

# LEASE OPPORTUNITY

**PRIME SNIDER PLAZA RESTAURANT/RETAIL SITE  
6718-6722 SNIDER PLAZA  
UNIVERSITY PARK, TEXAS 75205**



**EXCLUSIVELY OFFERED BY:**

**NATIONAL REALTY PARTNERS  
6621 SNIDER PLAZA, SUITE 200, DALLAS, TX 75205**

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## NATIONAL REALTY PARTNERS

*REAL ESTATE ACQUISITION, DISPOSITION, VALUATION AND CONSULTATION*

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Phone: 214-692-6920 x1

### GENERAL

**Subject:** Snider Plaza Retail / Restaurant Space  
6718-6722 Snider Plaza  
University Park, Texas 75205

The subject is a single-story, restaurant/retail space encompassing approximately 3,355 SF. The current occupants will be vacating in early-2026.

6718 Snider Plaza is approximately 1,911 SF  
6722 Snider Plaza is approximately 1,444 SF  
Total = 3,355 SF

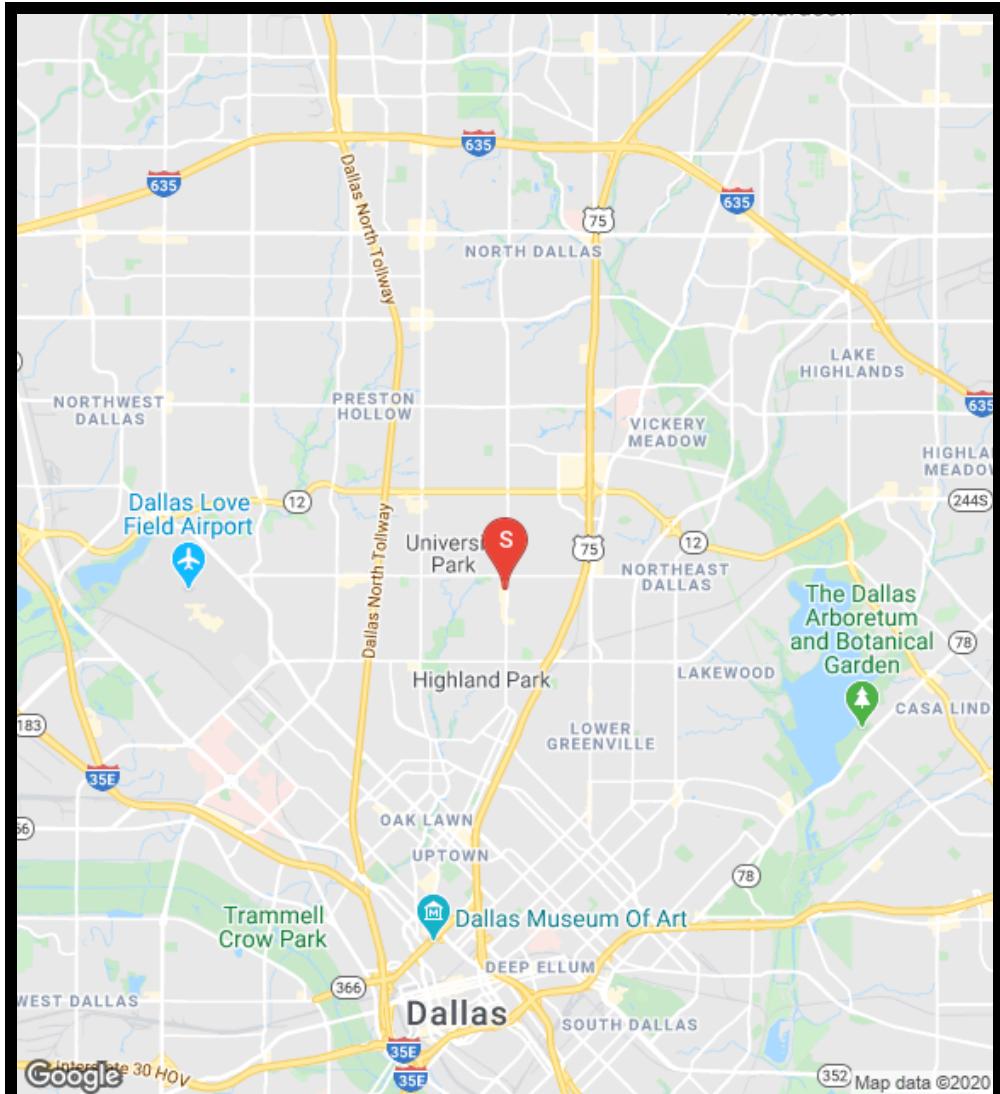
**Legal Description:** A portion of Lots 6 and 7, Block B, Campus Heights No.1 Addition, City of University Park, Dallas County, Texas

**Parcel ID Numbers:** 60023500020060000, Dallas County

**Zoning:** PD-1-R, Planned Development 1 - Retail

# Market Area Analysis

The subject is located in the city of University Park, within Dallas County, Texas. The neighboring communities of University Park and Highland Park, known as the Park Cities, are wealthy enclaves completely surrounded by the city of Dallas.



Primary Market Map

## **General Description:**

University Park is surrounded on three sides by the city of Dallas, and on the south by Highland Park. The community is located approximately 5 miles north of the Dallas CBD and was incorporated in 1924. According to the City's website, the community has a total area of 3.8 square miles. The most recent census population estimate for University Park was 25,278 and has remained relatively stable since being essentially built-out by the end of the 1940s. The median household income in 2023 was \$250,001.

## **Access and Major Roadways:**

The subject neighborhood is situated north of the Dallas CBD in north-central Dallas County. Accessibility is considered good, as the defined area is located between the Dallas North Tollway on the west, and North Central Expressway (US-75) on the east. Both of these multi-lane freeways extend north from the Dallas CBD to the northern Dallas County and Collin County suburbs. Additionally, Loop 12 (Northwest Highway) is the inner loop system around Dallas, and forms the northern boundary of the locale. The community is further served by a network of neighborhood roadways including Mockingbird Lane, Lovers Lane, Hillcrest Avenue, and Preston Road. These traffic arteries provide good access to the surrounding neighborhoods of Dallas.

## **Land Use Patterns:**

The subject locale is a densely-developed, mature, urban neighborhood, primarily comprised of residential uses. Retail, service and office development are the predominant commercial improvement types within the neighborhood, and are situated along the primary roadways. Numerous office projects are situated along US-75. Retail and service-related establishments are located along the west side of Hillcrest Avenue between Mockingbird Lane and Lovers Lane. Included in this commercial district is Snider Plaza, a popular dining and shopping district at the southwest quadrant of Hillcrest Avenue and Lovers Lane. Snider Plaza is comprised of approximately 110 boutique retailers, restaurants, personal service establishments, and has been an integral part of the local community since its development in 1927. Improvements in the area are generally similar in age since the outgrowth from central Dallas in this locale principally occurred from the 1930s to the 1940s.

Of note in the discussion of Snider Plaza is a recent redevelopment of the former structures at 6600-6606 Snider Plaza - a block of stores on the south end of the plaza. A new 2-story building was completed in early-2024 to accommodate retail, restaurant, and office space. The demolished structures were built in 1941 and 1947, and were all single-story in height.

Additionally, the city council awarded a nearly \$6.1 million contract for utility work in and around Snider Plaza in March 2021. Construction began in May 2021, with workers replacing water and wastewater lines in the alleys to the east and west of Snider Plaza and installing new alley pavement between Westminster Avenue to the north and Daniel Avenue to the south. The utility construction work is part of the city's more extensive Snider Plaza plan, including new paving, landscaping, and additional beautification work. The work along Snider Plaza has nearly been completed. The southern end of the plaza was re-opened in October 2024 with new parking, streetlights, sidewalks and landscaping.

The communities of University Park and Highland Park are comprised almost entirely of upper-middle to upper-income residents, with single-family homes generally priced between \$900,000 and \$8,000,000+. Residential developments in the neighborhood consist of both single-family and multi-family structures. Single-family homes include older, wood and brick structures developed in the 1930's and 1940's, although many lots have been redeveloped with new homes in the past two decades. No vacant land is available for development in the locale, and competition for sites to redevelop is high. Older homes typically sell at lot value, Multi-family complexes range in size from 6 to 50 units with the majority being under 25 units.

The primary land use in the immediate area of the subject property is Southern Methodist University. This private, co-educational campus had a Fall 2024 enrollment of 12,116 students, including 7,285 undergraduates and 4,831 postgraduates. The campus is situated in the southeastern portion of the neighborhood, and is located across Hillcrest Avenue from Snider Plaza. SMU is the home of the George W. Bush Presidential Library, which accommodates a high number of tourists each year. Current tuition is \$61,880 per year with total costs approaching \$90,000 including fees and on-campus housing.

### ***Public Services:***

The neighborhood lies within both the Dallas and the Highland Park Independent School Districts with adequate bus service provided to area students. Higher education is provided by numerous state and private universities located throughout North Texas. Public utilities (sewer, water, electricity, natural gas and telephone) are available to the neighborhood.

Fire and police protection are adequate to meet the needs of the neighborhood's residents. Adequate medical services are provided in the community.

### ***Demographic Summary***

Population characteristics and income levels were obtained from CoStar for 1, 3, and 5-mile radii at the subject's location. According to CoStar, the 3-mile radius surrounding the subject had a 2024 estimated population of 187,107 and an anticipated increase to 187,701 in 2029, representing a 1.00% increase. Median household income in the 1-mile radius was estimated at \$212,418 for 2024. The median home value in the locale is \$1,107,326 compared to the median home value for the U.S. of \$347,716, according to Zillow.

A summary of the information is presented in the following tables.

| Housing           |             |           |           |
|-------------------|-------------|-----------|-----------|
|                   | 1 mile      | 3 mile    | 5 mile    |
| Median Home Value | \$1,107,326 | \$737,821 | \$597,526 |
| Median Year Built | 1987        | 1984      | 1987      |

| Population                  | 1 mile | 3 mile  | 5 mile  |
|-----------------------------|--------|---------|---------|
| 2020 Population             | 20,231 | 179,766 | 409,690 |
| 2024 Population             | 19,657 | 187,107 | 432,446 |
| 2029 Population Projection  | 19,460 | 187,701 | 434,942 |
| Annual Growth 2020-2024     | -0.7%  | 1.0%    | 1.4%    |
| Annual Growth 2024-2029     | -0.2%  | 0.1%    | 0.1%    |
| Median Age                  | 28.4   | 35.6    | 35.5    |
| Bachelor's Degree or Higher | 82%    | 63%     | 57%     |
| U.S. Armed Forces           | 2      | 86      | 155     |

| Income                  | 1 mile    | 3 mile    | 5 mile    |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income    | \$205,135 | \$128,244 | \$117,574 |
| Median Household Income | \$212,418 | \$85,904  | \$77,975  |
| < \$25,000              | 527       | 13,508    | 33,046    |
| \$25,000 - 50,000       | 336       | 13,896    | 33,661    |
| \$50,000 - 75,000       | 347       | 14,429    | 36,022    |
| \$75,000 - 100,000      | 316       | 8,046     | 20,942    |
| \$100,000 - 125,000     | 309       | 7,283     | 17,283    |
| \$125,000 - 150,000     | 227       | 5,631     | 13,573    |
| \$150,000 - 200,000     | 484       | 6,745     | 16,114    |
| \$200,000+              | 2,907     | 21,147    | 39,801    |

## ***Market Area Conclusion***

The subject neighborhood is a predominantly residential area of University Park, with commercial development interspersed along the primary roadways. The community is approximately 5 miles north of the Dallas CBD, and is surrounded by high-income neighborhoods. The area is densely developed with no vacant sites remaining. The neighborhood is well located and is within commuting distance of Dallas and surrounding communities. The accessibility of the locale is enhanced by its proximity to North Central Expressway (US-75) and the Dallas North Tollway.

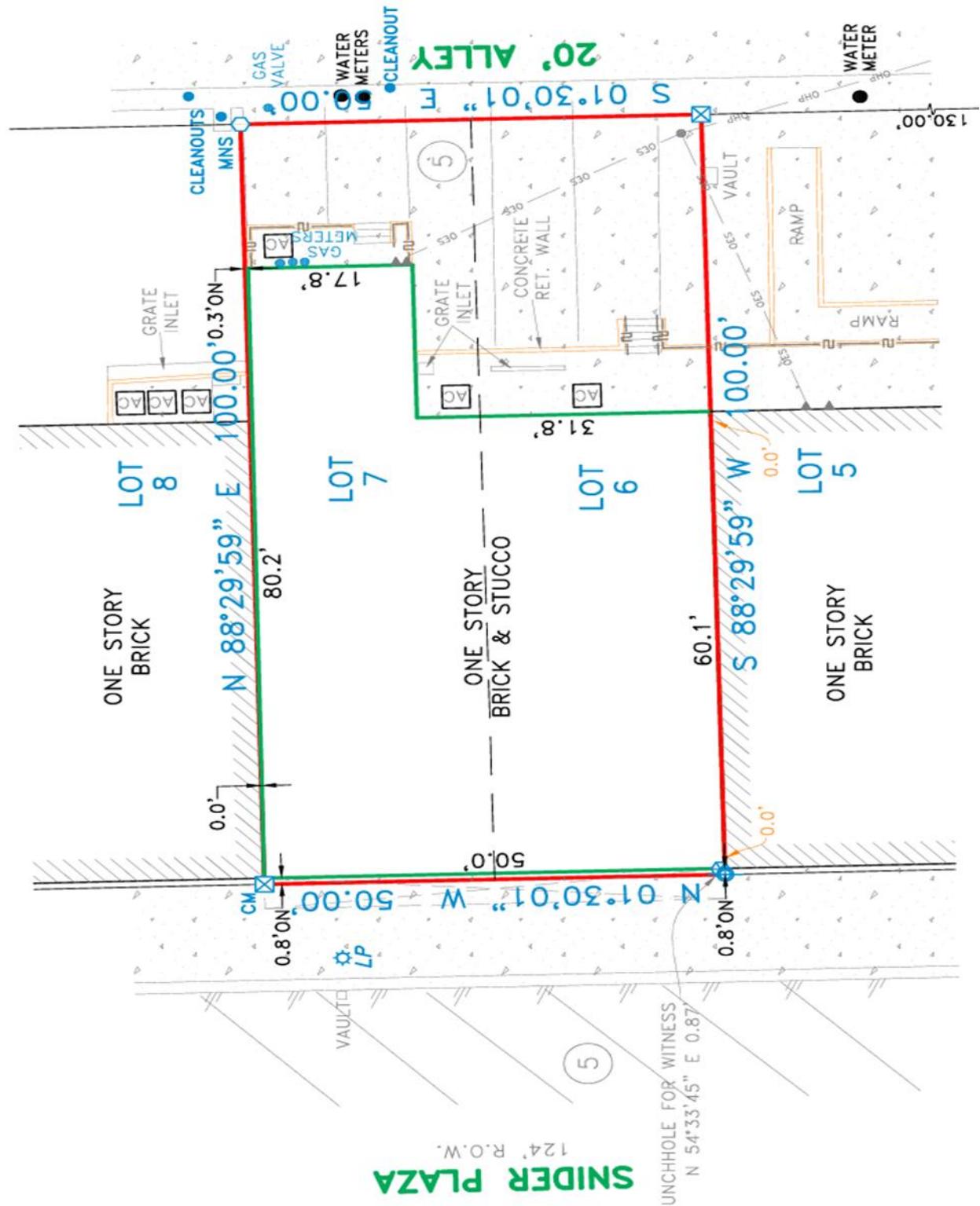
## Property Description

| Site                        |   |
|-----------------------------|---|
| Location:                   | The site is situated along the east side of Snider Plaza, adjacent to the iconic fountain in the center of the plaza. The address is 6718-6722 Snider Plaza, University Park, Texas 75205.  |
| Current Use:                | Improved as an approximate 3,355 SF retail building.  |
| Site Size:                  | Approximately 5,000 SF  |
| Shape:                      | Rectangular   |
| Frontage/Access/Visibility: | The subject property has good access with a total of approximately 50 feet of direct frontage on Snider Plaza. Visibility is excellent. Survey follows.   |
| Soil Conditions:            | The soil conditions observed at the subject appear to be typical of the region and adequate to support development.   |
| Site                        | 5 on-site parking spaces in rear – which likely can be double stacked.  |
| Improvements:               | Customer parking is available throughout Snider Plaza and the southern parking garage (first hour free). Additionally, a new surface lot is planned for the northeast corner of Rankin Street and Hursey Street, very near the subject. |
| Flood Zone:                 | <p>The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA).</p> <p>FEMA Map Number: 48113C 0335K, Flood Zone: X</p> <p>FEMA Map Date: July 7, 2014</p>   |
| Environmental Issues:       | There are no known adverse environmental conditions on the subject site.  |
| Encumbrance/Easements:      | None detrimental.   |



**Rendering of the Snider Plaza Renovation  
Project Nearing Completion**

*(view facing north, subject building on right in Yellow)*



# SITE PLAN / SURVEY

## LAND USE CONTROLS

|                           |   |
|---------------------------|---|
| Zoning Code:              | PD-1-R, Planned Development 1 - Retail  |
| Zoning Description:       | The subject site is zoned PD-1-R, Planned Development, by the City of University Park, permitting uses within the “R” - Retail District. This designation is relatively liberal and allows a wide variety of retail, office, and personal service uses. Residential uses are not permitted.   |
| Max Zoning Density / FAR: | 3:1   |
| Potential Zoning Change:  | Not likely  |
| Parking:                  | Most buildings in Snider Plaza have little to no off-street parking spaces with free public parking available along Snider Plaza and side streets in the locale. There are 5 on-site spaces behind the building which can likely be double stacked. Customer parking is available throughout Snider Plaza and the southern parking garage (first hour free). Additionally, a new surface lot is planned for the northeast corner of Rankin Street and Hursey Street, very near the subject site |

## Improvements Description

Property Type: Retail or Restaurant

The building is currently a single-story, multi-tenant retail development encompassing 3,355 SF. According to tax records, the subject was built in 1939. The building is currently occupied by Suzanne Roberts Gifts and Plaza Health Foods under short-term leases.

### GENERAL - SNIDER PLAZA RETAIL CENTER

Building Identification: Snider Plaza Retail Center

Construction: Masonry

Construction Quality: Good

Year Built: 1939 per tax records

Renovations: The building has been maintained and updated over the years.

### FOUNDATION, FRAME & EXTERIOR - SNIDER PLAZA RETAIL CENTER

Foundation: Poured concrete slab

Exterior Walls: Masonry

Windows: Fixed Casement

Roof/Cover: Flat, built-up, multi-ply system

Other: Façade will be renovated by Landlord when future use is determined.

### INTERIOR - SNIDER PLAZA RETAIL CENTER

Interior Layout: The space is currently configured for typical multi-tenant restaurant and retail use.. Can be leased by one single tenant, or multiple tenants.

Walls: Taped, bedded, textured and painted drywall.

|                    |   |
|--------------------|---|
| Ceilings:          | Primarily acoustic ceiling tiles in suspended grid system and painted sheetrock.                              |
| Lighting:          | Mixed   |
| Windows and Doors: | Entrance doors are typically wood or glass - fixed, plate-glass windows along front elevation. To be updated. |
| Restrooms:         | Adequate restroom facilities in each tenant space.  |

#### **MECHANICAL SYSTEMS - SNIDER PLAZA RETAIL CENTER**

|                       |  |
|-----------------------|--|
| Heating/Cooling:      | Package units                              |
| Electrical:           | Assumed adequate and up to current codes.. |
| Plumbing:             | Assumed adequate and up to current codes.  |
| Elevators/Escalators: | None / None                                |
| Security:             | None – tenant owned.                       |

#### **PARKING**

|          |  |
|----------|--|
| Parking: | Public, head-in surface parking. There are 5 on-site spaces behind the building which can likely be double stacked. Customer parking is available throughout Snider Plaza and the southern parking garage (first hour free). Additionally, a new surface lot is planned for the northeast corner of Rankin Street and Hursey Street, very near the subject site. |
|----------|--|

### **Assessment and Ad Valorem Tax Analysis**

**Taxing/Assessing Authority:** Dallas County Appraisal District County  
**Account:** 60023500020060000

**Assessment Year:** 2025 - \$1,979,870  
 Current Property Taxes - \$32,271.07 (\$9.91/SF)

## *Subject Photographs*



Front view of subject property facing east from Snider Plaza.



Front view of 1,444 SF space (6722 Snider Plaza)



Front view of 1,911 SF space (6718 Snider Plaza)



Rear view facing north



## Snider Plaza Evolves But Boasts Many Mainstays

March 28, 2024 Josh Hickman

Snider Plaza opened in 1927 but remained underdeveloped through the Depression.

By 1945, University Park had grown to around 18,000 residents and had 120 businesses. Businesses have come and gone over the years, but a few have stood the test of time.

The Fuqua family's Plaza Health Foods at 6722 Snider Plaza is likely the oldest.

"It was originally my grandad Paul's Plaza Bakery, which he started after World War II," recounted proprietor Max Fuqua. "Safeway was becoming more popular as people trended toward a one-stop shop. They kind of saw the writing on the wall and decided to do something no one else was doing. My grandmother, Esther, was trained as a nurse before the widespread use of pharmaceuticals."

Having learned plant-based medicine, she put the first supply of vitamins and herbs in the bakery in 1949.

"It became a center for health here in Dallas and later nationwide," said Max, who took over the business in 1999. "We have customers all over the world now. But we have frozen yogurt now instead of cakes. My dad took it over in the '70s and built it up into a bigger operation. He put in frozen yogurt in the '70s, so we're probably the oldest yogurt shop in town, too."

Another venerable plaza mainstay is Kuby's Sausage House and Market at 6601 Snider Plaza, opened by Karl Kuby Sr. in 1961. Generations of UP residents have grown up with its beloved German food and fare.

"6601 was originally two stores — Kuby's and Mr. Tuxedo," proprietor Karl Kuby Jr. said. "In 1971, Mr. Tuxedo said, 'We really gotta move because our tuxedoes are smelling like sausage.' So, my dad took over that part, and Mr. Tuxedo moved down to the corner."

In 1977, Kuby's expanded the deli, meat market, and shop by absorbing the space of an auto parts store at 6605.

"I love what I do," Karl Jr. said. "What I love even more is seeing my customers' fourth and fifth generations. That's really cool."

So is seeing Karl Sr. still visiting weekly at 91.

"He loves seeing the customers that he's seen forever," Karl Jr. said. "And he loves giving out the gummi bears to the kids."

Suzanne Roberts' self-titled gift shop at 6718 Snider Plaza will turn 49 this November. What began as a way to "make a little extra money" has flowered into a Plaza mainstay for stationary, gifts, and seasonal décor.

"I'm the only one outside of Neiman Marcus who carries MacKenzie-Childs," she boasted.

"Some of the young (customers') grandparents were shopping with me," Suzanne said.

"Business is better than it used to be in that people have more discretionary income," she added, but rents have increased, and she bought her present building in 2016.

"I'm always looking for new things, changing it up," Suzanne said. "The only thing that's certain is change."