

# LIVE OAK & LIBERTY

DALLAS, TX



OFFERING MEMORANDUM

Fully Stabilized Multi-Tenant Property Offered by

**DUWEST**  
INVESTMENT SERVICES





An aerial photograph of a city skyline, likely Dallas, Texas, featuring several prominent skyscrapers in the background. In the foreground, a large, multi-story commercial building with a curved facade is visible. To the right of this building, a smaller, single-story commercial building with a green roof and a parking lot is outlined in red. The surrounding area includes various other buildings, streets, and greenery.

## STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the retail property known as Live Oak & Liberty Retail Shops located at 2817 Live Oak St, Dallas, Texas 75204 being approximately 7,084 square feet of improvements and situated on 0.232 acres of land ("the Property"). It is not to be used for any other purpose or made available to any other person without the express written consent of Seller or DuWest Realty, LLC ("DW"). The material herein is based in part upon information supplied by the Seller and in part upon information obtained by DW from sources it deems reliable. No representation or warranty, expressed or implied, is made by the Seller, DW, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation, conduct their own due diligence, and form their own conclusions without reliance upon the material contained herein. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or DW or any of their affiliates or any of their respective officers, directors, owners, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from DW or Seller or their affiliates or any of their respective officers, directors, owners, or agents as legal, tax, or other advice. Prior to forming their acquisition value of the Property, prospective purchasers should consult with their own legal counsel and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



# EXECUTIVE SUMMARY

**DuWest Realty Investment Services** has been exclusively retained to present the opportunity to sell Live Oak & Liberty Retail Shops ("The Property"), a 7,084 SF (.232 acres) shopping center in core Dallas, directly adjacent to the CBD. The center is 100% occupied with Tenant mix featuring a variety of service-oriented and internet-resistant tenants. The Property is located at the intersection of Live Oak and Liberty Street in an A+ location by downtown Dallas, Deep Ellum and the Baylor Medical Center district.

Ideally located in Dallas, dense business corridor, the Property is positioned amongst embedded residential office, medical & entertainment districts. Within one mile of the property is The Epic, featuring three buildings including 251,606 SF office space, the Pittman Hotel, The Hamilton residential building, and 18,000 square feet of high-end retail. Other notable market drivers are Baylor Hospital (5,000 employees) and the famed entertainment district Deep Ellum (40 Square Blocks featuring 50 restaurants, bars & music venues).

The acquisition of 2817 Live Oak Retail offers investors a unique core investment featuring embedded rent growth and fair market value options. With limited retail in the submarket, the tenants benefit from a lack of retail options and strong density within walking distance. As a covered land play with a stable going in return, this investment presents buyers with an excellent long-term investment.

**2817 LIVE OAK ST,  
DALLAS, TX 75204**

ADDRESS

**DALLAS**

CITY

**DALLAS**

COUNTY

**1952**

CONSTRUCTION YR

**7,084 SF**

BUILDING SIZE

**9 + 1 HANDICAP**

PARKING SPACES

**0.232 ACRES**

SITE SIZE ACRES

**\$222,612**

IN-PLACE NOI

**\$31.29**

AVERAGE RENT

**\$3,348,000**

PRICE

**6.65%**

CAP RATE

**100%**

OCCUPANCY

**LIVE OAK: 14,270 VPD**

**HIGHWAY 75: 233,239 VPD**

TRAFFIC COUNTS

**FEE SIMPLE**

OWNERSHIP

# INVESTMENT HIGHLIGHTS

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## STABLE ASSET

- The center includes six internet-resistant tenants which provide a variety of offerings
- 100% occupied
- All leases are NNN
- Fully stabilized with embedded rental bumps
- Infill location which will hold value for years to come

## LOCATED IN HIGH GROWTH AREA

- Live Oak and the surrounding area have seen a large influx of new residential development. This includes multifamily buildings and townhome complexes increasing the walkability of the center.
- **Multifamily** buildings in the direct area include Oak & Ellum, the Flynn (2025) which has 327 units and The Gabriella (2020). The Gabriella is a Class A, 14-story building, which features a 56,000 sf Tom Thumb Grocery store on the ground level. Directly across the street is a Tom Thumb gas station which features a convenience store.
- A noteworthy **office and mixed use development** in the area (0.5 miles away) is the Epic (2019). Consisting of four buildings, the Epic includes 10 stories of office space, 18,000 SF of retail, a 26-story residential tower known as the Hamilton, and a 164 room Kimpton hotel called the Pittman Hotel.

- The Property is also in close proximity to the majority of **hotels used for business conventions**. The list includes the Statler Hotel, Westin Dallas Downtown, The Adolphus, Magnolia Dallas Downtown, Hotel Indigo, and the Sheraton Dallas. All mentioned hotels are within 1.2 miles or less of the Live Oak property.
- **The Fine Arts District of Dallas** is located 1.3 miles away. The area includes the Dallas Museum of Art, The Nasher Sculpture Center, AT&T Performing Arts Center, The Dallas Symphony Orchestra, and Booker T. Washington School for the Performing Arts.
- **Baylor Scott & White Medical Center**, located 0.6 miles away, is one of the largest hospital campuses in North Texas which cares for more than 300,000 people each year and employs over 5,000 medical professionals. The facility is home to many primary and specialty care doctors. The company also recently completed their new office building which cost \$70mm to build and is now home to all Baylor Scott & White office employees. Baylor Scott & White is the largest not-for-profit health system in Texas, and encompasses 48 hospitals across the state.





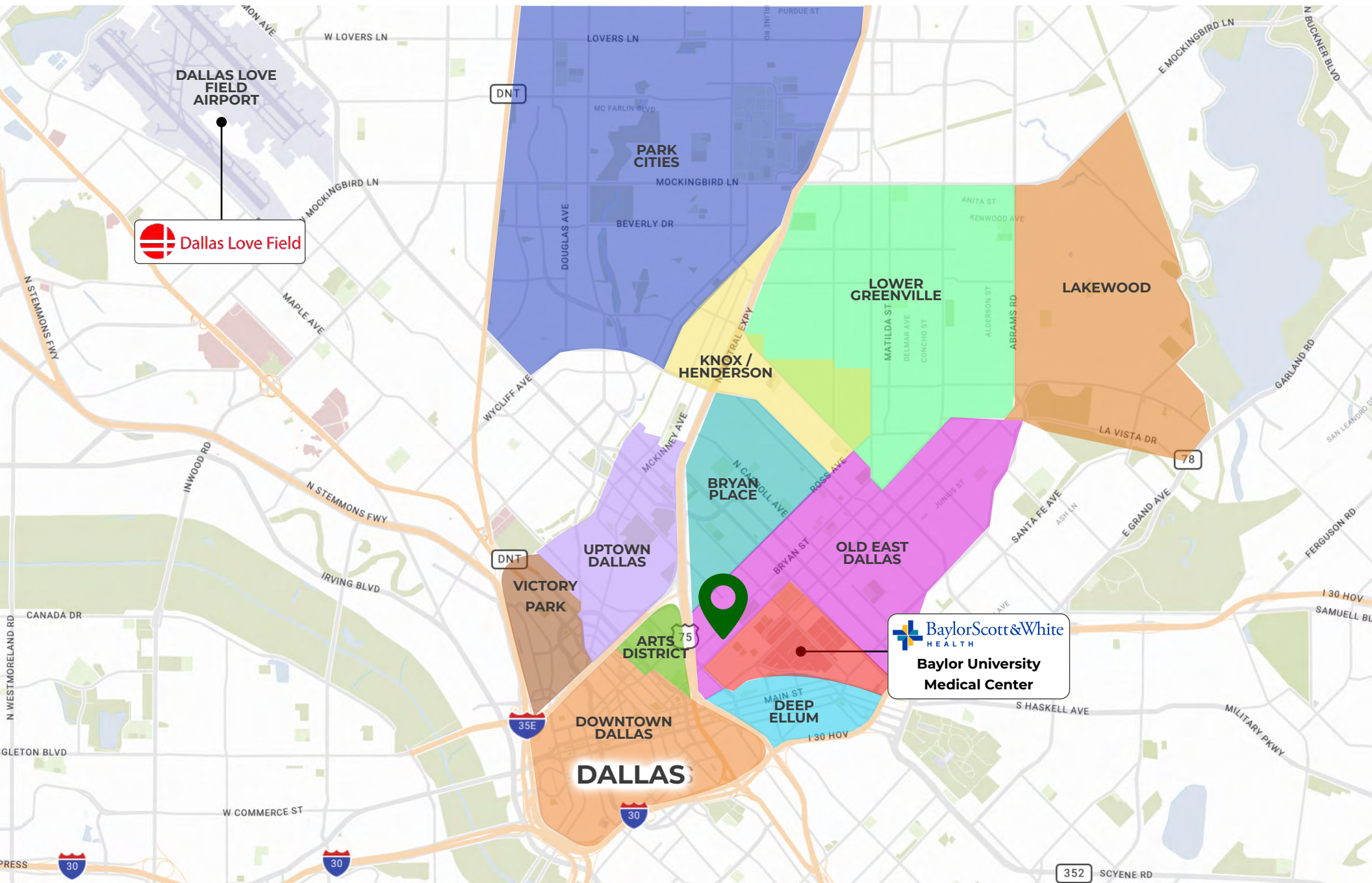
# LOCATION MAP

2817 LIVE OAK ST, DALLAS, TX 75204





2817 LIVE OAK ST, DALLAS, TX 75204





# AERIAL

SOUTHWEST VIEW





# AERIAL

NORTH VIEW







**CBD KING**



**The Corner DONUTS**



LIBERTY STREET

LIVE OAK STREET | 14,270 VPD





# TENANT PROFILES

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## **Vibe Salon**

Extensions by Stephanie specializes in Fusion, I-Tip and Tape-in hair extensions in the Dallas/Fort Worth, Texas area. She also cuts, colors and styles.



## **Live Oak Massage & Foot Spa**

Indulge in a rejuvenating massage experience at Live Oak Massage & Foot Spa with expertly tailored services.



## **CBD King**

One of a kind boutique store dedicated to bringing you 100% American-made natural hemp products.



## **First Step Staffing Inc.**

Provider of best-in-class staffing agency services and business solutions with 7 offices across the US.



## **Corner Donuts**

Local operator offering fresh donuts and kolaches daily.



## **Live Oak Corner Store**

A true neighborhood store that provides customers beer, wine, milk, frozen foods, tobacco, medicine, and more.



# RENT ROLL

| Rent Roll as of March 2026 |              |                 | LIVE OAK & LIBERTY RETAIL |           |                   |                  |                 |                                      |                                          |                                              |            |                                         |           |
|----------------------------|--------------|-----------------|---------------------------|-----------|-------------------|------------------|-----------------|--------------------------------------|------------------------------------------|----------------------------------------------|------------|-----------------------------------------|-----------|
| TENANT                     | SIZE (SF)    | % OF TOTAL (SF) | CURRENT TERM              |           | CURRENT BASE RENT |                  |                 | RENTAL INCREASES                     |                                          |                                              | CAM RECOV. | RENEWAL OPTIONS                         | GUARANTOR |
|                            |              |                 | START                     | EXPIRE    | PSF               | ANNUAL           | MONTHLY         | DATE                                 | PSF                                      | ANNUAL                                       |            |                                         |           |
| Vibe Salon                 | 998          | 14.1%           | 10/1/2024                 | 2/28/2030 | \$27.00           | \$26,946         | \$2,246         | Mar-27<br>Mar-28<br>Mar-29           | \$28.00<br>\$29.00<br>\$30.00            | \$27,944<br>\$28,942<br>\$29,940             | NNN        | None                                    | Personal  |
| Live Oak Foot Massage      | 1,286        | 18.2%           | 4/4/2024                  | 3/31/2029 | \$29.03           | \$37,333         | \$3,111         | -                                    | -                                        | -                                            | NNN        | One, 5-Year Option<br>Opt 1: \$31.93    | Personal  |
| CBD King                   | 1,200        | 16.9%           | 5/17/2022                 | 6/30/2028 | \$30.00           | \$36,000         | \$3,000         | -                                    | -                                        | -                                            | NNN        | One, 5-Year Option at Fair Market Value | Personal  |
| First Step Staffing Inc.   | 1,200        | 16.9%           | 2/1/2026                  | 6/30/2029 | \$32.00           | \$38,400         | \$3,200         | Jul-27<br>Jul-28                     | \$32.96<br>\$33.95                       | \$39,552<br>\$40,740                         | NNN        | One, 3-Year Option at Fair Market Value | Corporate |
| Corner Donuts              | 1,200        | 16.9%           | 2/1/2021                  | 3/31/2031 | \$32.00           | \$38,400         | \$3,200         | Apr-27<br>Apr-28<br>Apr-29<br>Apr-30 | \$33.00<br>\$34.00<br>\$35.00<br>\$36.00 | \$39,600<br>\$40,800<br>\$42,000<br>\$43,200 | NNN        | One, 5-Year Option at Fair Market Value | Personal  |
| Live Oak Corner Store      | 1,200        | 16.9%           | 12/15/2020                | 3/31/2031 | \$37.14           | \$44,568         | \$3,714         | Apr-27<br>Apr-28<br>Apr-29<br>Apr-30 | \$38.25<br>\$39.40<br>\$40.58<br>\$41.80 | \$45,900<br>\$47,280<br>\$48,696<br>\$50,160 | NNN        | One, 5-Year Option at Fair Market Value | Personal  |
| <b>Total Occupied</b>      | <b>7,084</b> | <b>100.0%</b>   |                           |           | <b>\$31.29</b>    | <b>\$221,647</b> | <b>\$18,471</b> |                                      |                                          |                                              |            |                                         |           |
| <b>Total Vacant</b>        | <b>0</b>     | <b>0.0</b>      |                           |           |                   |                  |                 |                                      |                                          |                                              |            |                                         |           |
| <b>Total GLA</b>           | <b>7,084</b> |                 |                           |           |                   |                  |                 | <b>Year 1 Rent</b>                   | <b>\$222,612</b>                         |                                              |            |                                         |           |



# PRICING

**\$3,348,000**

PRICE

**6.65%**

CAP RATE

**\$31.29**

AVERAGE RENT

**\$222,612**

NOI

**100%**

OCCUPANCY

**NNN**

LEASE STRUCTURE

# INCOME & EXPENSE

## 2026 BUDGETED EXPENSES

|                         | CURRENT         | PSF           |
|-------------------------|-----------------|---------------|
| Real Estate Taxes       | \$36,128        | \$5.10        |
| Property Insurance      | \$4,710         | \$0.66        |
| Common Area Maintenance | \$11,698        | \$1.65        |
| Management Fee          | \$12,000        | \$1.69        |
| <b>TOTAL EXPENSES</b>   | <b>\$64,536</b> | <b>\$9.11</b> |

## IN-PLACE NOI (YE JUNE 30, 2027)

|                             | IN-PLACE         | PSF            |
|-----------------------------|------------------|----------------|
| Base Rent                   | \$222,612        | \$31.42        |
| Expense Reimbursements      | \$64,536         | \$9.11         |
| Gross Revenue               | \$287,148        | 40.53          |
| Operating Expenses          | (\$64,536)       | \$9.11         |
| <b>NET OPERATING INCOME</b> | <b>\$222,612</b> | <b>\$31.42</b> |



# DEMOGRAPHICS

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WITHIN 3-MILES



**104,462**  
HOUSEHOLDS



**119,530**  
HOUSING UNITS



**328,890**  
DAYTIME POPULATION



**186,198**  
TOTAL POPULATION



**\$651,346**  
AVERAGE HOME VALUE  
(WITHIN 1 MILE)



**\$142,764**  
AVERAGE HOUSEHOLD  
INCOME



**61.1%**  
BACHELOR'S +  
GRADUATE DEGREE  
(WITHIN 1 MILE)



**74.7%**  
RENTER OCCUPIED  
HOUSING UNITS



# DFW OVERVIEW

## DFW OPEN FOR BUSINESS ECONOMIC RESILIENCY

**28.3%**

POPULATION GROWTH  
FROM 2010 - 2024  
OUTPACING THE US  
AVERAGE OF 9.48%

**#1**

CITY FOR CORPORATE  
HQ RELOCATIONS IN  
THE U.S.

**#2**

LARGEST FINANCE  
HUB IN THE UNITED  
STATES

**#2**

IN THE COUNTRY FOR  
NET JOB GROWTH  
(53,600 jobs added from  
February 2024 to February 2025)

LOW COST OF DOING  
BUSINESS WITH A  
SCORE OF  
**102**  
(Us avg.100)

**TWO**

FORTUNE 100  
COMPANY HQ'S

## WHY DALLAS

**1.3%**

GROWTH IN TOTAL  
NON-FARM  
EMPLOYMENT  
(from February 2024 to  
February 2025)

**#1**

MSA FOR PROJECTED  
POPULATIONS GROWTH

**LEADING PRO-  
BUSINESS  
ENVIRONMENT**

1 market doing business 20  
years in a row

**615,659**

PROJECTED NEW  
RESIDENTS BY 2029  
#1 in the U.S. In projected  
population growth

**#1**

IN 5 YEAR EMPLOYMENT  
GROWTH WITH OVER  
500,000 JOBS ADDED SINCE  
2018

**418**

RESIDENTS MOVE TO  
DFW DAILY  
34% Natural Increase 66% Net  
Migrations



# TEXAS MARKET OVERVIEW



**2ND  
FASTEST GROWING  
ECONOMY IN THE U.S.**



**TOP  
STATE FOR JOB GROWTH**



**NO STATE  
INCOME TAX**



**FORTUNE 500  
54 COMPANIES  
HEADQUARTERED  
IN TEXAS**



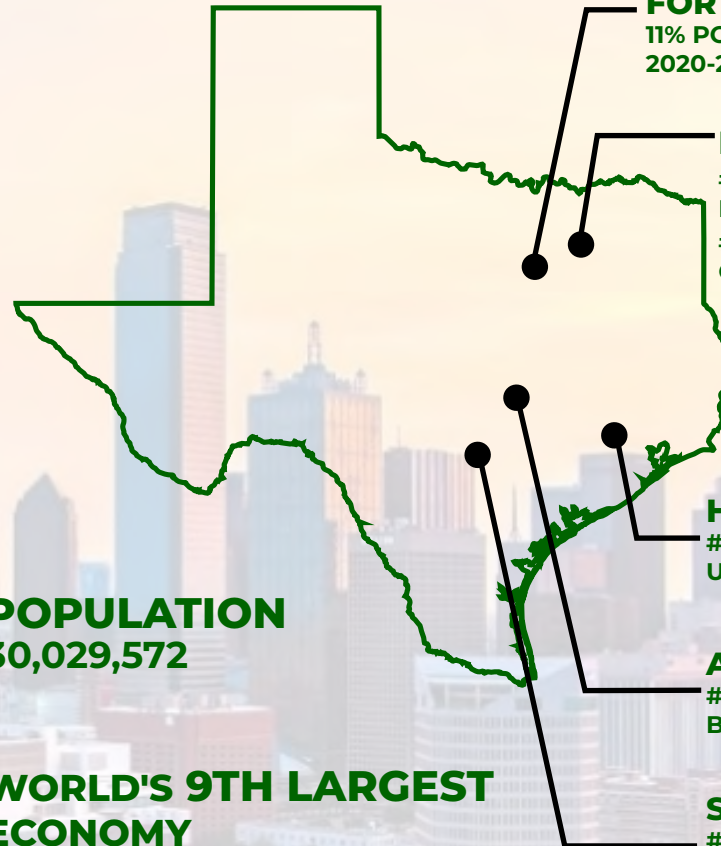
**BEST STATE  
FOR BUSINESS  
FOR THE 21<sup>ST</sup> YEAR IN A ROW BY  
CHIEF EXECUTIVE MAGAZINE**



**POPULATION  
30,029,572**



**WORLD'S 9TH LARGEST  
ECONOMY**



## **FORT WORTH**

11% POPULATION GROWTH FROM  
2020-2025

## **DALLAS**

#1 MSA FOR PROJECTED  
POPULATION GROWTH  
#2 IN THE US FOR NET JOB  
GROWTH

## **HOUSTON**

#1 BUSINESS-FRIENDLY CITY IN  
US

## **AUSTIN**

#3 BEST LARGE CITY TO START A  
BUSINESS IN 2025

## **SAN ANTONIO**

#8 MARKET TO WATCH PER  
ULI'S EMERGING TREND REPORT  
2024



## **DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

2ND MOST PASSENGER VOLUME IN THE WORLD

## **DALLAS LOVE FIELD INTERNATIONAL AIRPORT**

HOME TO THE NATIONS LARGEST DOMESTIC  
AIRLINE



# LIVE OAK & LIBERTY RETAIL SHOPS

DALLAS, TEXAS

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**DUWEST**  
INVESTMENT SERVICES