

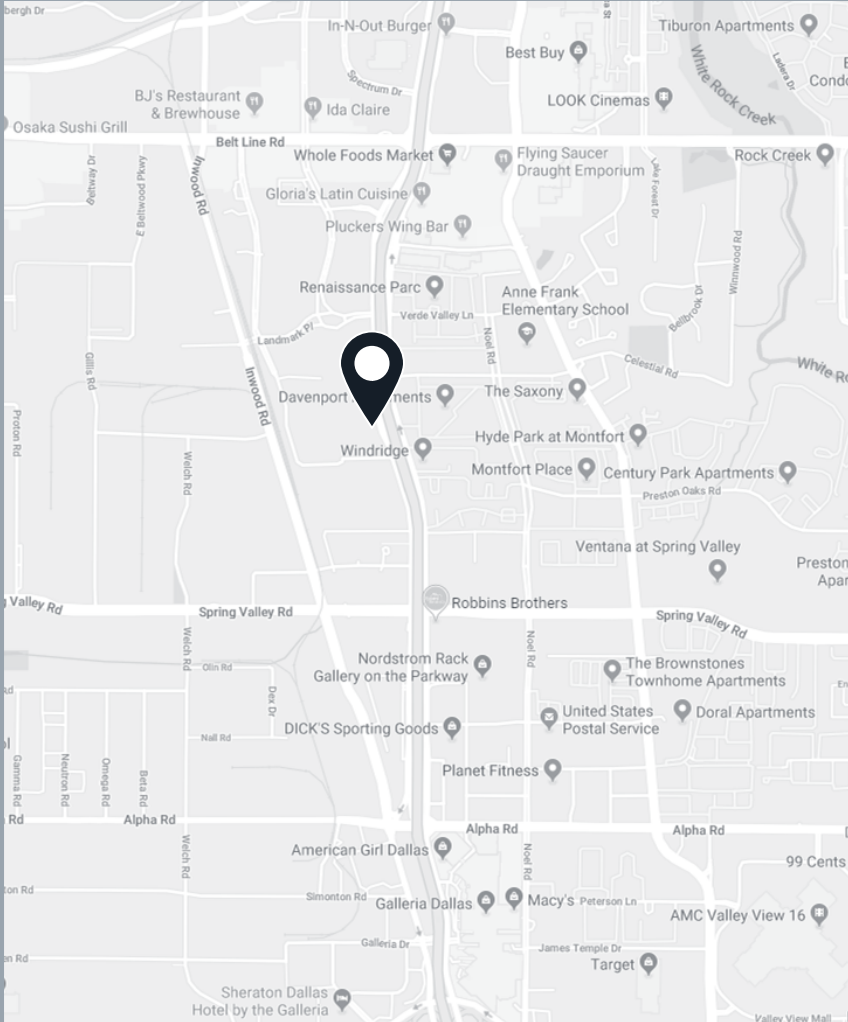
14655 DALLAS PARKWAY | DALLAS, TEXAS
10,500 SF RESTAURANT AVAILABLE



weitzman®

14655 DALLAS PARKWAY

14655 Dallas Parkway
Dallas, Texas 75254



LAND	66,198 SF 1.52 Acres
BUILDING	10,500 SF
YEAR BUILT	1999
PARKING	126 Spaces
CONDITION	Good Condition
ASKING PRICE	\$6,000,000.00
ASKING RENT	High \$30's + NNN's; Absolute NNN lease with no LL responsibilities
FFE	Could be included

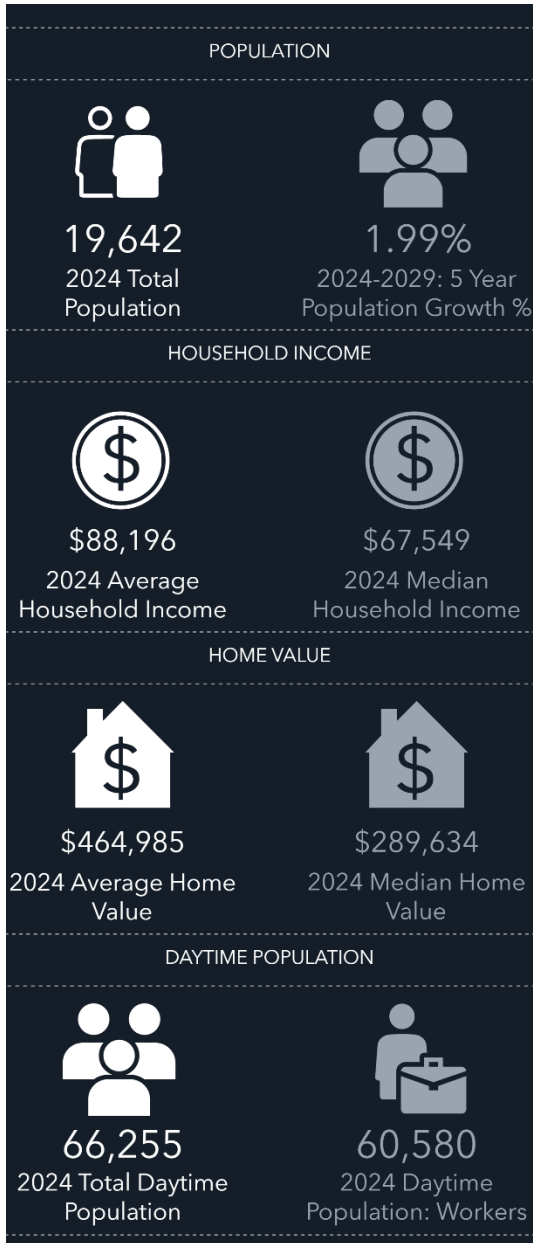


DALLAS NORTH TOLLWAY 204,377 VPD

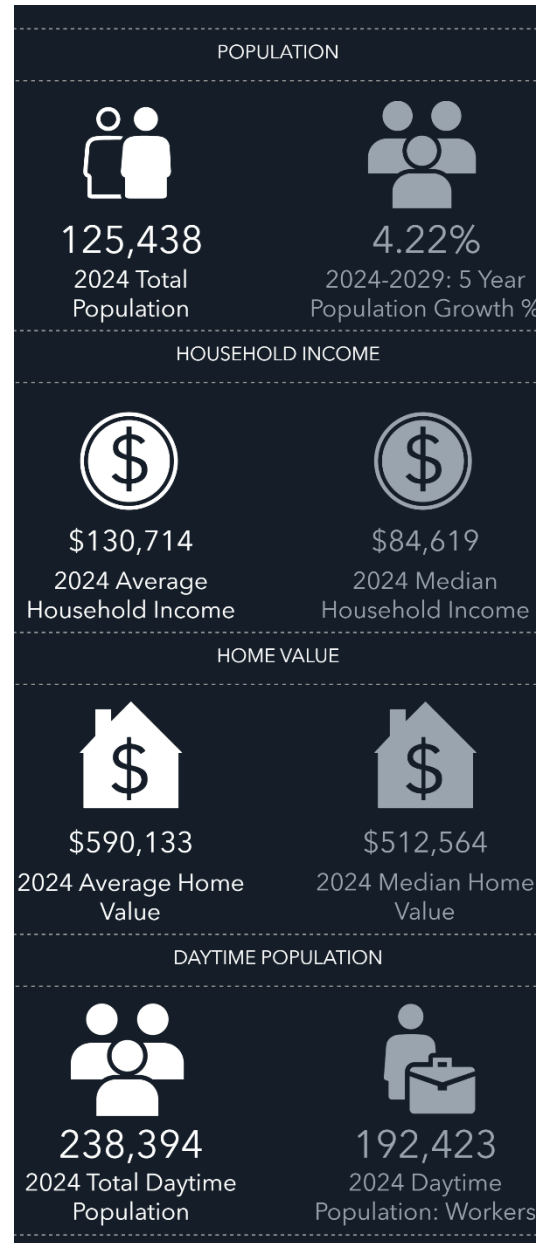
weitzman[®]

14655 DALLAS PARKWAY

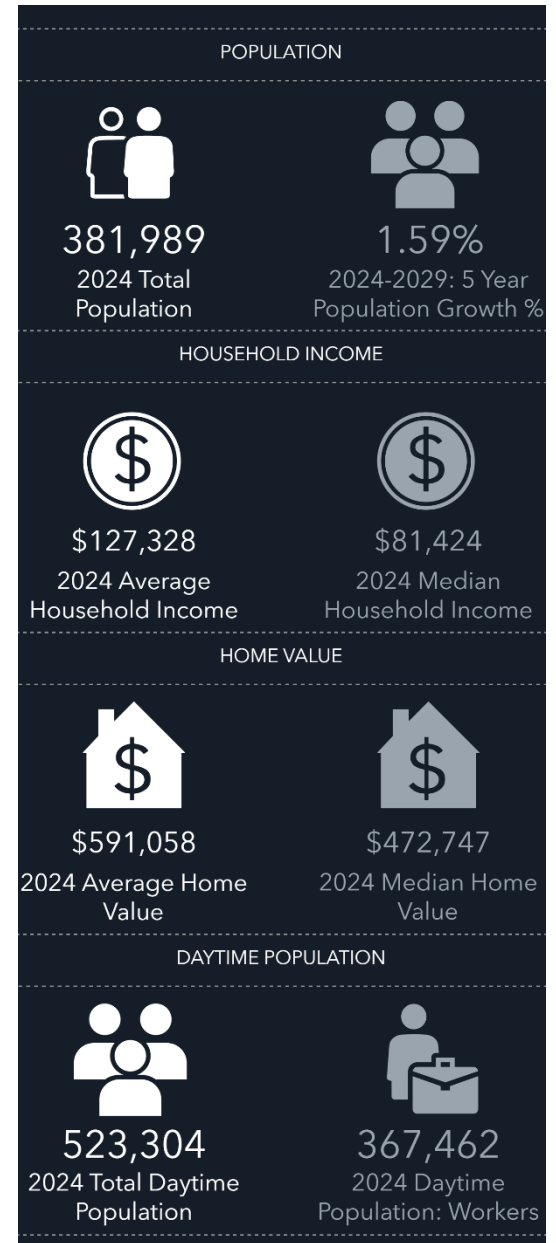
1 MILE DEMOGRAPHICS



3 MILE DEMOGRAPHICS



5 MILE DEMOGRAPHICS



PROPERTY SUMMARY

The iconic steakhouse is located along the frontage road of the Dallas North Tollway with over 200,000 vehicles per day. The location offers a tremendous amount of visibility, and it is just one-half mile from the heart of Addison, Texas. Addison is only 4.4 square miles in size but carries a dense population of over 17,000 residents and the site has a daytime population of over 66,000 in a 1-mile radius. In addition, Addison has over 150 special events a year which include Kaboomtown with over 400,000 annual visitors, and Oktoberfest which draws over 70,000 visitors annually. Adjacent to the property, Tollway Center, a six story 201,606 RSF Class A office property was recently completed and just south of the property, Fourteen5, a 480,000 SF Class A office development just delivered Phase I with Phase II to start construction in 2019. Surrounded by such a vibrant community, the property would be a good location for another restaurant or office building redevelopment.





MERIDIEN
DALLAS BY THE GALLERIA

THE WESTIN
GALLERIA
DALLAS



DALLAS MIDTOWN
MIXED-USE REDEVELOPMENT

buy buy
BABY

DICK'S
SPORTS GOODS

rack

DALLAS
NORTH
TOLLWAY

WORLD MARKET



INTERNATIONAL PLAZA
1,105,000 RSF CLASS A OFFICE



FOURTEEN5
480,000 RSF CLASS A OFFICE
PHASE I DELIVERED Q3 2018
PHASE II STARTS CONSTRUCTION 2019

DALLAS NORTH TOLLWAY 204,377 VPD

SITE



TOLLWAY CENTER
201,606 RSF NEW CONSTRUCTION
CLASS A OFFICE

PROPERTY AERIAL



EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



DFW OVERVIEW



The combined Dallas-Fort Worth market ranks as Texas' largest metropolitan area with a population of 7.5 million people. By 2023, that total is expected to increase to 8.2 million. The DFW metro area reports an average household income of \$91,8158, a median household income of \$64,460 and an average home value of \$265,435.

DFW is at the top nationally in terms of job growth, with a total of 126,000 new jobs added between February 2019 and February 2020 according to the U.S. Bureau of Labor Statistics. During the 12-month period job growth totaled 3.4 percent, more than double the national average of 1.6 percent. The area's unemployment rate is 3.1 percent while future job growth over the next ten years is predicted to be an astonishing 41%.

DFW is home to 24 Fortune 500 companies and more than 10,000 corporate headquarters, giving the area the largest concentration of corporate headquarters in the United States. The DFW region is a key U.S. financial center, home to the corporate headquarters for Comerica Bank and MoneyGram, as well as major centers for JPMorgan Chase, Citigroup, Wells Fargo, Bank of America, Capital One and Fidelity Investments. Dallas is also home to one of twelve regional Federal Reserve Banks.

DFW ranks among the top four US metropolitan areas for business expansions, relocations and employment growth. DFW is home to DFW International Airport, the nation's fourth busiest airport, Dallas Love Field Airport, home to Southwest Airlines, the largest domestic airline in the country and Fort Worth Alliance Airport, the world's first major industrial airport.

THE PLATINUM CORRIDOR

The Platinum Corridor is 13.7 miles along Dallas North Tollway that stretches from IH-635 and the Galleria area to SH-121 in Frisco. The property is located along this corridor just north of Galleria Dallas which boasts over 200 stores and restaurants, 1,466,472 RSF of Class A office, and luxury hotels including The Westin Galleria, Le Meridien Dallas by the Galleria and Sheraton Dallas by the Galleria.

The property is just south of Addison which boasts over 12 Million square feet of office space, 23 hotels, and over 180 restaurants and is known as the restaurant capital of the U.S.

The property is also located near very dense residential with home values over \$423,000 in a 3 mile radius and consumer restaurant spending of over \$273,291,358 annually in a 3 mile radius.

Wikipedia & addisontexas.net



PRESENTED BY

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