



## Building highlights - single story - 56,520 rsf

- Professional office/special use space in a tree-lined campus environment
- Brand new roof
- Surface parking with 4.0/1,000 sf
- 24 covered executive spaces
- Gated perimeter provides secured and selective access
- Outdoor patio overlooks wooded creek
- Conveniently located off William D. Tate & Hwy 121
- Close proximity to distinguished Western Oaks neighborhood

## Get more information

### **Michael Carmichael**

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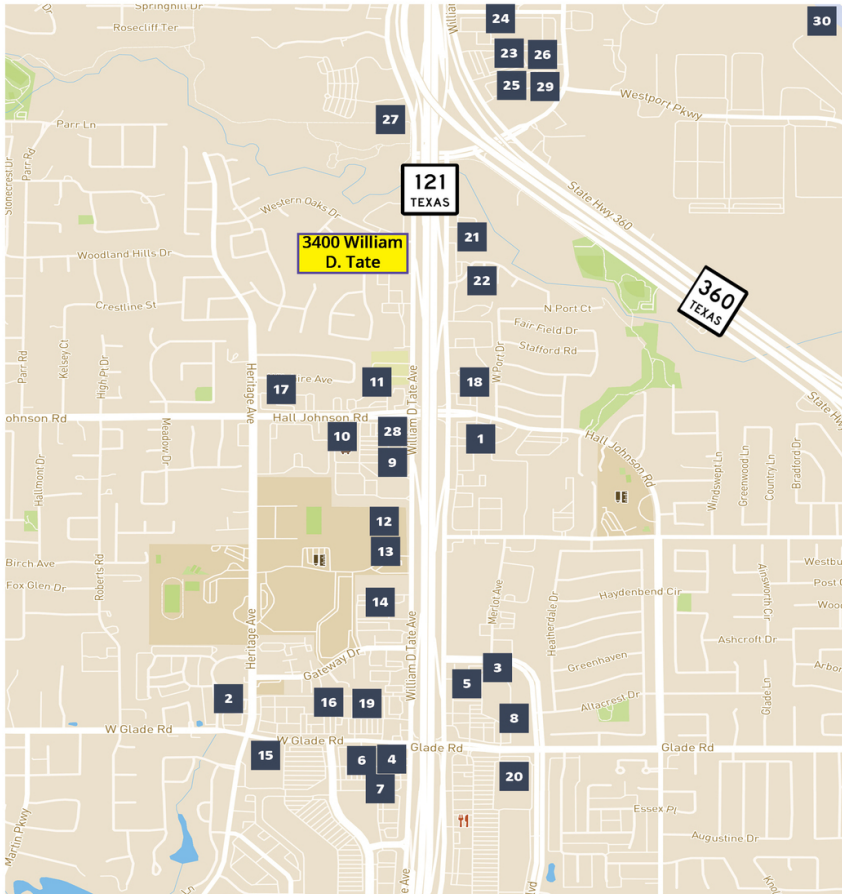
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# Retailer map

3400 William D. Tate Ave



 Easy access to Hwy 121/360/114, mid-cities and DFW Airport

 Abundance of options for dining, retail and business services located minutes away

 Building signage opportunity overlooking Hwy 121

- |   |  |   |   |  |   |   |   |
|---|--|---|---|--|---|---|---|
| 1.  | 5.  | 9.   | 12.  | 15.   | 19.  | 23.  | 27.  |
| 2.  | 6.  | 10.  | 13.  | 16.  | 20.  | 24.  | 28.  |
| 3.  | 7.  | 11.  | 14.  | 17.   | 21.  | 25.  | 29.  |
| 4.  | 8.  |   |   | 18.   | 22.  | 26.  | 30.  |

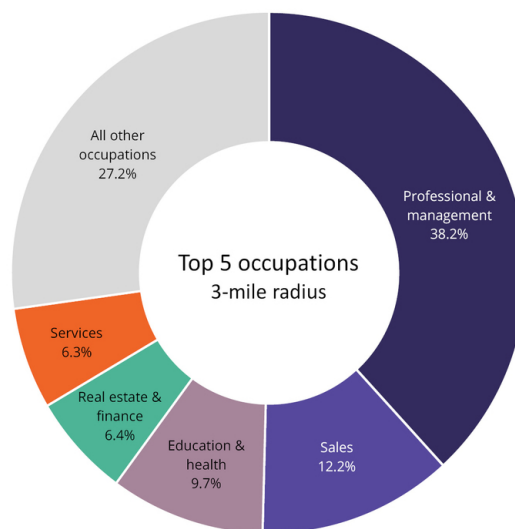
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Population	3 miles	5 miles	10 miles	DFW
2022 estimate	65,100	183,400	859,700	7,830,000
2027 projection	69,800	195,200	920,900	8,580,000
2022 - 27 growth	7.2%	6.4%	7.1%	9.6%
Households				
2022 estimate	23,700	71,400	333,900	2,802,000
2027 projection	25,300	75,800	356,500	3,064,000
2022 - 27 growth	6.8%	6.2%	6.8%	9.4%
Average household income	\$146,900	\$129,000	\$113,300	\$100,800
Education				
Bachelor's degree	16,000	40,900	169,500	1,228,000
Graduate & professional degree	9,700	22,200	94,300	663,000
Total	25,700	63,100	263,800	1,891,000
% of 25+ year olds	52%	46%	42%	37%

Top 5 occupations	3 mile radius
1. Professional and management	38.2%
2. Sales	12.2%
3. Education and health	9.7%
4. Real estate and finance	6.4%
5. Services	6.3%
6. All other occupations	27.2%
Total	100%



Office building for sale/lease

3400 William D. Tate Ave



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