

LEASE RATE: \$19.50 PSF

DALLAS, TEXAS

2218 GREENVILLE AVENUE

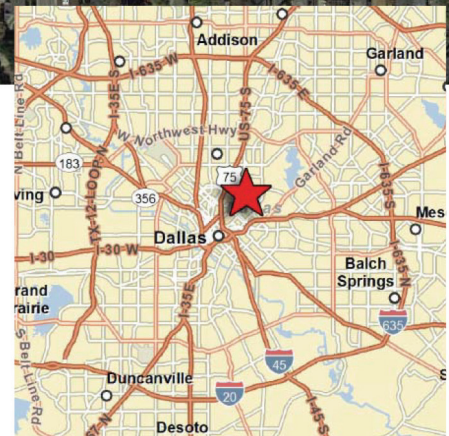


Lease Rate: \$19.50 PSF
Building Size: ± 34,630 SF
Dimensions: ± 290' Wide x 135' Deep
Parking Spaces: ± 169
Zoning: CR Community Retail District, PD-842
Year Built: 1967

Est. 2015 Population:
 1-mile Radius..... 30,039
 3-mile Radius..... 175,448
 5-mile Radius..... 373,015

Est. 2015 Income:
 1-mile Radius..... \$80,575
 3-mile Radius..... \$104,182
 5-mile Radius..... \$93,088

- Additional Information:**
- Located in the densely populated lower Greenville corridor
 - Surrounding area home to destination dining and entertainment
 - Signalized intersection across from the 490 unit Vickery Redevelopment, delivering 2018
 - Abundant surface parking



EXCLUSIVELY OFFERED BY:

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Executive Summary

2218 Greenville Ave, Dallas, Texas, 75206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.81641
Longitude: -96.77015

	1 mile	3 miles	5 miles
Population			
2000 Population	32,621	164,945	370,109
2010 Population	28,255	164,601	350,620
2015 Population	30,039	175,448	373,015
2020 Population	32,202	187,882	397,522
2000-2010 Annual Rate	-1.43%	-0.02%	-0.54%
2010-2015 Annual Rate	1.17%	1.22%	1.19%
2015-2020 Annual Rate	1.40%	1.38%	1.28%
2015 Male Population	52.4%	51.4%	51.6%
2015 Female Population	47.6%	48.6%	48.4%
2015 Median Age	33.3	33.7	34.2

In the identified area, the current year population is 373,015. In 2010, the Census count in the area was 350,620. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 397,522 representing a change of 1.28% annually from 2015 to 2020. Currently, the population is 51.6% male and 48.4% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	68.2%	72.2%	62.2%
2015 Black Alone	6.2%	8.6%	17.2%
2015 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2015 Asian Alone	2.8%	4.3%	4.0%
2015 Pacific Islander Alone	0.1%	0.1%	0.0%
2015 Other Race	18.8%	11.5%	13.4%
2015 Two or More Races	3.0%	2.7%	2.6%
2015 Hispanic Origin (Any Race)	44.4%	27.9%	31.2%

Persons of Hispanic origin represent 31.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	12,918	73,643	151,815
2010 Households	12,932	81,141	154,032
2015 Total Households	13,701	86,538	163,634
2020 Total Households	14,698	92,994	174,928
2000-2010 Annual Rate	0.01%	0.97%	0.15%
2010-2015 Annual Rate	1.11%	1.23%	1.16%
2015-2020 Annual Rate	1.41%	1.45%	1.34%
2015 Average Household Size	2.19	1.98	2.18

The household count in this area has changed from 154,032 in 2010 to 163,634 in the current year, a change of 1.16% annually. The five-year projection of households is 174,928, a change of 1.34% annually from the current year total. Average household size is currently 2.18, compared to 2.18 in the year 2010. The number of families in the current year is 74,637 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$52,229	\$63,308	\$54,223
2020 Median Household Income	\$59,569	\$75,258	\$62,758
2015-2020 Annual Rate	2.66%	3.52%	2.97%
Average Household Income			
2015 Average Household Income	\$80,575	\$104,182	\$93,088
2020 Average Household Income	\$91,539	\$118,039	\$105,329
2015-2020 Annual Rate	2.58%	2.53%	2.50%
Per Capita Income			
2015 Per Capita Income	\$37,011	\$51,666	\$41,568
2020 Per Capita Income	\$42,055	\$58,646	\$47,045
2015-2020 Annual Rate	2.59%	2.57%	2.51%

Current median household income is \$54,223 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$62,758 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$93,088 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$105,329 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$41,568 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$47,045 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	14,017	80,409	164,830
2000 Owner Occupied Housing Units	3,901	26,302	57,583
2000 Renter Occupied Housing Units	9,017	47,341	94,231
2000 Vacant Housing Units	1,099	6,766	13,016
2010 Total Housing Units	15,299	93,155	177,150
2010 Owner Occupied Housing Units	4,494	31,195	62,429
2010 Renter Occupied Housing Units	8,438	49,946	91,603
2010 Vacant Housing Units	2,367	12,014	23,118
2015 Total Housing Units	16,183	99,034	187,856
2015 Owner Occupied Housing Units	4,523	31,715	63,421
2015 Renter Occupied Housing Units	9,178	54,823	100,213
2015 Vacant Housing Units	2,482	12,496	24,222
2020 Total Housing Units	17,093	104,811	198,083
2020 Owner Occupied Housing Units	4,813	33,775	67,288
2020 Renter Occupied Housing Units	9,884	59,218	107,640
2020 Vacant Housing Units	2,395	11,817	23,155

Currently, 33.8% of the 187,856 housing units in the area are owner occupied; 53.3%, renter occupied; and 12.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 177,150 housing units in the area - 35.2% owner occupied, 51.7% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 2.64%. Median home value in the area is \$395,834, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.95% annually to \$457,841.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Information About Brokerage Services

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date