



PROPERTY PROFILE



- Name:** Inwood Plaza Addison
- Availability:** Available for lease
- Location:** The subject property is located on the west side of 14733 Inwood Road, Addison, TX 75001 (Dallas County), between Spring Valley Road and Belt Line Road.
- Land:** 1.178 acres (51,317.67 square feet)
- Building:** The property is improved with a single-story, brick-and-stone retail building with attractive landscaping, and an underground sprinkler system. The building totals approximately 12,277 square feet and is designed for a single tenant. Building was built in 1977. It was remodeled inside and outside below the roof deck in approximately 2008. A new roof was installed in 2015 along with replacement/refurbishing of the HVAC units. Building measurements
Exterior building maximum height is 28 feet to top of façade over entry and 18.5 feet to top of perimeter wall. Exterior building maximum width



is 146 feet. Exterior maximum building depth is 111.67 feet. Minimum clearance below joist at rear of warehouse is 8.75 feet. Minimum clearance below the joist in showroom is 10.5 feet.

Parking: Generous parking consisting of asphalt paving in front and concrete paving on the sides and in the rear. Sixty-three spaces (1:195) provided including three ADA spaces. Sixty one spaces (1:200) is required for retail use per code.

Loading: On the south side of the building is a ramped loading area with an overhead door (9' wide and 7'10" high). On the north side is a semi-dock high, covered loading area with a ramp for hand truck/carts.

HVAC: All units were thoroughly refurbished or replaced in 2015
12,277 HVAC area
45 HVAC tonnage (10 roof-top packaged units)
1:272 one ton of HVAC capacity per 272 square feet

Maintenance: Tenant is responsible for and pays directly for its janitorial service, utilities, interior maintenance, and waste disposal. Landlord is responsible for and Tenant reimburses Landlord for the exterior walls, roof, common areas, building insurance, and real estate taxes.

Signage: With Landlord's approval, Tenant may, at Tenant's expense, erect a sign on the exterior of the building and on the monument sign in quality, design, and size per Landlord's sign specifications.

Neighborhood: Major developments in the area include the Galleria, Dallas Midtown, Village on the Parkway, and Quorum Office Park. Nearby lodging includes Hilton Dallas Lincoln Centre, Hotel Intercontinental, Hilton Dallas Parkway, Marriott Quorum Galleria, Wyndham Dallas North, Westin Hotel Galleria, Crowne Plaza North Dallas, Courtyard by Marriott, Hampton Inn, Homewood Suites, Holiday Inn, Embassy Suites, and others. Many large financial institutions are also located in the area. More than 200 restaurants offer fast food to gourmet dining.



Access:

Frontage:

- The property has 272 feet of frontage on the west side of Inwood Road (60' ROW), a north-south, four-lane undivided, collector thoroughfare without median. There are two existing curb cuts. The property enjoys quick access to Dallas North Tollway, LBJ Freeway, Bush Turnpike, Beltline Road, Spring Valley Road, Midway Road, and Preston Road.

Thoroughfares:

- To the north (0.3 miles) is a fully signalized intersection at Belt Line Road, a major east-west, six-lane divided thoroughfare with median that connects Addison, Carrollton, Dallas, Farmers Branch, and Richardson.
- To the south (0.7 miles) is a fully signalized intersection at Spring Valley Road, a major east-west, six-lane divided thoroughfare with median that connects Addison, Carrollton, Dallas, Farmers Branch, and Richardson.

Highways:

- To the north is President George Bush Turnpike, a major east-west toll road with exits for Dallas Parkway/Dallas North Tollway and Midway Road.
- To the south is LBJ Freeway (I-635), a major east-west highway with exits for Dallas Parkway/Dallas North Tollway and Midway Road.
- To the east is Dallas North Tollway, a major north-south toll road with exits for Belt Line Road and Spring Valley Road.

Traffic counts:

Source: Site to Do Business (STDB)

Location	VPD	Year
Inwood Rd., north of property	13,080	2009
Inwood Rd., south of property	18,200	2004

Transit:

Dallas Area Rapid Transit (DART) provides public transit services. The neighborhood is served by the Addison Transit Center, which is located on the north side of 4925 Arapaho Road between Addison/Inwood Roads and Dallas Parkway. The transit center is 0.8 mile to the north. Multiple DART bus routes serve the Addison/Quorum/North Dallas sub-market.



Utilities: Telephone & Internet – AT&T
Internet Fiber Optic Cable – Time Warner
Electricity – Retail provider of your choice, Oncor for service
Water & Sewer – Town of Addison

Zoning: The base zoning is LR - Local Retail. Permitted uses include but are not limited to liquor store, retail, office, showroom, as well as consumer and business services.

Topography: The property is generally level. Property drains from east to west.

Demographics: Source: Site to Do Business (STDB)

2017	1 Mile	3 Miles	5 Miles
Total Population	11,636	125,033	376,522
Total Households	6,360	57,982	159,720
Average Household Size	1.83	2.15	2.35
Average Household Income	\$82,517	\$102,037	\$100,013

Current use: Retail showroom

Adjoining uses: North: retail buildings and Addison’s restaurant row
East: Quorum Office Park and Village on the Parkway
South: retail buildings and the Galleria
West: Office and industrial

Public facilities: Major public facilities in the neighborhood include:

Emergency Services

- Addison Police at 4799 Airport Parkway is 5 minutes away (1.2 miles)
- Addison Fire Station #1 at 4798 Airport Parkway is 5 minutes away (1.2 miles)

Education

- The Ann Frank Middle School (Dallas ISD)
- The George Herbert Walker Bush Elementary School (Dallas ISD)
- Trinity Christian Academy (preK-12)



- Greenhill (preK-12)
- Brookhaven Community College

Parks

- Addison Circle Park

Hospitals

- Methodist Hospital for Surgery

CIP: No significant capital improvement projects (CIP) have been announced in the property's neighborhood.

Studies: The following studies are available:

- Inwood Road Corridor Study
- Demographic and Income Profile

Principals: Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

Brokers: Broker(s) and agent(s) may register their client by requesting a Registration Letter.

Rental basis: The Base Rent is adjusted once a year based on the CPI, with end-of-year pass through of operating expenses (triple nets) as noted above. With Landlord's written approval, Tenant may, at Tenant's expense, modify the interior of the building for its needs. Specific tenant requirements and lease term are necessary to quote an exact rate. Lease terms are subject to Landlord's approval of the tenant's financial status and intended use of the property.

Information: Contact Broker: Hope Realty
Attention: Michael Hope, Broker Associate
US Mail: P. O. Box 427, Addison, TX 75001
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Exhibits:

The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Site plan
- Drive Time Map
- Photos