

# 6,750 SF MEDICAL DISTRICT SITE AVAILABLE

1907 PRAIRIE VIEW DR, DALLAS, TX 75235

**SITE**

**SLJ**  
COMPANY, LLC

4311 W. Lovers Lane, Suite 200  
Dallas, TX 75209  
214-520-8818

Exclusively Offered By:

Ty Underwood

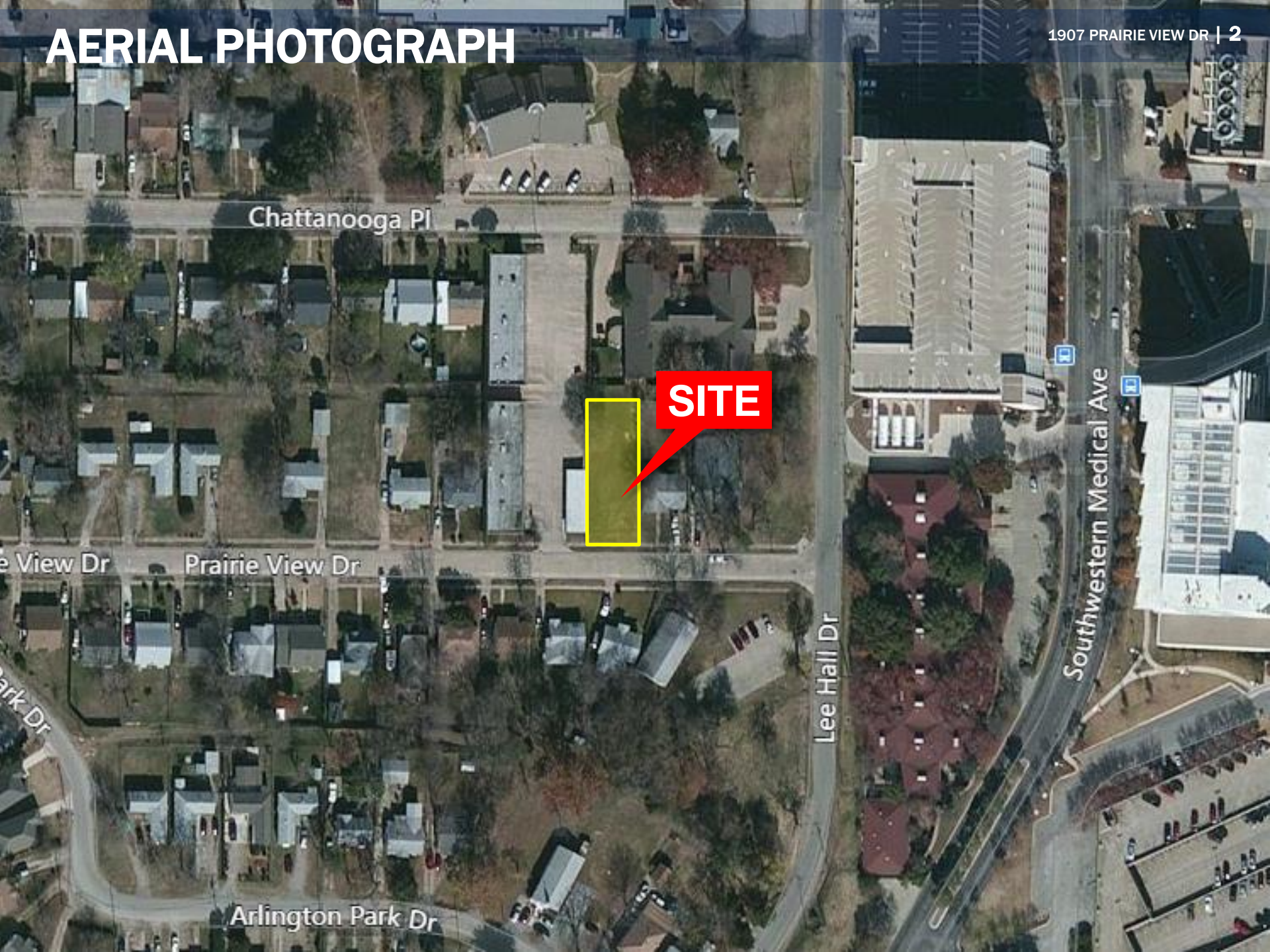
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# AERIAL PHOTOGRAPH



Chattanooga Pl

SITE

Pr  
e View Dr

Prairie View Dr

ark Dr

Lee Hall Dr

Southwestern Medical Ave

Arlington Park Dr



# PROPERTY PROFILE

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## LOCATION

The subject property is located at 1907 Prairie View Dr, west of Harry Hines Blvd between Inwood Rd and Record Crossing Rd, in Dallas, Texas 75235. The Property is just a block away from UT Southwestern Medical Center and provides easy access to I-35E and other Medical District destinations.

## LAND AREA

Approximately 6,750 Square Feet

## LOT DIMENSIONS

Frontage on Prairie View Dr: Approximately 50 Feet  
Maximum Depth: Approximately 135 Feet

**SITE**

## ZONING

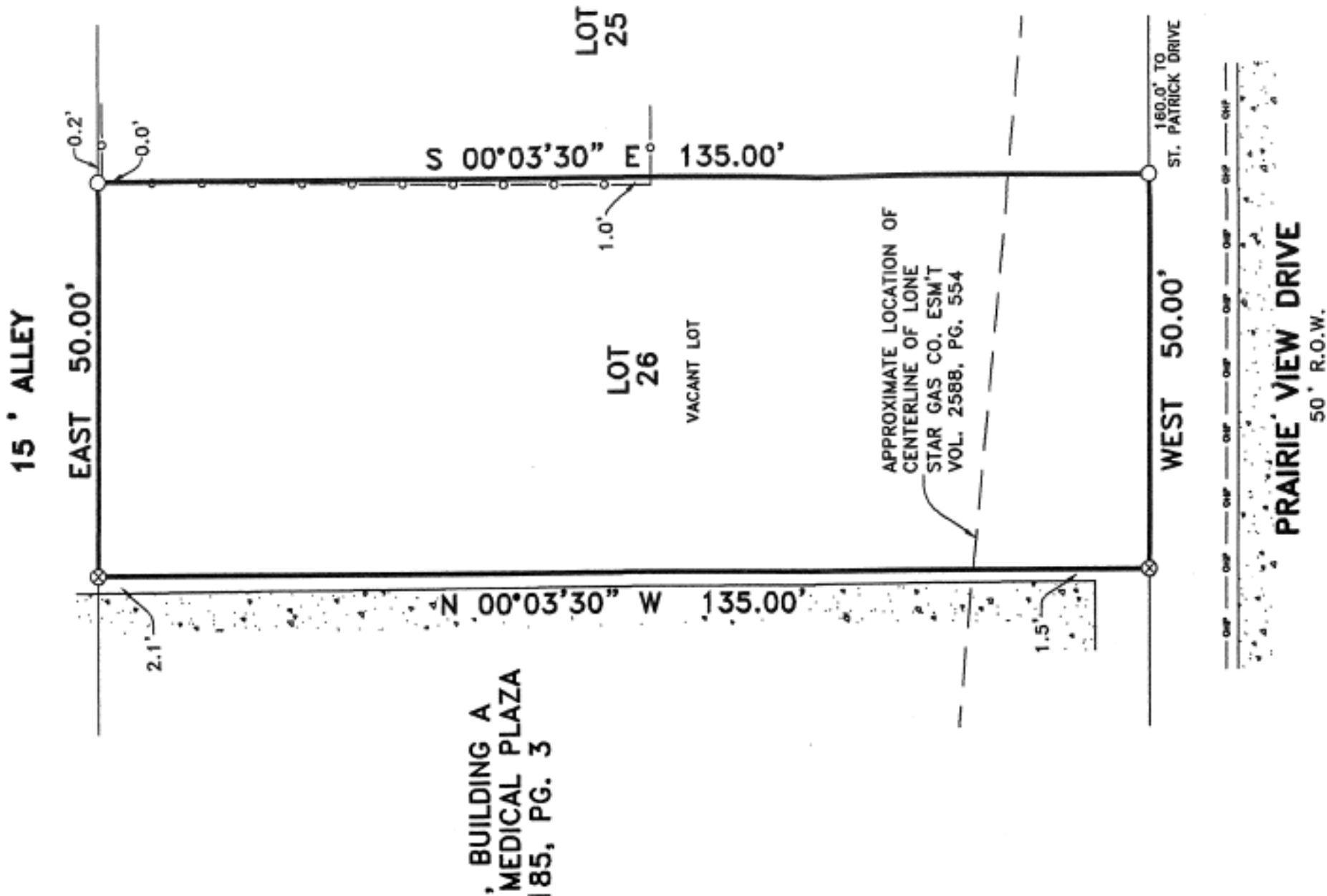
PD-465 (Area 5) – Arlington Park Special Purpose District  
Minimum Setbacks: Front – 20 Feet; Side/Rear – 20 Feet when across an alley from a single family or duplex use  
Maximum Dwelling Unit Density: 15 units per acre  
Maximum Floor Area Ratio: 2.0:1  
Maximum Height: 70 Feet / 5 Stories  
Minimum Lot Area Per Dwelling: 5,000 Square Feet for single family or duplex; No minimum in all other cases  
Permitted Uses: Church, Duplex, Single Family  
Uses Permitted with SUP: Office, Medical Clinic, Multifamily, Day-Care, Hospital, School

## MINERALS

None

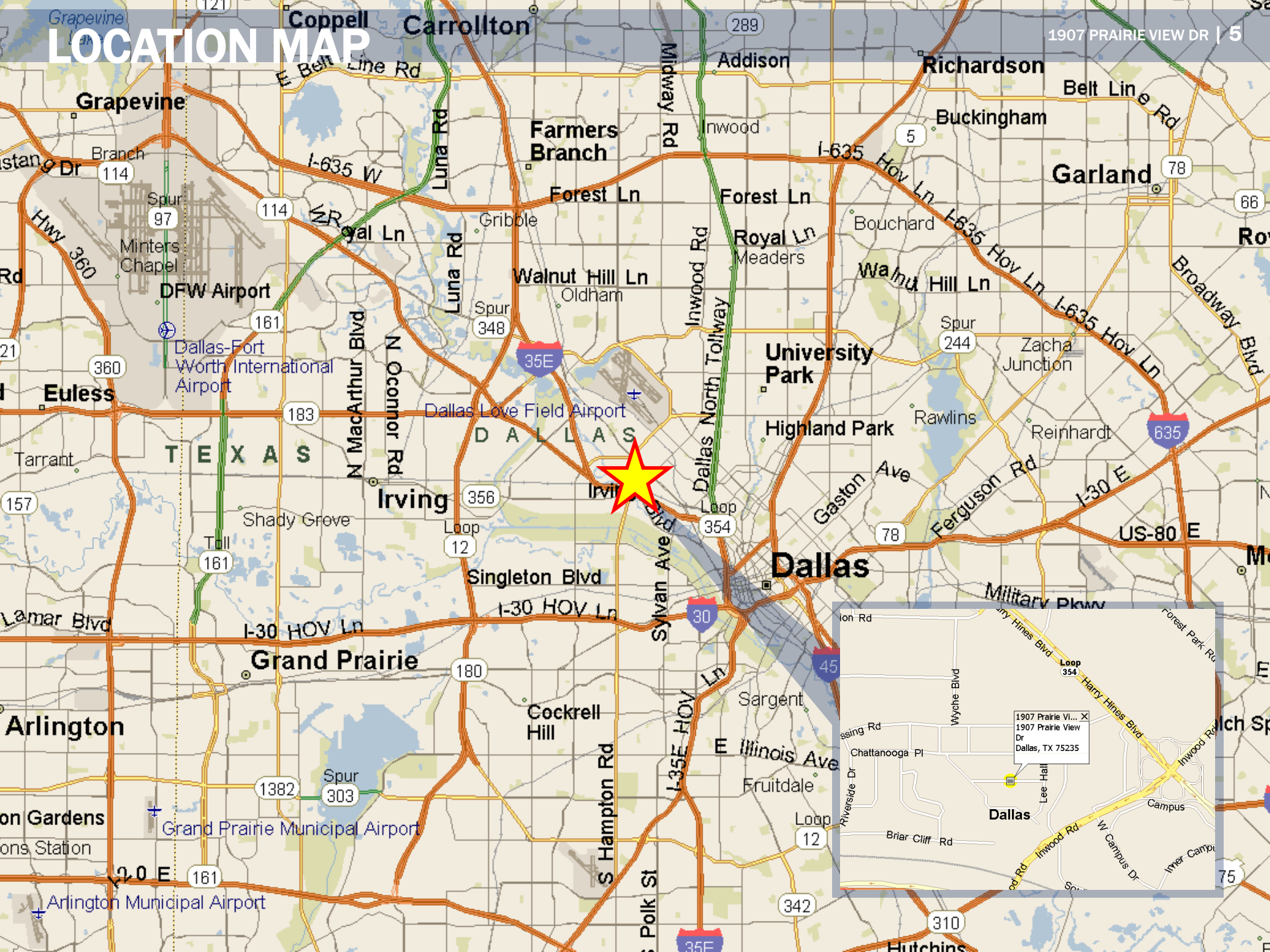
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2015 Population	7,398	90,931	321,145
2015 Avg. HH Income	\$52,506	\$90,377	\$90,293
2015 Daytime Population	74,401	196,355	592,711



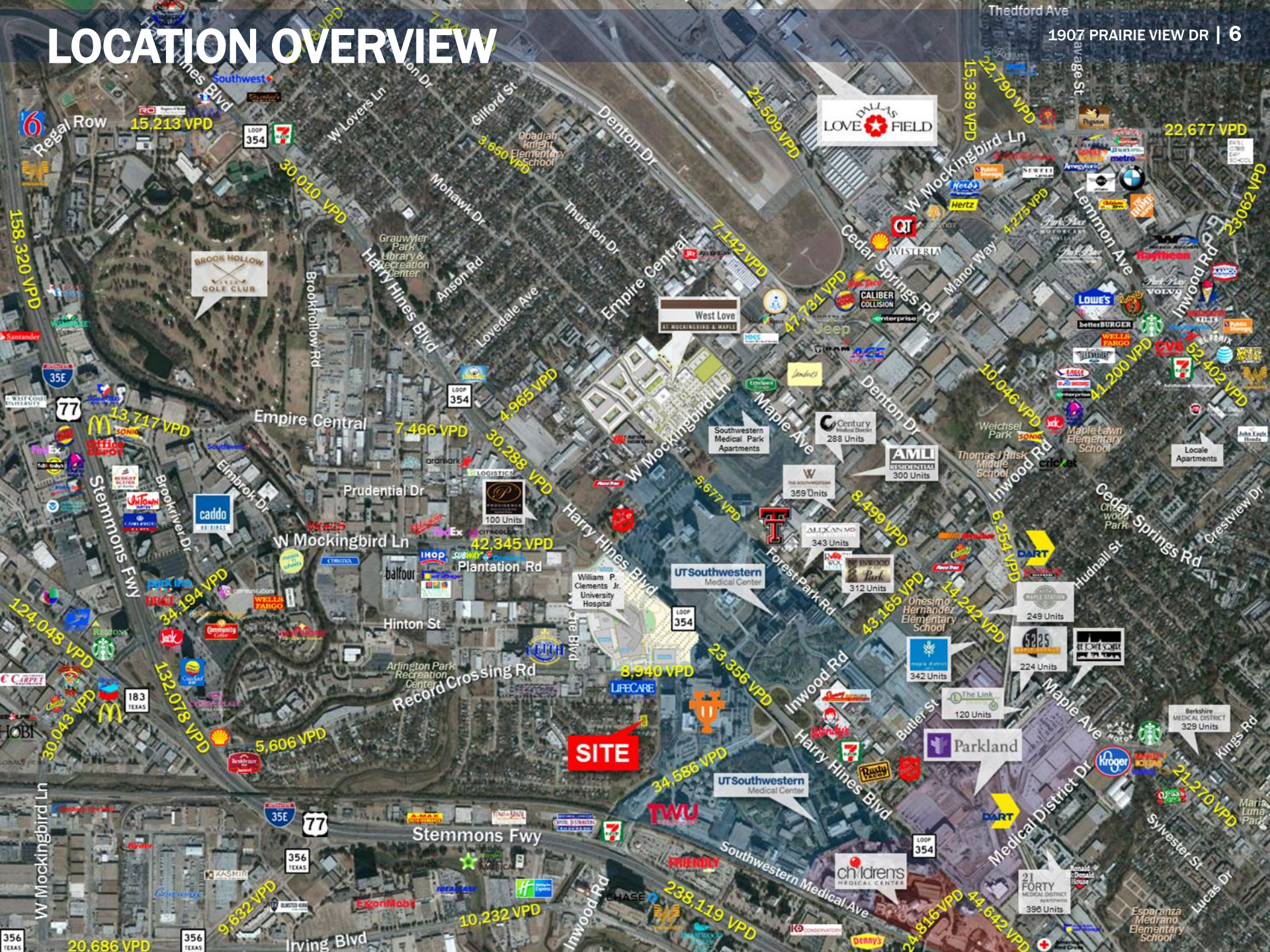


# LOCATION MAP





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# LOCATION OVERVIEW

Thedford Ave

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## INTRODUCTION

The eclectic, urban neighborhood that includes Dallas Love Field airport and the Medical District continues to experience growth and vibrancy. Multifamily residential in the surrounding neighborhoods continues to expand, with significant growth along Maple Avenue in the past few years. Between the most recently constructed complexes and the developments currently being planned, there are over 6,000 residential units being added to the area. The completion of the DART Green Line adds a convenient access to the metro area. The 37-acre West Love development at Mockingbird and Maple is currently under construction. The project will include 1,000 new residential units, a national dual-branded hotel and approximately 80,000 sf of retail.

## DALLAS LOVE FIELD AIRPORT

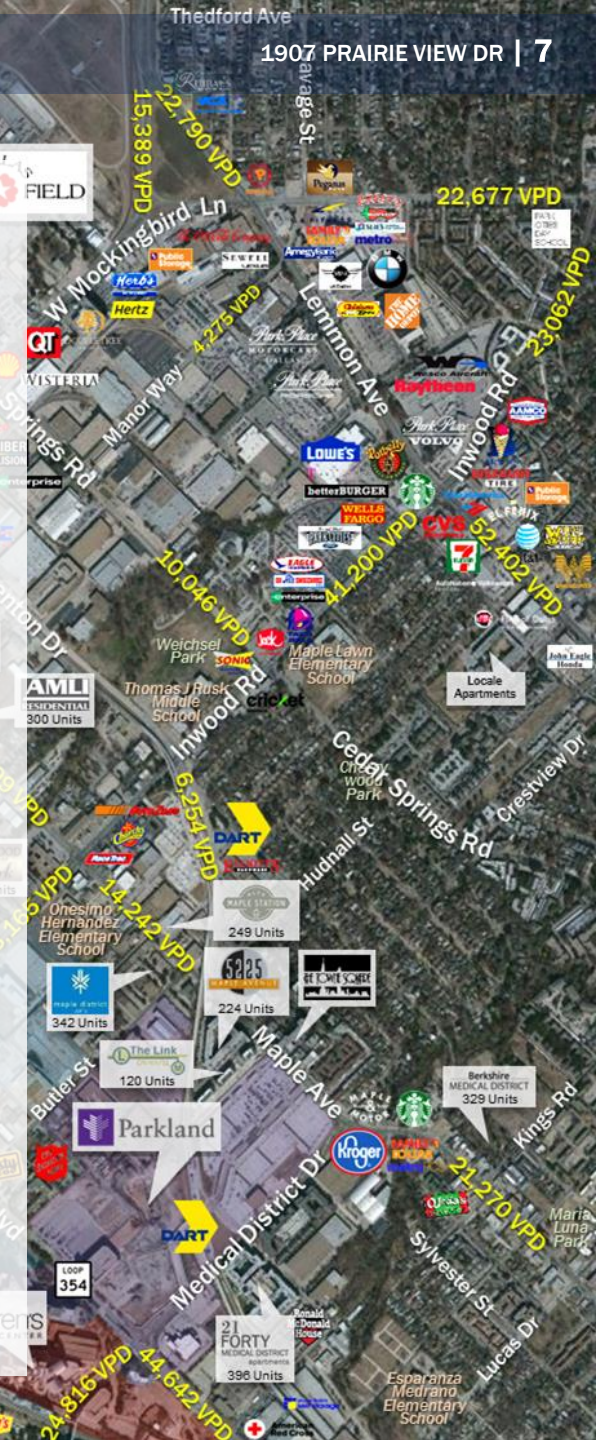
The airport is going through a complete revitalization, The Love Field Modernization Program (LFMP) will renovate and expand Love Field - creating a cohesive, modern facility that will serve the needs of Dallas citizens and travelers for many years to come. The LFMP renovations include a new centralized concourse with 20 gates, a remodeled lobby, expanded baggage claim area and a new ticketing wing. Southwest Airlines corporate campus is currently undergoing a 500,000 square foot expansion; traffic is expected to increase 45% on an annualized basis.

## MEDICAL DISTRICT

The Medical District continues to flourish and expand with the recent completion of two new hospitals. The brand new \$1.3 billion dollar Parkland Memorial Hospital opened in August of 2015. The hospital averages more than 1 million patient visits annually and the 2.8 million square-foot facility is equipped with 862 single-patient rooms, a Level I Trauma Center, the second largest civilian burn center in the U.S. and a Level III Neonatal Intensive Care Unit. UT Southwestern's new \$800 million state-of-the-art medical facility – the William P. Clements Jr. University Hospital – is rapidly changing the West Campus skyline. The 12-story, 1.3 million square-foot hospital opened in late 2014. A 500,000-square-foot biotechnology park on 13 acres, called BioCenter at Southwestern Medical District, is attracting innovative biotech companies to the area, as well as increasing research opportunities.

### MEDICAL DISTRICT DATA

390 acres in size	3 major hospital systems
+/- 30,032 total employees	4,533 students/residents and fellows
6,000 visits per day to clinics and ER's	2,239,690 annual visits in 2013
1,955 licensed beds and growing	90,367 patients admitted in 2013





# DISCLAIMER & DISCLOSURE

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The material contained in this Memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of the SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.





# 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.*

11-2-2015



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date