

6532 INTERSTATE 635 SERVICE RD

6532 Interstate 635 Service Rd | Dallas, TX

FOR LEASE



Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



THE SPACE

Location	6532 Interstate 635 Service Rd Dallas, TX 75240
County	Dallas
APN	7446 012000001007446012
Cross Street	Hillcrest
Traffic Count	50,000
Square Feet	3,967
Annual Rent PSF	\$20.00
Lease Type	NNN

HIGHLIGHTS

- Direct Signage on 635
- Ample Parking
- High-Income Demographics
- Move-in Ready

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,569	139,640	398,285

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$194,937	\$128,921	\$131,161

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,469	63,226	175,500

PROPERTY FEATURES

BUILDING SF	3,967
GLA (SF)	3,967
LAND SF	12,197
LAND ACRES	.28
YEAR BUILT	1960
ZONING TYPE	NEIGHBORHOOD OFFICE DISTRICT
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	15
PARKING RATIO	3.78
NUMBER OF PADS	15
CORNER LOCATION	No
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	LBJ Freeway
SOUTH	Forest Lane
EAST	Hillcrest Road
WEST	Preston Road

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Good

TENANT INFORMATION

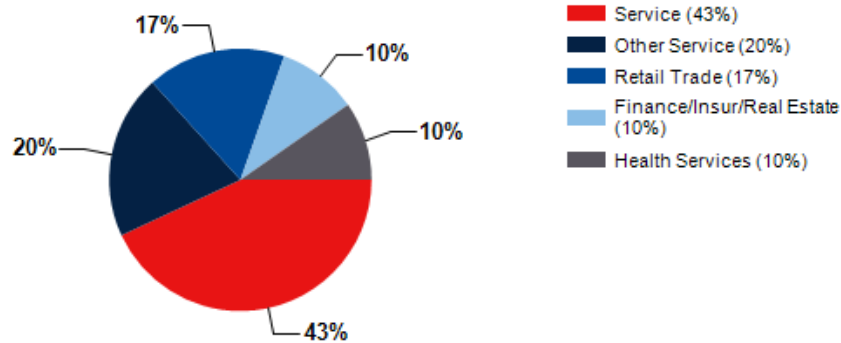
LEASE TYPE	NNN
------------	-----



Location Overview

- **Strategic Visibility:** Situated directly along Interstate 635 (LBJ Freeway), this property offers exceptional visibility to high volumes of daily traffic, enhancing brand exposure and accessibility.
- **Transportation Access:** The location provides seamless connectivity to major thoroughfares, including the Dallas North Tollway and US-75, facilitating convenient commutes to and from various parts of the Dallas-Fort Worth metroplex.
- **Public Transit Availability:** The area is serviced by multiple public transportation options, offering additional convenience for commuters and visitors. Medical office, boutique law firm, insurance agency, service-based retailers, or dental practices.

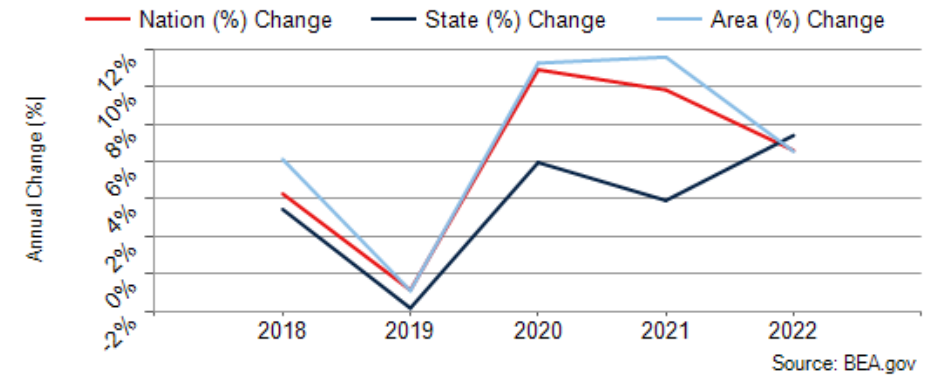
Major Industries by Employee Count

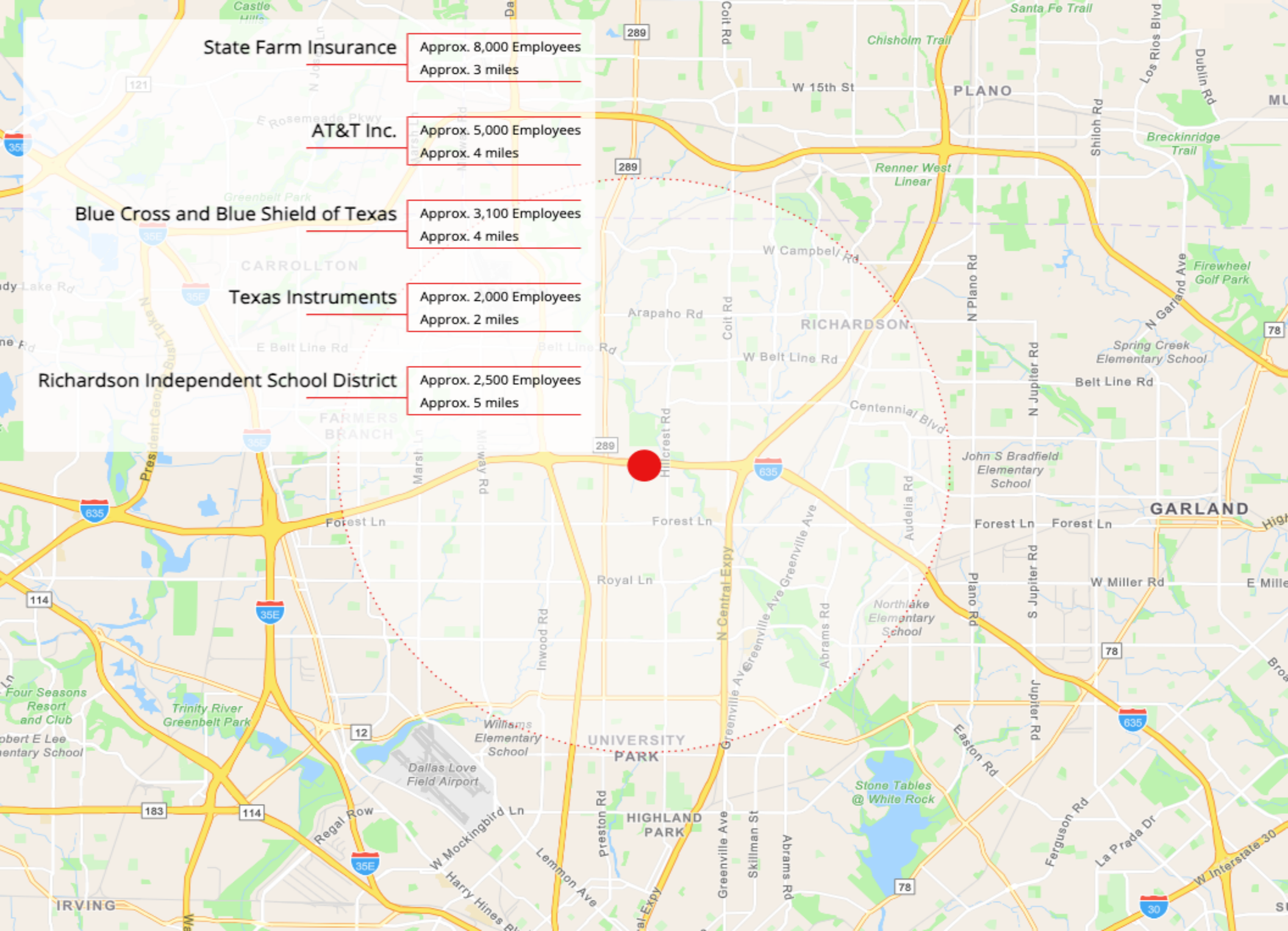


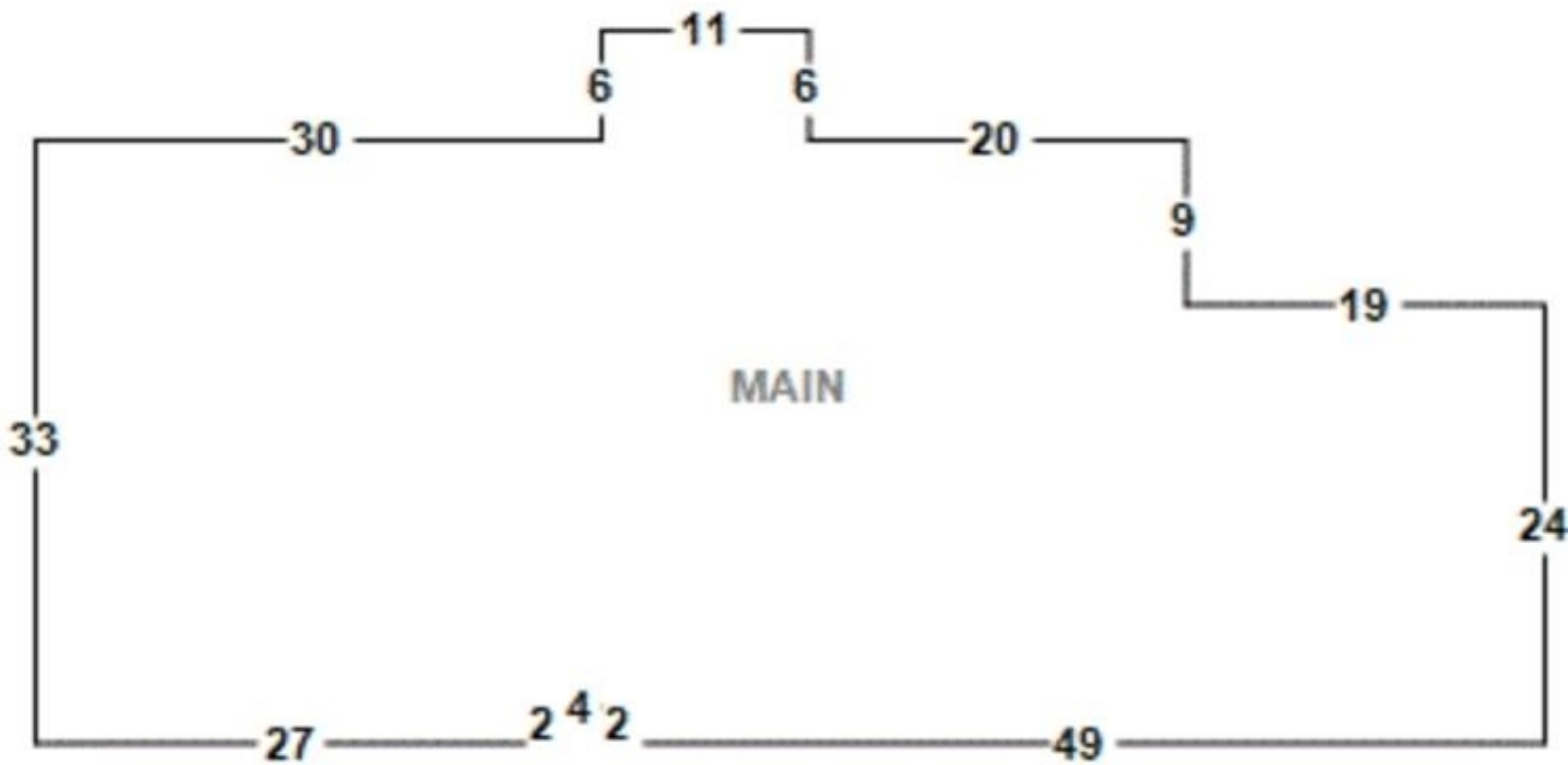
Largest Employers

Wal-Mart Stores	34,000
American Airlines	27,000
Texas Health Resources	22,296
Dallas Independent School District	19,740
Baylor Scott & White Health	16,500
Bank of America	13,650
Texas Instruments	11,527
AT&T	8,100

Dallas County GDP Trend







Floor Plan



Back Entrance



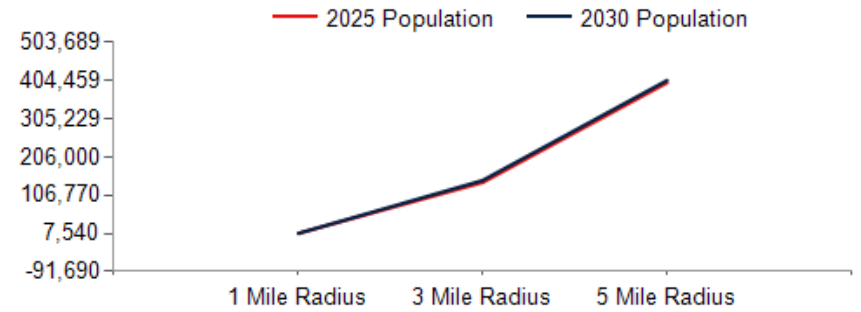
Second Front Entrance



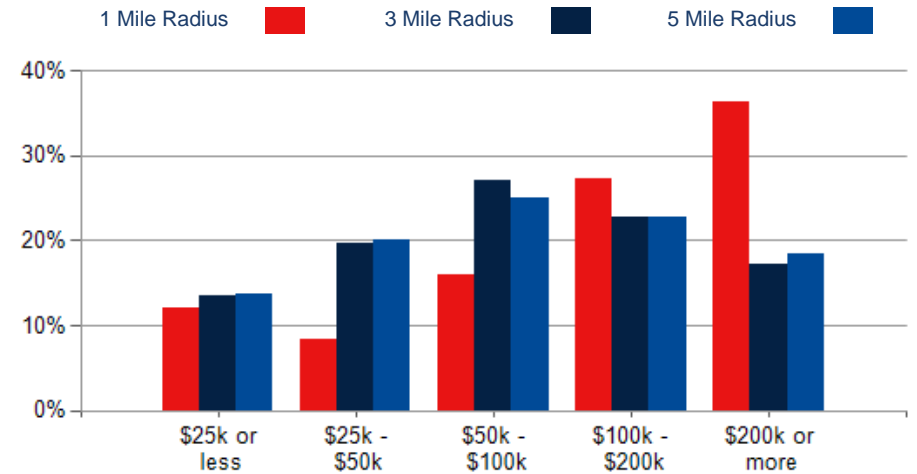
Lot Rendering

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,718	130,491	376,386
2010 Population	6,892	126,364	360,008
2025 Population	7,569	139,640	398,285
2030 Population	7,540	145,114	404,459
2025 African American	570	23,217	67,853
2025 American Indian	46	1,187	3,121
2025 Asian	473	8,129	31,127
2025 Hispanic	1,446	45,598	106,561
2025 Other Race	479	21,293	45,339
2025 White	5,056	64,787	196,099
2025 Multiracial	944	20,932	54,507
2025-2030: Population: Growth Rate	-0.40%	3.85%	1.55%

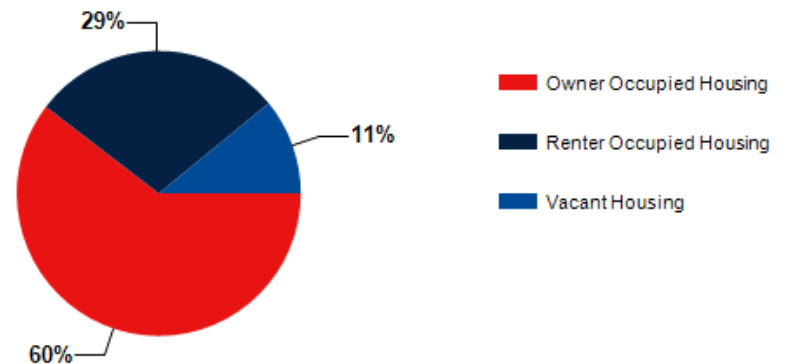
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	228	4,737	13,062
\$15,000-\$24,999	189	3,744	10,971
\$25,000-\$34,999	87	4,532	14,403
\$35,000-\$49,999	203	7,927	20,937
\$50,000-\$74,999	301	9,692	25,806
\$75,000-\$99,999	251	7,388	18,208
\$100,000-\$149,999	651	9,389	24,882
\$150,000-\$199,999	296	4,979	14,888
\$200,000 or greater	1,263	10,839	32,342
Median HH Income	\$132,513	\$77,611	\$77,819
Average HH Income	\$194,937	\$128,921	\$131,161



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

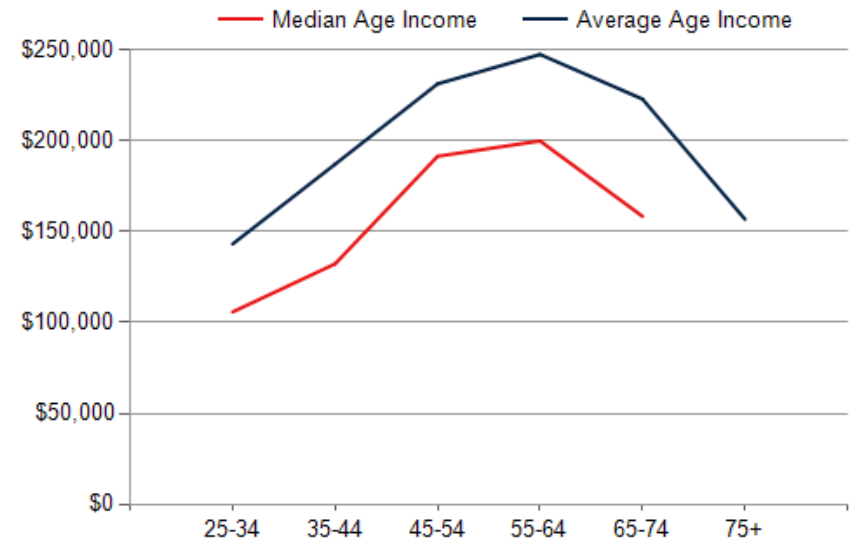
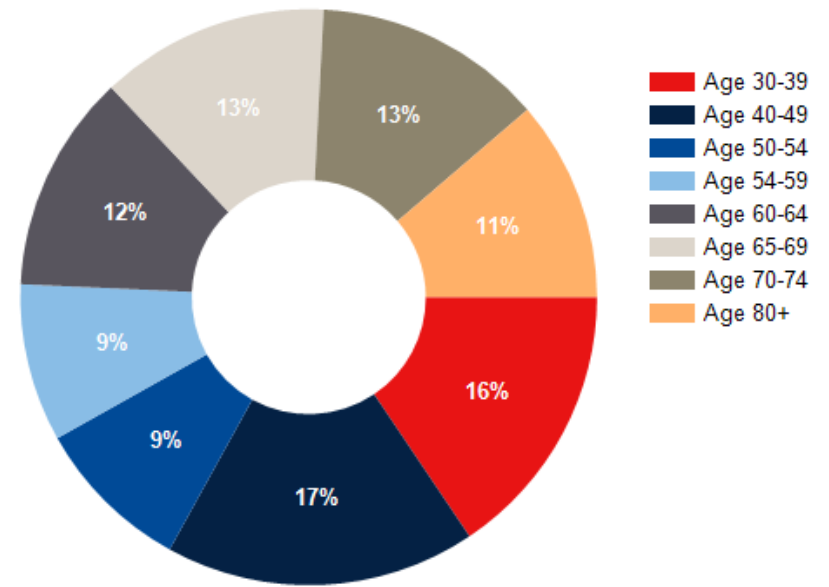


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	389	13,114	35,806
2025 Population Age 35-39	344	10,656	30,159
2025 Population Age 40-44	407	9,701	27,744
2025 Population Age 45-49	413	8,420	23,534
2025 Population Age 50-54	416	8,151	23,260
2025 Population Age 55-59	417	7,194	20,678
2025 Population Age 60-64	577	7,168	20,985
2025 Population Age 65-69	604	6,321	18,310
2025 Population Age 70-74	606	4,996	14,522
2025 Population Age 75-79	531	3,985	11,668
2025 Population Age 80-84	323	2,613	7,595
2025 Population Age 85+	247	3,089	8,054
2025 Population Age 18+	6,275	112,002	317,503
2025 Median Age	49	36	36
2030 Median Age	50	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$105,845	\$71,004	\$69,281
Average Household Income 25-34	\$143,245	\$98,002	\$101,611
Median Household Income 35-44	\$132,321	\$86,006	\$91,122
Average Household Income 35-44	\$187,185	\$135,791	\$143,664
Median Household Income 45-54	\$191,567	\$99,225	\$103,228
Average Household Income 45-54	\$231,420	\$161,896	\$162,265
Median Household Income 55-64	\$200,001	\$100,728	\$101,716
Average Household Income 55-64	\$247,634	\$168,162	\$164,188
Median Household Income 65-74	\$158,483	\$83,912	\$81,597
Average Household Income 65-74	\$223,060	\$146,244	\$141,099
Average Household Income 75+	\$156,851	\$104,004	\$105,202

Population By Age





Oren Stephen
Principal

AGENTS

Oren Stephen
Principal

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ISL Commercial and it should not be made available to any other person or entity without the written consent of ISL Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ISL Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ISL Commercial has not verified, and will not verify, any of the information contained herein, nor has ISL Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Oren Stephen

ISL Commercial

Principal

(407) 777-3133

orenstephenproperties@gmail.com

