

4622 Maple

4622 Maple Ave, Dallas, TX 75219



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Activity ID #ZAD0060234

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THE SANTELLI GROUP

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11-2-2015

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- Put the interests of the client above all others, including the broker's own interests;
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- 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:
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 - 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.

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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SECTION 1

Investment Overview

EXECUTIVE SUMMARY

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LOCAL MAP

FLOOR PLANS

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EXECUTIVE SUMMARY

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Listing Price
Request for Offer

🏠

Zoning
PD 193 (GR)

🏢

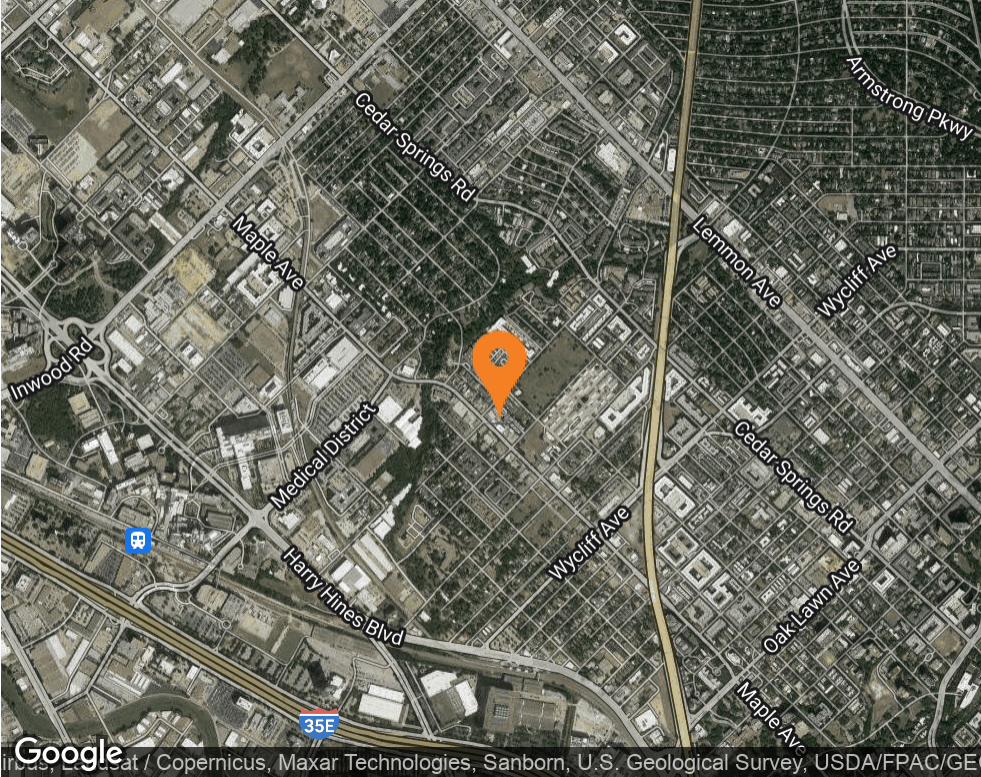
Rentable SF
9,042

PROPERTY DETAILS

Listing Price	Request for Offer
Address	4622 Maple Ave, Dallas, TX 75219

OPERATIONAL

Rentable SF	9,042 SF
Lot Size	0.35 AC
Year Built/Renovated	1991/2018
Number of Suites	3
Number of Parking Spaces	27
Zoning	PD 193 (GR)



4622 MAPLE

4622 Maple Ave, Dallas, TX 75219

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 4622 Maple, a 9,042-square-foot, Class A asset located at 4622 Maple Avenue in Dallas, Texas. The subject property is situated on 0.35 acres and features an electronic gated parking facility. 4622 Maple was recently renovated in 2018 as a state-of-the-art office facility, suitable for a multitude of different uses. The subject property is currently able to be divided into three suites; 100, 201, and 202. Suite 201 is fully finished out, offering 4,784 square feet of turnkey, Class A office space. Suite 202 features immediate upside at 2,833 square feet, a new user can immediately expand their footprint into this space, or lease out to an additional tenant. Suite 100, is 1,425 square feet and provides a versatile value-add opportunity. A new user can also expand their footprint into this space, or lease out to a retail or office tenant to increase the income potential of the asset. Each value-add suite features plans and recent bids for a rapid turnaround for new finish-out.

Dallas-Fort Worth is considered the top commercial real estate market in the United States. With an influx of new residents and corporate relocations, investors and developers continue to target this market to service the increasing demand for assets. The top employers in the Dallas-Fort Worth metroplex include American Airlines Group, AT&T, Bank of America, Baylor Scott & White, JPMorgan Chase, Texas Instruments, UT Southwestern Medical Center, and many more. Employers and residents are drawn to this market for the Metroplex's pro-business government and relatively low cost-of-living, in comparison to coastal markets.

Overall, 4622 Maple provides a new owner/user or investor the rare opportunity to acquire a Class A asset in a core infill location of Dallas, Texas. The subject property is complete with several high technological features, with both a turnkey and value-add component that allows a new owner to begin operations immediately in asset, or lease out to additional tenants to create income potential. The asset at 4622 Maple offers ease of access throughout the city, with convenient access to the Dallas North Tollway, Interstate 35E, and several major thoroughfares, located just minutes from Dallas Love Field Airport, Highland Park, and Uptown Dallas. The subject property is also proximate to major employment centers including the Southwest Medical District and the Old Parkland Campus.

INVESTMENT HIGHLIGHTS

Prime Southwest Medical District Asset | 9,042-SF | Situated on 0.35 AC

Newly Renovated in 2018 | Electronic Gated Parking | Temperature Controlled Wine Storage

Versatile Asset | Can Be Demised Into Three Suites for Additional Income Potential

Proximate to UT Southwestern, Parkland Memorial Hospital, Children's Health, & Old Parkland Campus

Strategically Located Proximate to Dallas North Tollway, Interstate 35E, Several Major Thoroughfares, & Dallas Love Field Airport

















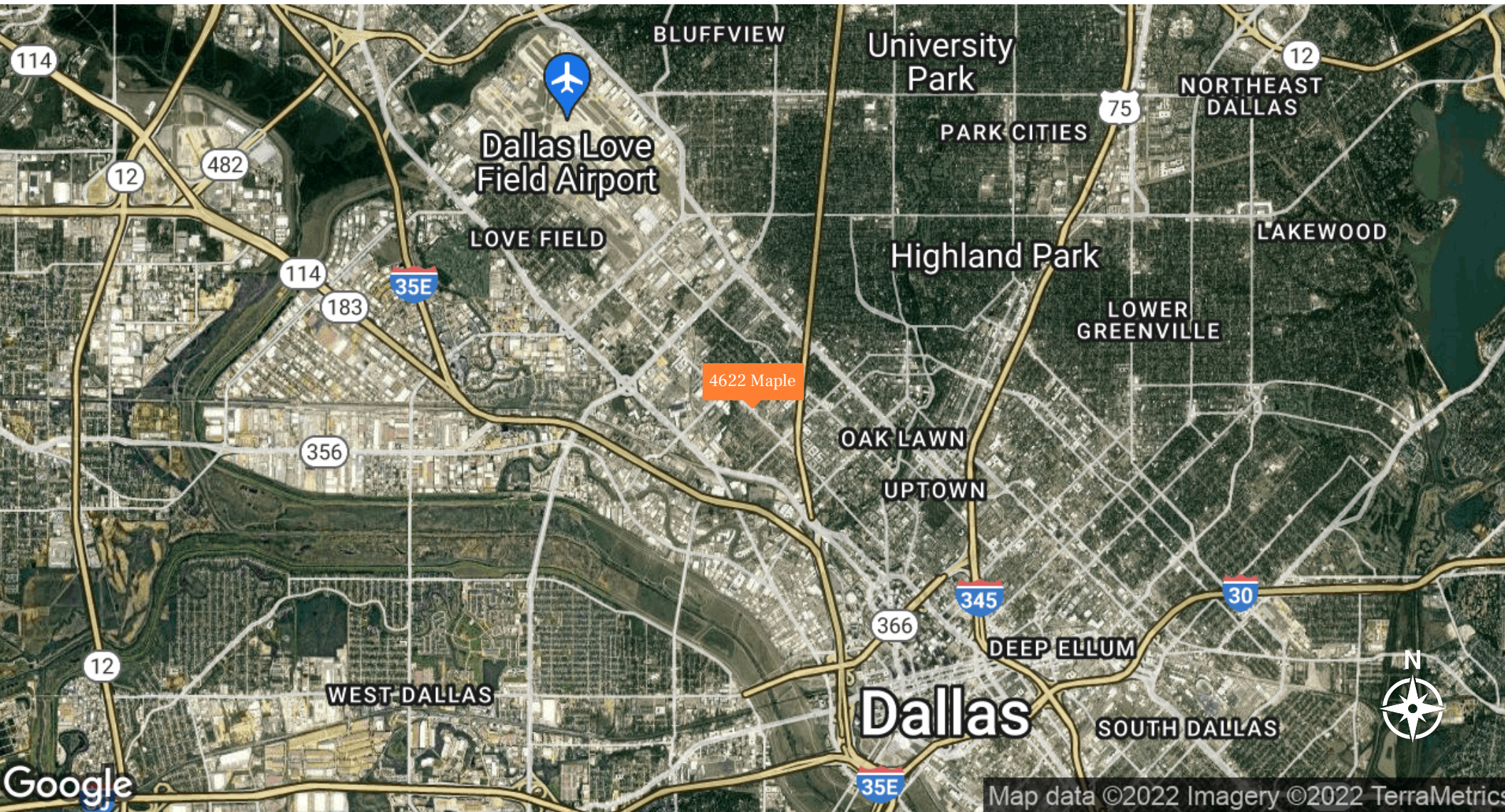


PROPERTY AMENITIES

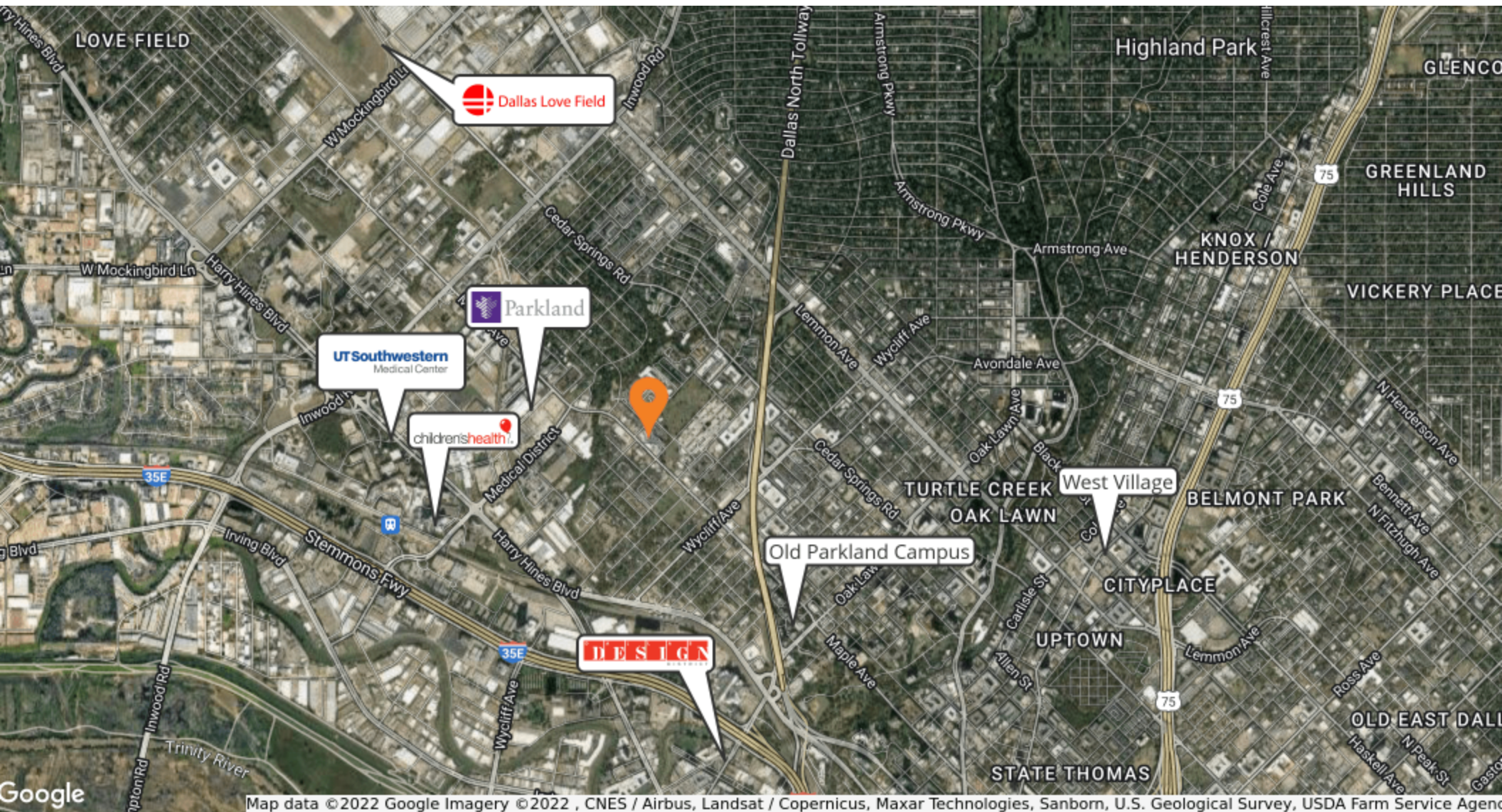
- Electronic Gated Parking | Covered Parking | 27 Parking Spaces Available
- Video Surveillance and Security System
- Energy Efficient Building | Seller Reports New Roof & HVAC Systems
- Individual Temperature Control Per Office Suite
- Two Fully Finished-Out Bathrooms & Full Breakroom
- Additional Suite on Second Floor Available for Expansion or Lease
- First Floor Suite Available for Expansion or Lease to Retail or Office Tenant
- Temperature-Controlled Wine Storage Facility
- Class-A Finish-Out Executive Office Spaces & Conference Room
- Elevator | Two Separate Stairwells
- Protection Gate for Storefront Glass on First Floor
- Signage Available for Asset



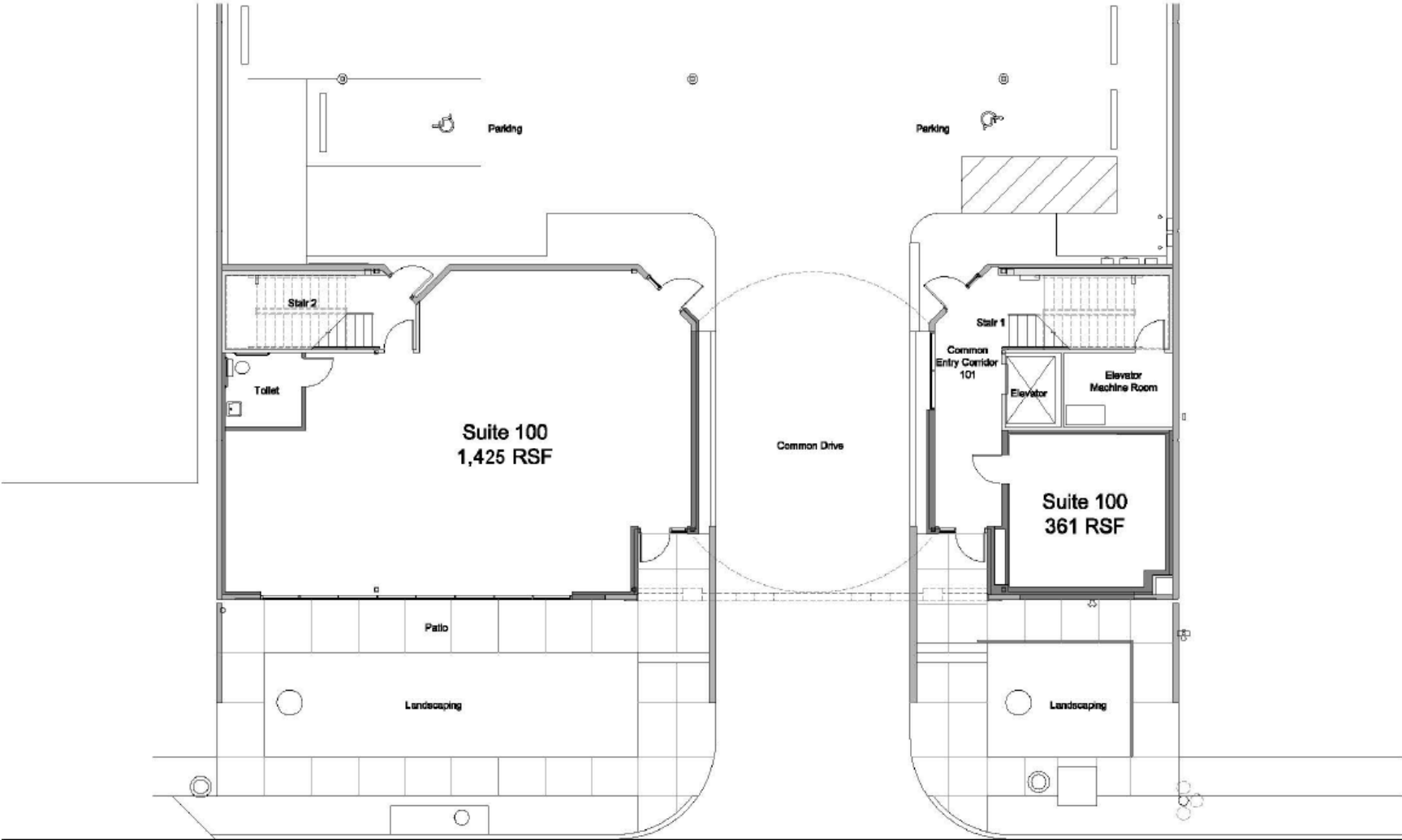
4622 Maple // REGIONAL MAP



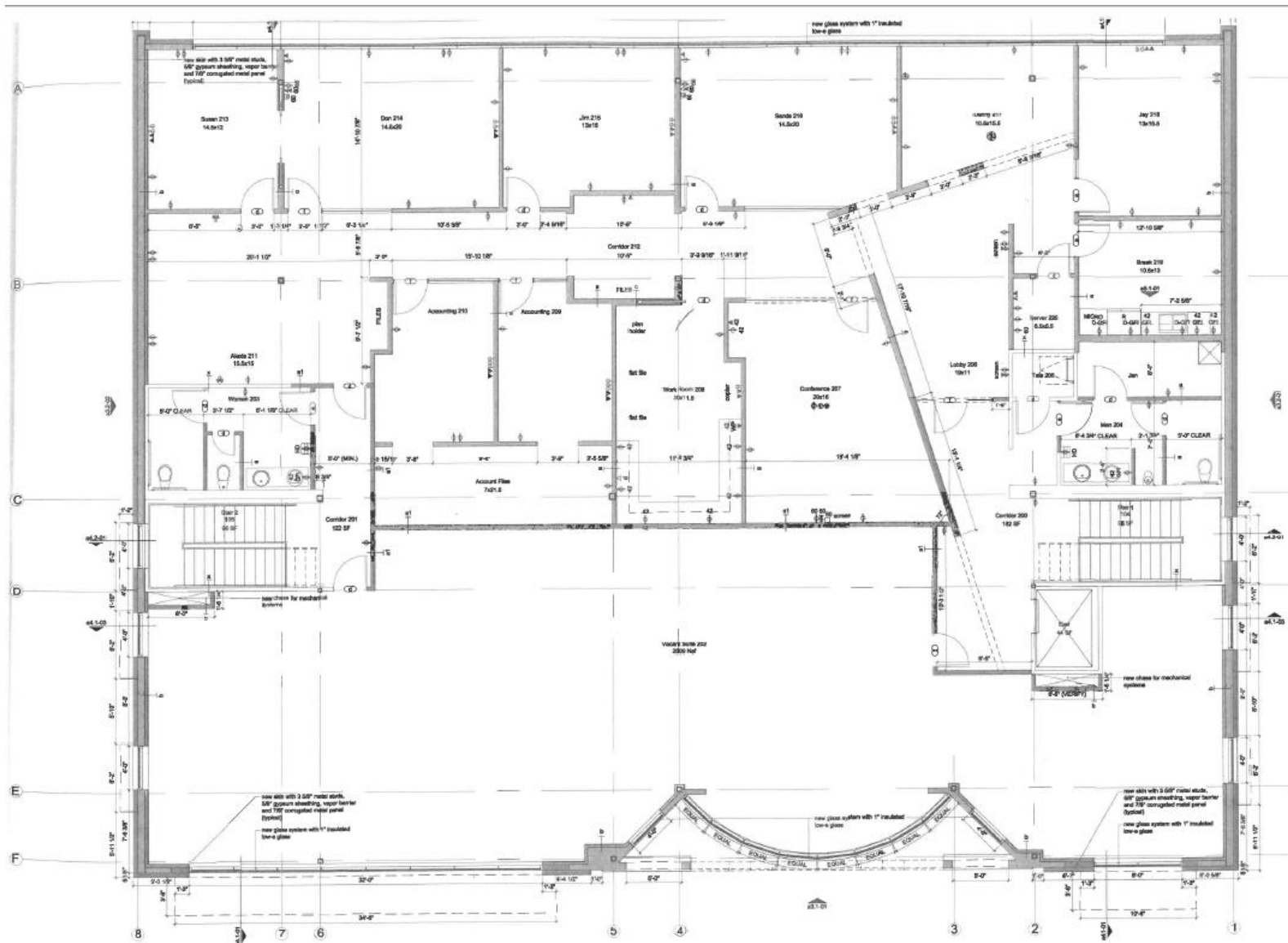
LOCAL MAP // 4622 Maple



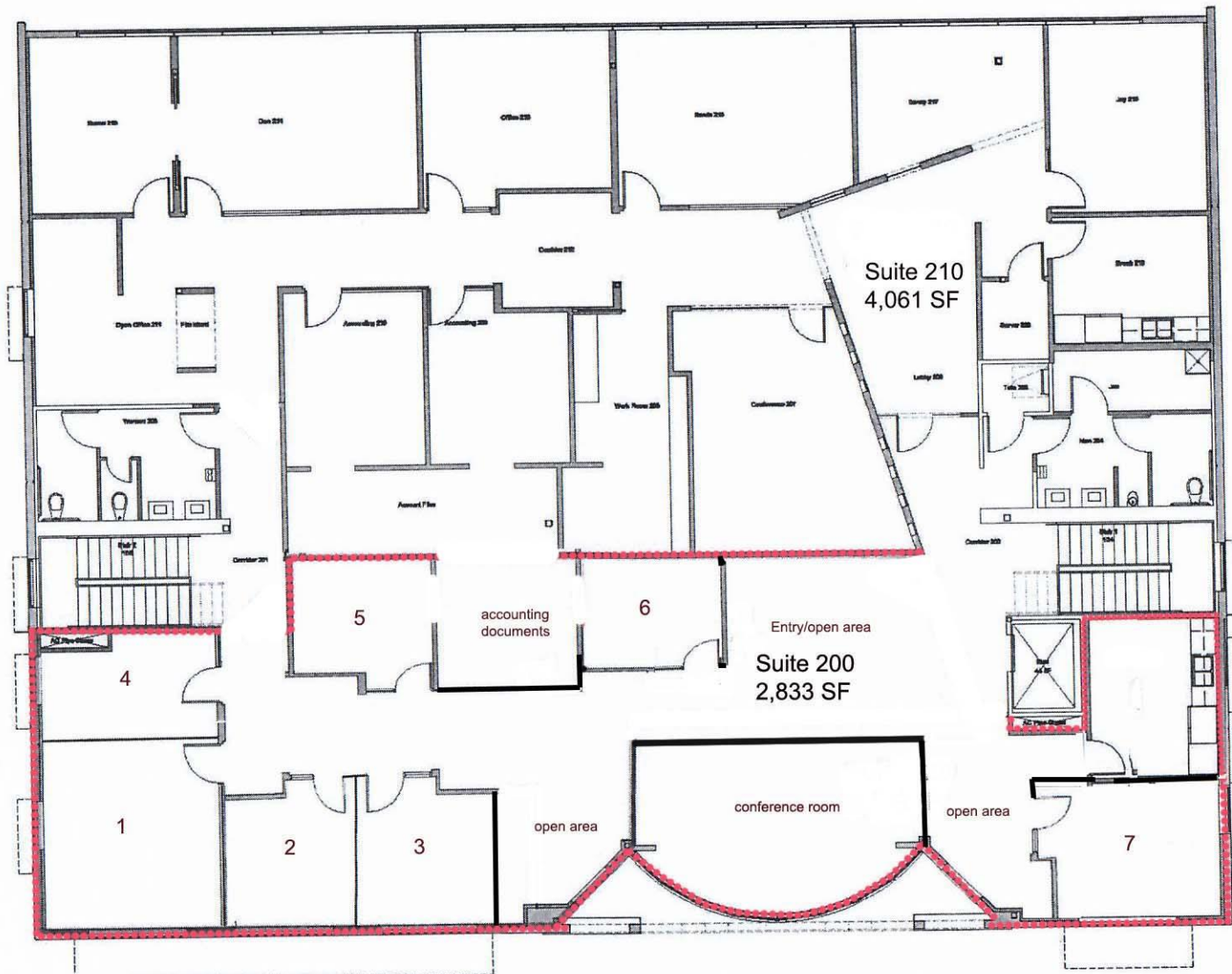
1st Floor



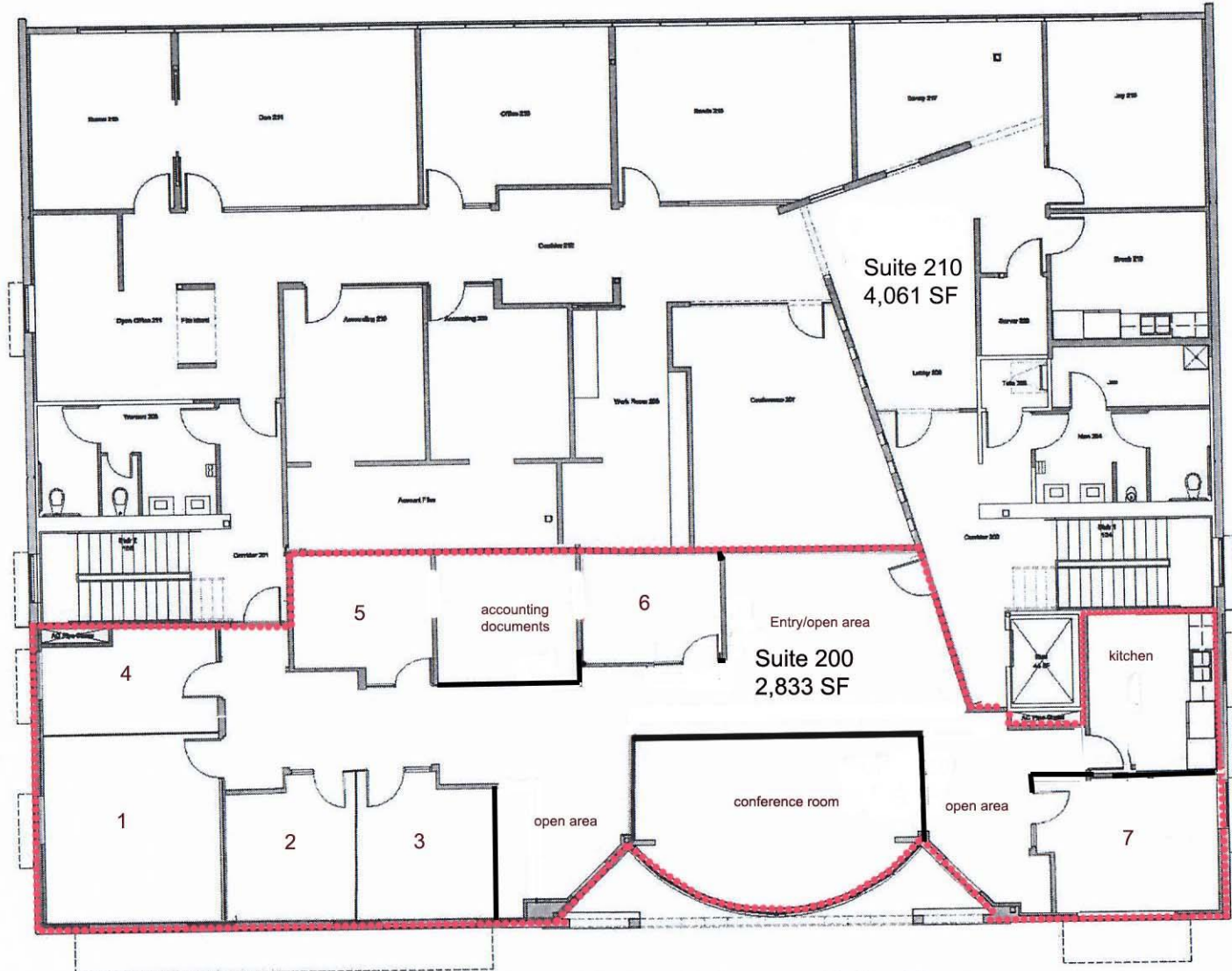
2nd Floor



2nd Floor (One Tenant Scenario)



2nd Floor
(Two Tenant Scenario)



SECTION 2

Market Overview

MARKET OVERVIEW

SOUTHWESTERN MEDICAL DISTRICT

DEMOGRAPHICS

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DALLAS-FORT WORTH

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of nearly 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job gains continually draw new residents to the region. Recently, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to 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



SUBSTANTIAL POPULATION GAINS

Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro.



LARGE CORPORATE BASE

The Metroplex is home to 25 Fortune 500 companies and many regional headquarters, drawing workers and residents.



MAJOR DISTRIBUTION CENTER

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



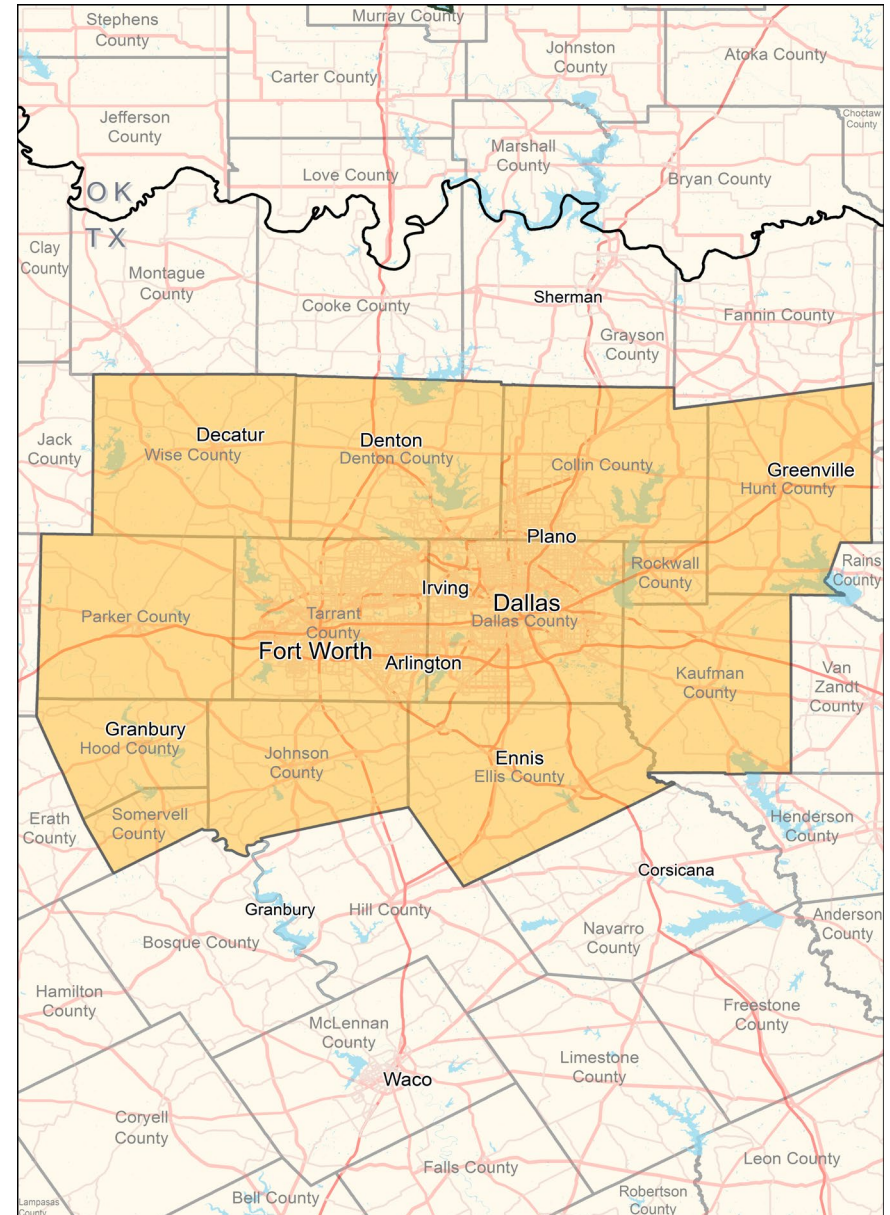
TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820 and other major thoroughfares.
- DART, Dallas Area Rapid Transit, covers Dallas and 12 surrounding cities, and it consists of buses and a light-rail system.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth.
- Trinity Railway Express and Amtrak provide passenger rail service.
- Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas (IIPOD) connects the region to global markets and trade.
- Airports in the area are Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports.
- Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MORE THAN
93

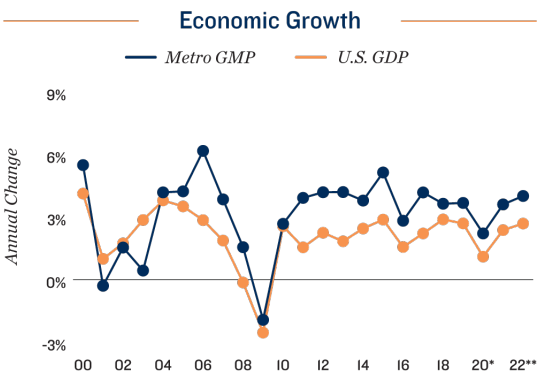
MILES OF A LIGHT-RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES



ECONOMY

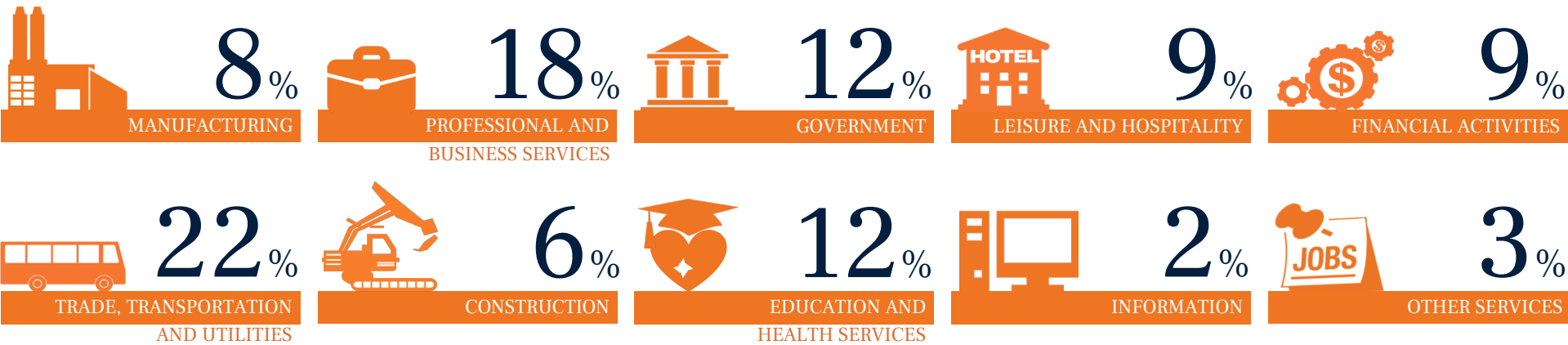
- The Metroplex’s temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas/Fort Worth is one of the nation’s largest employment markets, with nearly 3.7 million jobs.
- The region is home to 25 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- The area is forecast to add jobs at an annual rate of 1.7 percent through 2025, more than triple the U.S. level.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS
AMR/American Airlines
Baylor Scott & White
Texas Health Resources
Texas Instruments
Bank of America
Lockheed Martin
Verizon Communications
JPMorgan Chase
HCA North Texas Division
UT-Southwestern Medical Center



*Estimate, **Forecast

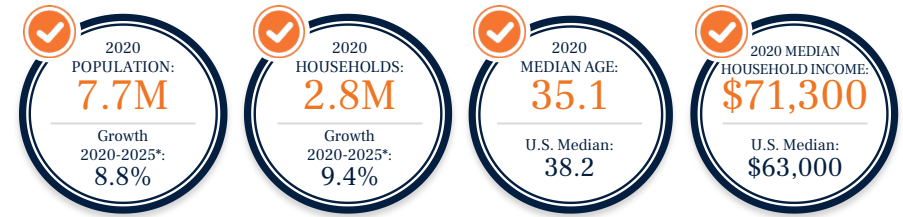
SHARE OF 2020 TOTAL EMPLOYMENT



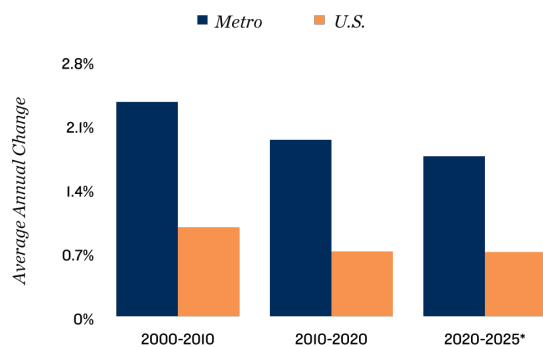
DEMOGRAPHICS

- Roughly 671,400 new people are expected through 2025, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 262,400 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex as indicated by a median age that is well below that of the U.S.
- An educated population provides a skilled labor pool and higher incomes. Almost 34 percent of residents age 25 and older have at least a bachelor's degree, compared with 31 percent for the nation. The median income is more than \$8,200 above the national level.
- During 2020, approximately 60 percent of residents owned their homes – slightly below the U.S. rate – providing a vibrant rental market.

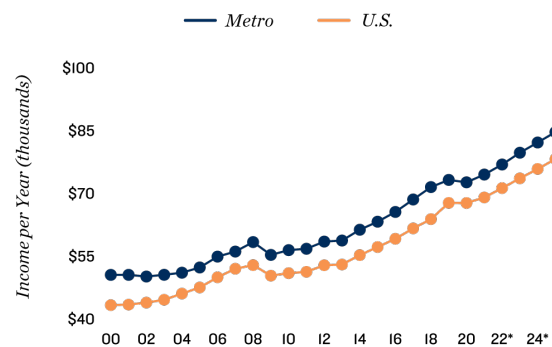
QUICK FACTS



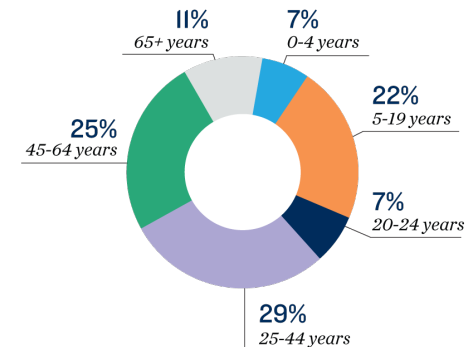
Population Growth



Median Household Income



2020 Population by Age



* Forecast

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 an educated workforce. 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 healthcare providers.

\$306,300

MEDIAN HOME PRICE



150+

MUSEUMS AND
ART GALLERIES



150

PUBLIC & PRIVATE GOLF
COURSES



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

SPORTS



EDUCATION



SMU

UNT | DALLAS
UNIVERSITY OF NORTH TEXAS AT DALLAS



ARTS & ENTERTAINMENT



The Modern

Kimbell
Art Museum

4622 Maple // SOUTHWESTERN MEDICAL DISTRICT



SOUTHWESTERN MEDICAL DISTRICT

The Southwestern Medical District of Dallas, Texas is located proximate to the subject property. The district is bordered by West Mockingbird Lane, Medical District Drive, Stemmons Freeway (I-35E), and Maple Avenue. The Southwestern Medical District features some of the most world-renowned medical facilities and education centers including UT Southwestern Medical Center, Children's Health, and Parkland.

The district features a rich history as well as new state-of-the-art facilities, with progressive new developments which include a 650,000-square-foot expansion of the UT Southwestern Hospital and a 305,000-square-foot academic and clinic building built in 2018. The Parkland system, which originated over 125 years ago, includes Parkland Memorial Hospital, 12 community oriented Primary Care health centers, Parkland Community Health Plan Inc, and the Parkland Foundation. The Children's Health facility has more than 100 years of experience and currently features a 490-bed hospital which houses the only pediatric Level 1 Trauma Center in the area; and the only pediatric heart transplant program in North Texas. (swmeddistrict.org)

UT Southwestern
Medical Center

children'shealth®

 **Parkland**

DEMOGRAPHICS // 4622 Maple

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	32,436	192,155	407,373
2022 Estimate			
Total Population	30,142	174,325	380,500
2010 Census			
Total Population	24,541	135,737	320,195
2000 Census			
Total Population	29,169	128,589	329,201
Daytime Population			
2022 Estimate	27,262	457,840	730,563
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	16,217	92,478	181,424
2022 Estimate			
Total Households	14,768	81,852	165,843
Average (Mean) Household Size	2.0	2.0	2.2
2010 Census			
Total Households	11,656	60,567	133,911
2000 Census			
Total Households	11,806	50,010	124,214
Occupied Units			
2027 Projection	19,535	107,309	207,620
2022 Estimate	17,645	94,638	188,993
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	13.1%	22.5%	21.7%
\$100,000-\$149,999	14.1%	15.9%	14.0%
\$75,000-\$99,999	9.6%	11.5%	11.0%
\$50,000-\$74,999	19.9%	17.8%	17.4%
\$35,000-\$49,999	15.9%	10.9%	11.3%
Under \$35,000	27.4%	21.4%	24.6%
Average Household Income	\$88,619	\$126,848	\$122,767
Median Household Income	\$56,442	\$74,785	\$69,108
Per Capita Income	\$43,717	\$60,312	\$54,013

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$113,232	\$127,214	\$123,377
Consumer Expenditure Top 10 Categories			
Housing	\$18,220	\$20,517	\$19,807
Transportation	\$12,629	\$13,811	\$13,537
Personal Insurance and Pensions	\$7,014	\$8,215	\$7,787
Food	\$5,868	\$6,363	\$6,148
Healthcare	\$4,710	\$5,316	\$5,285
Entertainment	\$2,520	\$2,865	\$2,722
Cash Contributions	\$1,513	\$1,751	\$1,787
Apparel	\$1,060	\$1,267	\$1,165
Gifts	\$912	\$962	\$1,013
Education	\$899	\$1,050	\$1,023
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	30,142	174,325	380,500
Under 20	19.6%	18.2%	22.6%
20 to 34 Years	32.0%	35.4%	30.4%
35 to 39 Years	10.2%	9.4%	8.8%
40 to 49 Years	15.4%	13.5%	13.4%
50 to 64 Years	15.7%	14.5%	15.4%
Age 65+	7.1%	9.0%	9.4%
Median Age	34.3	33.5	33.5
Population 25+ by Education Level			
2022 Estimate Population Age 25+	22,346	128,716	266,500
Elementary (0-8)	12.5%	7.7%	10.7%
Some High School (9-11)	6.6%	6.4%	7.6%
High School Graduate (12)	13.0%	12.8%	14.3%
Some College (13-15)	13.3%	12.8%	13.2%
Associate Degree Only	3.8%	4.1%	3.9%
Bachelor's Degree Only	31.3%	33.4%	30.3%
Graduate Degree	19.5%	22.9%	20.0%



POPULATION

In 2022, the population in your selected geography is 380,500. The population has changed by 15.6 percent since 2000. It is estimated that the population in your area will be 407,373 five years from now, which represents a change of 7.1 percent from the current year. The current population is 52.6 percent male and 47.4 percent female. The median age of the population in your area is 33.5, compared with the U.S. average, which is 38.6. The population density in your area is 4,845 people per square mile.



EMPLOYMENT

In 2022, 204,552 people in your selected area were employed. The 2000 Census revealed that 60.8 percent of employees are in white-collar occupations in this geography, and 39.2 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 21.3 minutes.



HOUSEHOLDS

There are currently 165,843 households in your selected geography. The number of households has changed by 33.5 percent since 2000. It is estimated that the number of households in your area will be 181,424 five years from now, which represents a change of 9.4 percent from the current year. The average household size in your area is 2.2 people.



HOUSING

The median housing value in your area was \$348,173 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 46,791 owner-occupied housing units and 77,423 renter-occupied housing units in your area. The median rent at the time was \$566.



INCOME

In 2022, the median household income for your selected geography is \$69,108, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 71.0 percent since 2000. It is estimated that the median household income in your area will be \$80,455 five years from now, which represents a change of 16.4 percent from the current year.

The current year per capita income in your area is \$54,013, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$122,767, compared with the U.S. average, which is \$96,357.



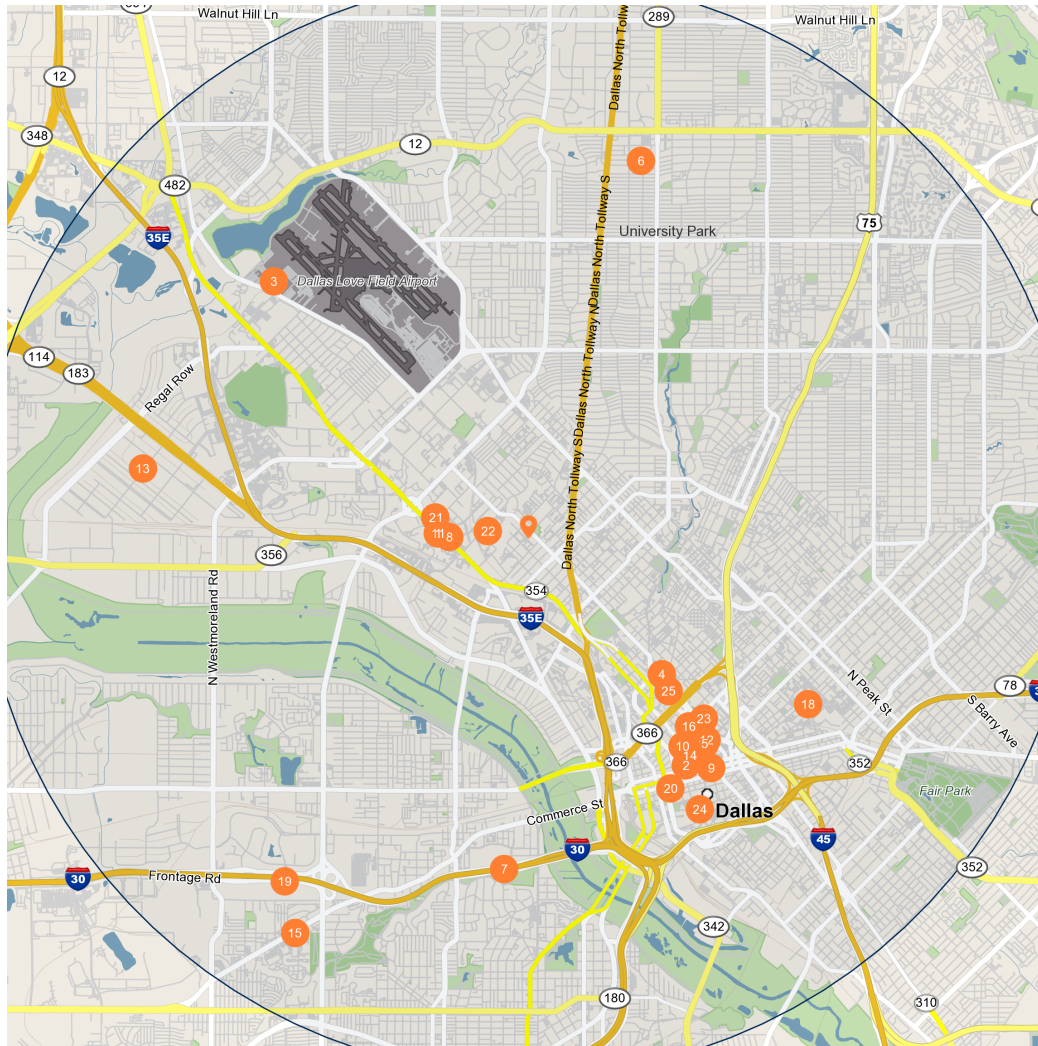
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 20.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 30.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 3.9 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 14.3 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 13.2 percent in the selected area compared with the 20.4 percent in the U.S.

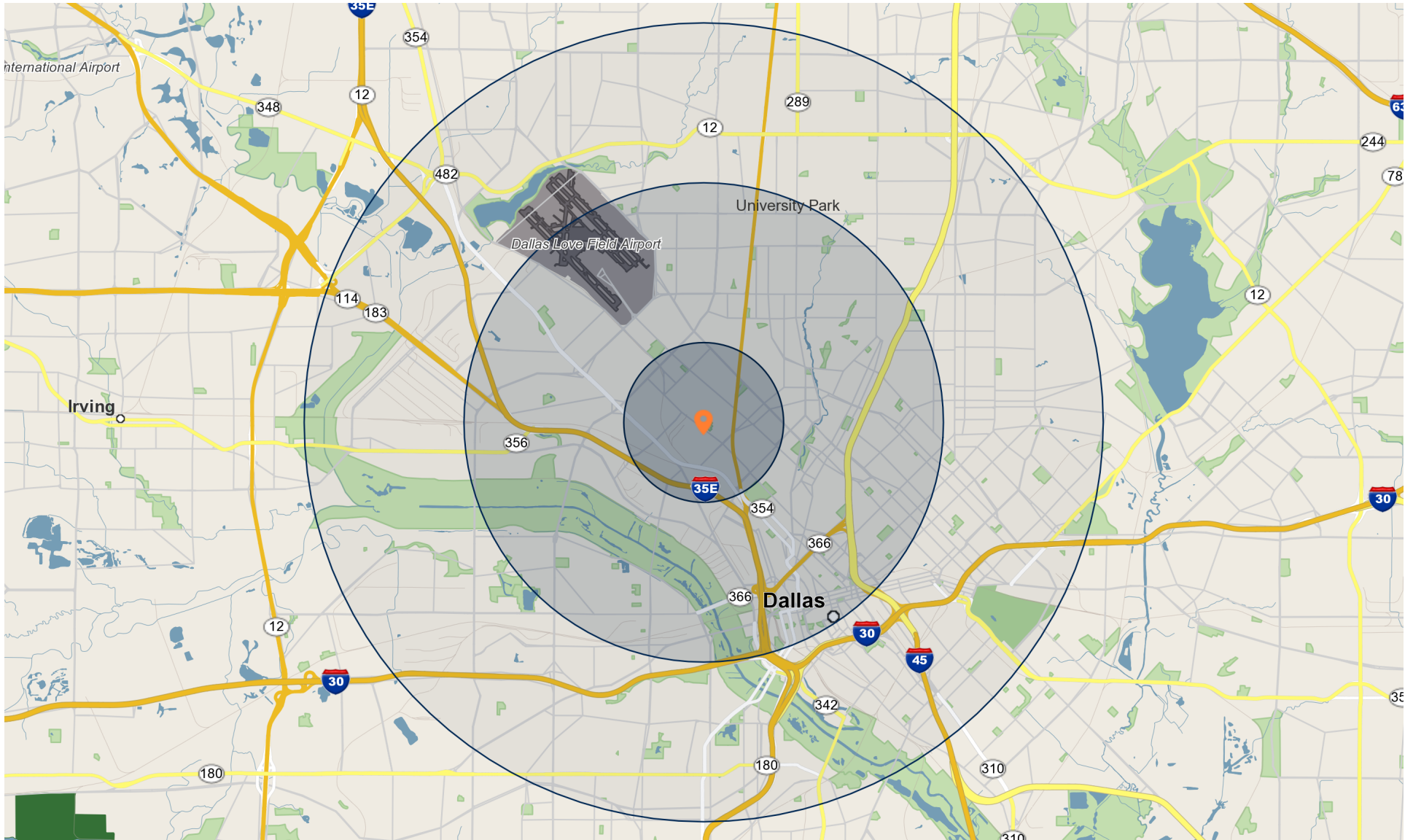
DEMOGRAPHICS // 4622 Maple



Major Employers

Employees

1	UT Southwestern Medical Center	18,000
2	Vrio Corp-Vrio	12,600
3	Southwest Airlines Co-Southwest Airlines	12,210
4	Gooch Companies Incorporated	10,000
5	Hawkwood Energy East Texas LLC	6,988
6	Energy Transfer Partners LLC	6,493
7	Driveline Retail Mdsg Inc	6,063
8	Dallas County Hospital Dst-PARKLAND HEALTH & HOSPITAL SYS	5,846
9	The Board of Regents of	5,019
10	Halliburton International Inc	5,004
11	University of Txas Sthwestern M-Southwestern Medical School	4,800
12	Baylor University Medical Ctr	4,425
13	Atrium Corporation-Hr Windows	3,900
14	Txu United Kingdom Holdings Co-Txu	3,609
15	United States Postal Service-US Post Office	3,146
16	Luminant Holding Company LLC	3,041
17	CPM-US LLC-C P M	3,000
18	Baylor University Medical Ctr-Emergency Department	2,700
19	United States Postal Service-US Post Office	2,517
20	Internal Revenue Service-North Txas Dst Off Dllas Dst O	2,460
21	Dallas County Hospital Dst-Parkland Health & Hospital Sys	2,308
22	Dallas County Hospital Dst	2,308
23	Hicks Holdings LLC	2,033
24	City of Dallas-DALLAS CITY HALL	2,000
25	Kainos Capital LP-Kainos TX Capital	2,000



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