

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



weitzman®

# 14655 DALLAS PARKWAY



## NWC Dallas North Tollway & Landmark Boulevard Dallas, Texas 75254

SUBJECT PROPERTY	Lawry's The Prime Rib
LAND SIZE	66,198 SF (1.52 Acres)
BUILDING SIZE	10,500 SF
YEAR BUILT	1999
LAND USE CODE	PD-Planned Development

**CONDITION** The building is in good condition and has approximately 126 parking spaces

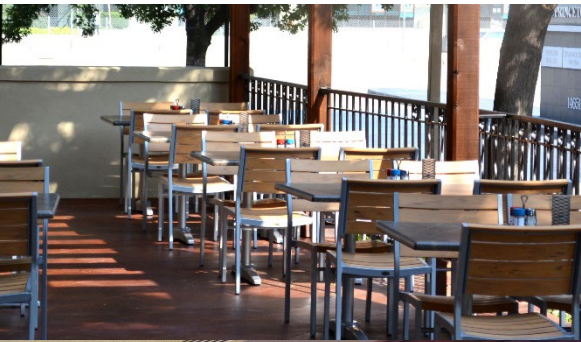
2024	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	66,255	238,394	523,304
TOTAL POPULATION	19,642	125,438	381,989
AVERAGE HOUSEHOLD INCOME	\$88,196	\$130,714	\$127,328
AVERAGE HOME VALUE	\$333,050	\$423,432	\$401,067
RESTAURANT SPENDING	\$16,655,460	\$134,880,735	\$363,082,070



DALLAS NORTH TOLLWAY 204,377 VPD

# 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 16,000 residents and the site has a daytime population of over 59,500 in a 1 mile radius. In addition, Addison 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.



635

GALLERIA DALLAS

macy's NORDSTROM GAP

OLD NAVY TIFFANY & Co. H&M

J.CREW lululemon FOREVER 21

ZARA BANANA REPUBLIC

MERIDIEN DALLAS BY THE GALLERIA

THE WESTIN GALLERIA DALLAS



DALLAS MIDTOWN MIXED-USE REDEVELOPMENT

NORDSTROM rack

DICK'S SPORTING GOODS

DNT TOLL

COST PLUS WORLD MARKET



INTERNATIONAL PLAZA 1,105,000 RSF CLASS A OFFICE



FOURTEEN5 480,000 RSF CLASS A OFFICE

DALLAS NORTH TOLLWAY 204,377 VPD

SITE



TOLLWAY CENTER 201,606 RSF NEW CONSTRUCTION CLASS A OFFICE

PROPERTY AERIAL



EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHTOS



INTERIOR PHOTOS





# DFW OVERVIEW

The combined Dallas-Fort Worth (DFW) market ranks as Texas' largest metropolitan area with a population of 7.4 million people. By 2021, that total is expected to increase to 8.0 million. The DFW metro area reports an average household income of \$86,648 and a median household income of \$63,812.

DFW currently ranks first nationally in terms of job growth, based on a total of 100,400 new jobs added between November 2016 and November 2017 according to the U.S. Bureau of Labor Statistics November 2017 report. During the 12 month period job growth totaled 2.8 percent, double the national average. The area's unemployment rate is 4.0% future job growth over the next ten years predicted to be an astonishing 41%.

DFW is home to 22 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 three US metropolitan areas for business expansions, relocations and employment growth.

DFW is home to Dallas Fort Worth 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*



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