9,584	\$9,152
Entertainment	\$4,249	\$4,163	\$4,150
Apparel	\$2,013	\$1,959	\$1,924
Cash Contributions	\$1,381	\$1,539	\$1,680
Education	\$1,035	\$1,019	\$1,014
Personal Care Products and Services	\$877	\$889	\$896
Alcoholic Beverages	\$479	\$474	\$465
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	30,904	186,501	382,511
Under 20	9.1%	14.0%	20.0%
20 to 34 Years	49.3%	40.3%	32.8%
35 to 39 Years	9.7%	9.1%	8.2%
40 to 49 Years	11.6%	12.0%	12.2%
50 to 64 Years	13.9%	15.4%	16.1%
Age 65+	6.5%	9.2%	10.8%
Median Age	32.0	34.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	25,035	144,182	274,295
Elementary (0-8)	1.9%	5.4%	7.5%
Some High School (9-11)	2.9%	5.5%	6.5%
High School Graduate (12)	9.0%	12.5%	14.7%
Some College (13-15)	15.2%	14.0%	13.5%
Associate Degree Only	5.6%	5.2%	4.7%
Bachelor's Degree Only	40.6%	34.4%	31.0%
Graduate Degree	24.8%	23.0%	22.1%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 382,511. The population has changed by 17.94 percent since 2010. It is estimated that the population in your area will be 393,832 five years from now, which represents a change of 3.0 percent from the current year. The current population is 51.4 percent male and 48.6 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,871 people per square mile.



HOUSEHOLDS

There are currently 184,142 households in your selected geography. The number of households has changed by 37.36 percent since 2010. It is estimated that the number of households in your area will be 191,971 five years from now, which represents a change of 4.3 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2025, the median household income for your selected geography is \$99,131, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 131.14 percent since 2010. It is estimated that the median household income in your area will be \$112,616 five years from now, which represents a change of 13.6 percent from the current year.

The current year per capita income in your area is \$59,451, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$120,806, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 236,426 people in your selected area were employed. The 2010 Census revealed that 63.1 percent of employees are in white-collar occupations in this geography, and 19.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$493,494 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 54,956.00 owner-occupied housing units and 79,097.00 renter-occupied housing units in your area.



EDUCATION

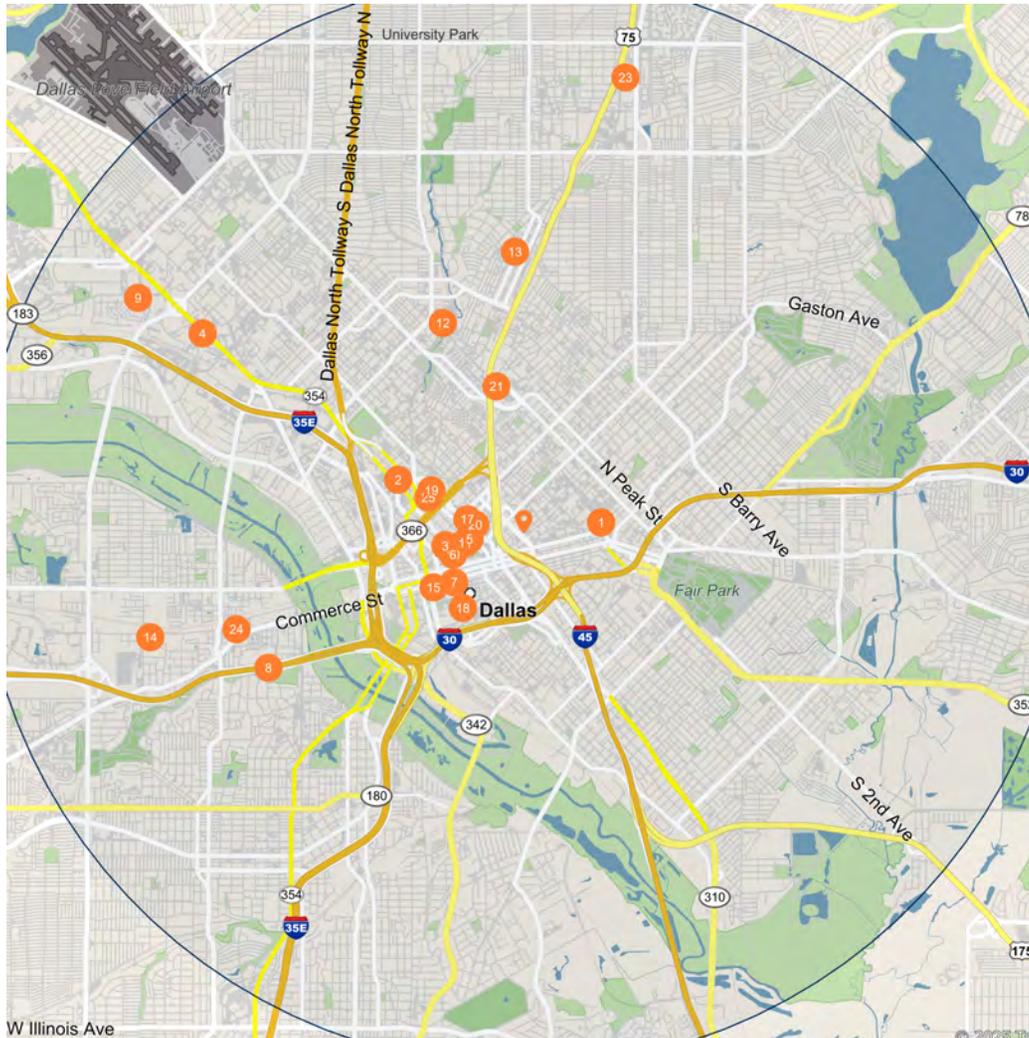
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 50.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 4.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.4 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



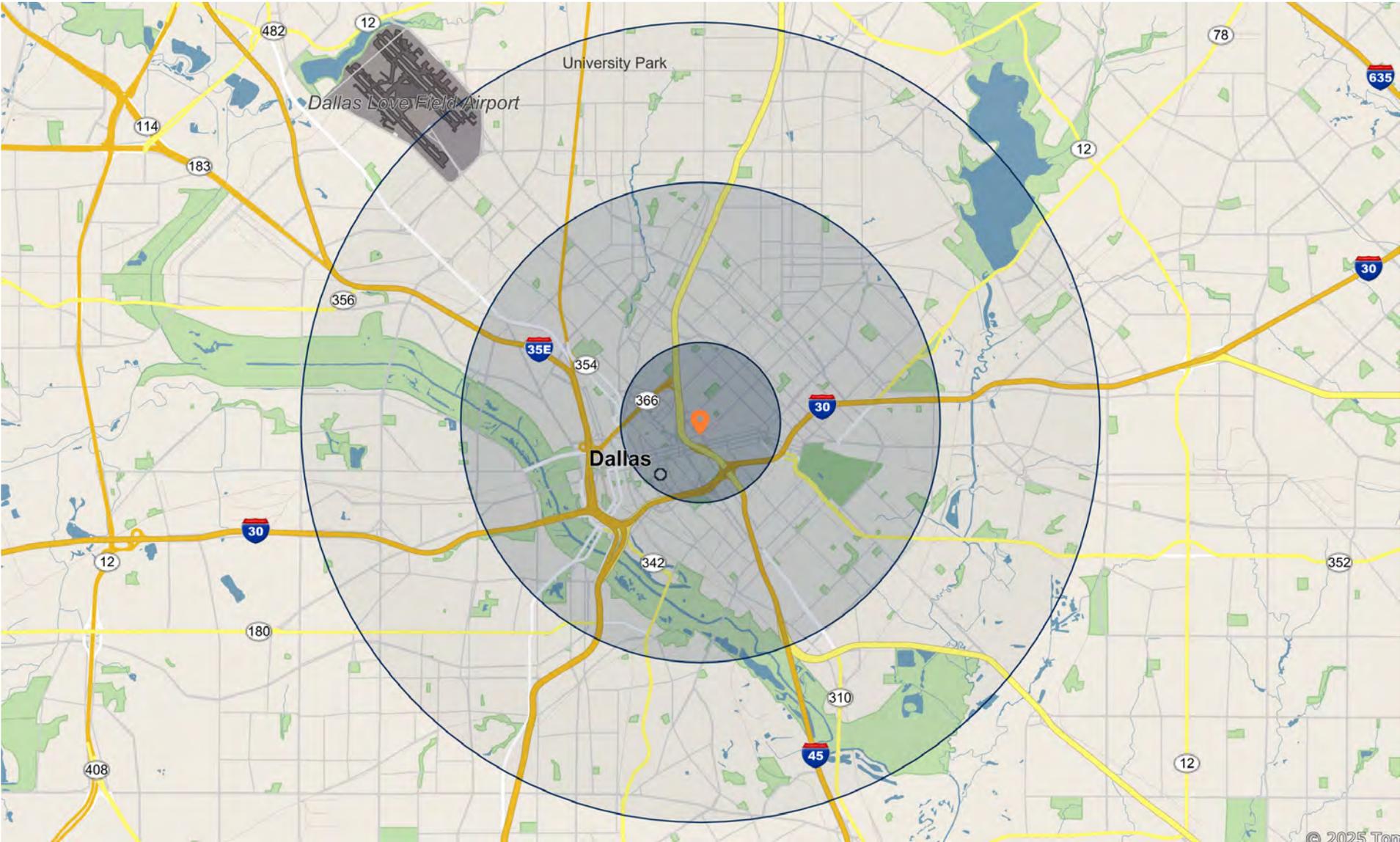
Major Employers

Employees

1	Baylor Scott & White Holdings-	49,000
2	Eyecare Svcs Prtnrs Hldngs LL-	10,469
3	Frank Recruitment Group Inc-	5,001
4	University of Texas Sthwstern M-Graduate Schl Bmdical Sciences	4,800
5	Baylor University Medical Ctr-	4,425
6	Txu Energy Industries Company-Txu	3,723
7	AT&T Inc-AT&T	3,512
8	Driveline Retail Mdsg Inc-	3,438
9	LCI Holdco LLC-	3,273
10	Luminant Holding Company LLC-Energy Fture Cmpttve Holdings	3,014
11	CPM-US LLC-C P M	3,000
12	Dart Container Michigan LLC-	2,716
13	Carlson Restaurants Inc-	2,598
14	Mezban Foods Inc-	2,497
15	Internal Revenue Service-North Texas Dst Off Dllas Dst O	2,460
16	Wachovia Oprtional Svcs LLC NC-	2,061
17	Hicks Holdings LLC-	2,033
18	City of Dallas-Dallas City Hall	2,000
19	Kainos Capital LP-Kainos TX Capital	2,000
20	Higher Ed Holdings LLC-	2,000
21	Mayfield Dairy Farms LLC-	1,946
22	Hawkwood Energy East Texas LLC-	1,909
23	Schumacher Group of La Inc-Embcc/Med Trust	1,870
24	Teckes LLC-	1,853
25	Eide Bailly LLP-	1,818

2705 SWISS

DEMOGRAPHICS





Subject Property

11,944-SF | 0.52-AC
Zoned PD 298 (Subarea 11)

OFFERING MEMORANDUM

2705 SWISS

2705-2717 Swiss Ave, & 510 Cantegral St
Dallas, TX 75204

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