



PROPERTY PROFILE

- Name:** Addison Square (aka Hall Shook West)
- Location:** Southeast corner of Airport Parkway at 15842 Addison Road, Addison, TX 75001 (Dallas County)
- Size:** The property is approximately 3.201 gross acres.
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|-------------------|---|
| 3.201 gross acres | 139,419 gross square feet (approximately) |
| | <u>9,340</u> sf net for proposed ROWs* |
| 2.986 net acres | 130,079 net square feet (approximately) |

*Proposed ROW calculation includes Addison Road, Airport Parkway, and a dedicated right-turn lane from Addison Road onto Airport Parkway

Access:

Frontage

- 390' on Airport Parkway, a two-lane, undivided thoroughfare on a 55' ROW. Thoroughfare plan calls for an additional 6.5' of ROW from the property.
- 359' on Addison Road, a four-lane, undivided thoroughfare on a 60' ROW. Thoroughfare plan calls for a five-lane thoroughfare with two lanes in each direction separated by a continuous center turn lane, which will require an additional 12' of ROW from the property. There is also interest by the Town of Addison for a dedicated right-turn lane from Addison Road onto Airport Parkway.

Major Thoroughfares

- To the north the Addison Airport Toll Tunnel connects Keller Springs Road from Addison Road to Midway Road by going under Addison Airport. Keller Springs is a major cross-town thoroughfare running east-west that connects to I-35 to the west.
- Belt Line Road to the south is a major cross-town thoroughfare running east-west that forms one of the loops around the Dallas area.
- To the east is Preston Road (SH-289), a major cross-town thoroughfare that runs north-south connecting several cities.



- Midway Road to the west is a major cross-town thoroughfare running north-south that runs north-south connecting several cities.

Highways

A few blocks east of the property, the Dallas North Tollway (along with its frontage roads known as Dallas Parkway) connects to LBJ Freeway and George Bush Turnpike providing access to all points in the Dallas/Fort Worth metroplex area.

Traffic counts:

Source: Site To Do Business

Location	VPD	Date
Addison Rd, north of Airport Pkwy	13,484	2007
Addison Rd, south of Airport Pkwy	22,902	1999
Airport Pkwy, east of Addison Rd	3,735	2007

Transit:

The Town of Addison and Dallas Area Rapid Transit (DART) have established a transit center on the south side of the St. Louis & Southwestern Railroad and along Arapaho Road between Quorum and Addison Road. It is 0.7 miles from the property. The rail line has been acquired by DART and is part of their long-term plan for providing rail service to the area. In the short-term, the center is used as a bus transfer station and park & ride facility. The subject property is served by DART bus route 341. DART has recently moved up its timetable for rail service, which is now 2019.

Utilities:

Utility	Size	Location	Supplier
Water	24"	Eastside of Addison Road	Addison
Water	8"	Southside of Airport Parkway	Addison
Water	8"	East property line	Addison
Water	8"	Southwest corner of property	Addison
Sanitary Sewer	8"	Eastside of Addison Road	Addison
Sanitary Sewer	8"	Westside of Addison Road	Addison
Sanitary Sewer	8"	Northside of Airport Parkway	Addison
Gas	6"	Eastside of Addison Road	Atmos
Electric		Eastside of Addison Road	Oncor
Electric		Northside of Airport Parkway	Oncor



Zoning: Commercial-2. Permitting office, retail, hotel, high-tech flex, etc. Seller will sell subject to a zoning request to add residential uses.

Adjacent to the property, Addison Circle (Urban Community District) combines extensive park and median greenscape with upscale residential condominium homes, multi-family homes, and small retail shops on both sides of Quorum Drive and high-rise office along the Dallas North Tollway.

Topography: Level. Approximate property elevation is 646' above MSL. FAA Aeronautical Study No. 85-ASW-0212-OE approved a height of 790' above MSL. Maximum building height is approximately 144'. Study has since expired.

Demographics: Source: Site to Do Business

2017	1 Mile	3 Miles	5 Miles
Total Population	9,107	141,960	376,288
Total Households	5,910	69,785	160,491
Average Household Size	1.54	2.03	2.34
Average Household Income	\$94,260	\$95,177	\$98,475

Current use: Agriculture, office building, two metal storage buildings, and storage yard.

Adjoining uses:
North: Office building, FedEx facility, and multi-family
East: US Post Office, vacant land, single-family, and office building
South: Multi-family and commercial
West: Addison police station, Addison fire station, and Addison Airport

Public facilities: Emergency Services

- Police: Northwest corner of Addison Road at 4799 Airport Parkway, which is across the street from the property
- Fire: Station #1 is at the southwest corner of Addison Road at 4798 Airport Parkway, which is across the street from the subject property



Education

- Dallas County Community College – Brookhaven Campus is located at 3939 Valley View Lane (3.7 miles away)
- DISD’s Anne Frank Elementary School (PK-5) is located at 5201 Celestial Road (2 miles away)

Parks

- Addison Circle Park is located at 4950 Addison Circle Drive (0.4 miles away)
- The Addison Athletic Club is open to all Addison residents for a very small annual fee. It is located at 3900 Beltway Drive (2.7 miles away)
- Quorum Park is located at 16201 Quorum Drive (0.6 miles away)

CIP:

Planned capital improvement projects in the area:

- Addison has plans to resurface Airport Parkway
- DART has plans to bring rail service to the Addison Transit Center

Studies:

Available studies:

- Phase I environmental study
- Geotech soil study
- Title commitment
- Conceptual site plan(s)

Title company:

Republic Title Company, Attn: Nancy Colaluca, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Fax: 214-855-8898. Email: ncolaluca@republictitle.com.

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.



Price: Price depends on amount of land desired, shape, location, and intended use. Call agent to discuss.

Information: Contact Broker: Hope Realty
Attention: Michael Hope, Broker Associate
US Mail: P. O. Box 427, Addison, TX 75001
Delivery: 15842 Addison Road, Addison, TX 75001
Direct Dial: 972/239-1325
E-mail: mike@hwktx.com
Web: www.HopeRealty.com

Exhibits: The following exhibits are available on this property:

- Property Profile
- Street Map
- Aerial Map
- Sketch/Survey/Site Plan
- Property Description
- Context Map
- Tour of Addison Circle