



## PROPERTY PROFILE



- Name:** Alpha Welch Center
- Availability:** No vacancy at this time. See “Suites” below.
- Address:** Northwest corner of Alpha Road at 13615 Welch Road, Farmers Branch, Texas 75244 (Dallas County).
- Location:** Situated a few blocks west of the Galleria within the North Dallas Design District, north of LBJ Freeway (I-635) and west of Dallas North Tollway, at the northwest corner of Alpha Road and Welch Road.



**Neighborhood:** Major developments include the Galleria, Village on the Parkway, Dallas Midtown, and Quorum. 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.

**Building:** A single-story, brick, office/retail/showroom building enhanced with attractive landscaping and an underground sprinkler system. The building totals 30,351 square feet and has a clear height of 14+ feet in the warehouse area.

**Land:** 1.79 acres or 78,082 square feet

**Suites:** Fully leased

Unit	Suite	Size	Status	Comments
Bay 1	101	7,613	Leased	Grade loading
Bay 2	102	5,514	Leased	Grade loading
Bay 3	103	5,717	Leased	Grade loading
Bay 4	104	5,717	Leased	Floorplan available, semi-dock loading
Bay 5	105	5,790	Leased	Dock loading

**Parking:** Asphalt paving in front and concrete paving in rear. One hundred parking spaces provided (111 spaces possible).

**Loading:** Three grade level, one semi-dock with ramp, and one dock-height rear overhead doors

**Access:** Frontage

- Alpha Road is a four-lane, undivided collector thoroughfare
- Welch Road is a four-lane, undivided collector thoroughfare

Major Thoroughfares



- Alpha Road, depending on where you are, can be four lanes, divided or undivided major, east-west collector in far north Dallas
- SH-289 (aka Preston Road) is located 1.6 miles to the east. It is a major, north-south, cross-town thoroughfare
- Midway Road is 0.5 mile to the west and is a major, north-south, cross-town thoroughfare
- Spring Valley Road is 0.4 mile to the north and is a major, east-west cross-town thoroughfare

Highways

- I-635 (aka LBJ Freeway) is 0.5 mile to the south and is a major freeway, which loops around Dallas
- Dallas North Tollway is 0.5 mile to the east and is a major tolled, north-south highway and connects the Dallas central business district to US-380 in Collin County thereby providing access to all points in the Dallas/Fort Worth metroplex area

**Transit:** A DART bus stop is on the corner of Alpha Road and Welch Road

**Traffic counts:** Source: City of Farmers Branch

Location	VPD	Year
Alpha Rd, east of Welch Rd	11,130	2009
Alpha Rd, west of Welch Rd	10,820	2009
Welch Rd, north of Alpha Rd	10,901	2000
Welch Rd, south of Alpha Rd	6,350	2009

**Demographics:** Source: Site To Do Business (STDB)

2017	1 mile	3 mile	5 mile
Total population	13,540	120,744	366,700
Total households	6,442	54,910	150,822
Average household size	2.10	2.19	2.42
Average household income	\$75,646	\$107,934	\$102,462

**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:** There is a monument sign on the corner. Individual tenant signage on the building is also available. With Landlord's written 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.
- Zoning:** LI-Light Industrial permitting most public or private, nonresidential uses
- Utilities:** Natural Gas – Atmos Gas  
Electricity – Retail providers of your choice, Oncor for service  
Water – City of Farmers Branch  
Sewer – City of Farmers Branch  
Fiber Optics – AT&T and Century Link
- Brokers:** Broker(s) and agent(s) may register their client by requesting a Registration Letter.
- 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.
- 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