



5800 Maple Ave  
Dallas, TX 75235



Maple Ave  
11,000+ VPD

\*Representative Photo\*

## Prime NNN Investment Opportunity

New 7-Yr Lease | Corporate Guarantee | BBB Credit Rating  
15,600-SF | 0.86-AC | IR Zoning

Marcus & Millichap  
THE SANTELLI GROUP



## Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

● **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

● **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Joe Santelli, CCIM	664135	joe.santelli@marcusmillichap.com	972-755-5282
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

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TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

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Activity ID #ZAH0060115

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# NET LEASE DISCLAIMER NOTICE

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## NET LEASE DISCLAIMER

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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5800 MAPLE AVE

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### Joe Santelli, CCIM

Senior Director Investments

Direct: 972.755.5282

Joe.Santelli@marcusmillichap.com


License: TX: 664135

License: FL: SL3568387

  
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VISIT OUR WEBSITE!



# 01



## INVESTMENT OVERVIEW

Executive Summary  
Investment Highlights  
Regional Map  
Local Map  
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Tenant Profile  
Barbell Economics Trend  
Site Plans

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# EXECUTIVE SUMMARY

5800 MAPLE AVE



Listing Price  
**Request for Offer**



NOI  
**\$390,000**



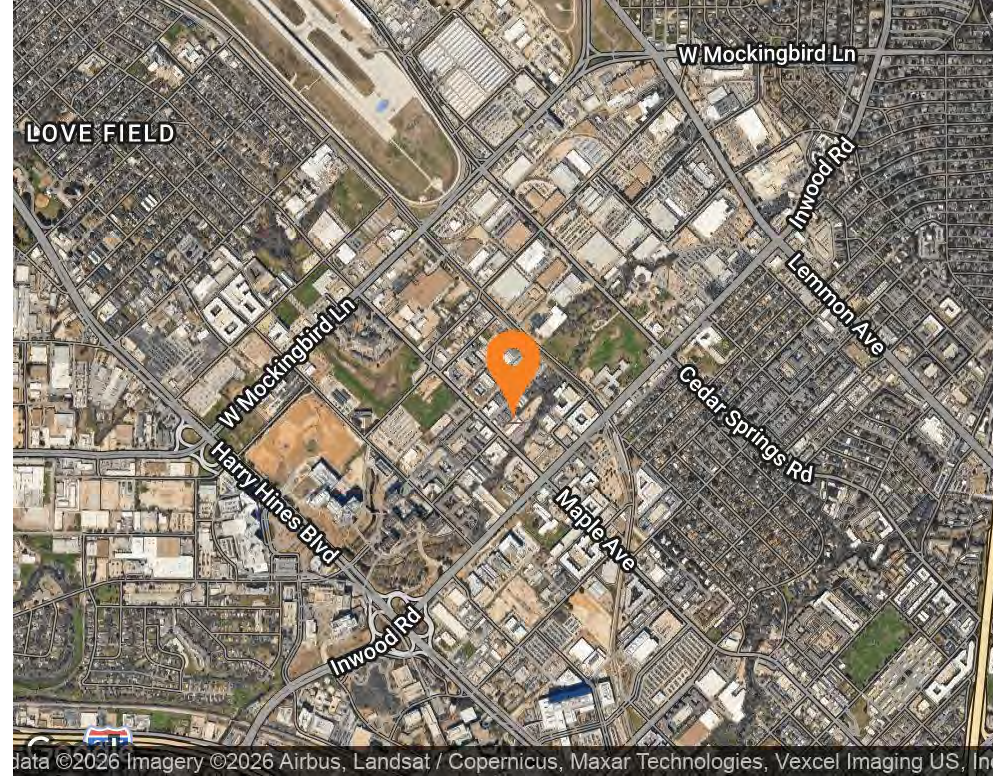
Building Size  
**15,600-SF**

## FINANCIAL DETAILS

Listing Price:	Request for Offer
NOI:	\$390,000
Rent PSF:	\$25.00
Lease Type:	NNN
Lease Term:	7 Years
Annual Increases:	3%
Renewal Option:	One 3-Year Option
Guarantee:	Corporate
Credit Rating:	BBB

## PROPERTY DETAILS

Building Size:	15,600-SF
Lot Size:	0.86-AC (37,461 SF)
Year Built/Renovated:	1983/2026
Zoning:	IR



# SIXT: RENT THE CAR

5800 Maple Ave, Dallas, TX 75235

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the offering for Sixt Rent a Car, a globally recognized luxury and premium vehicle rental operator, through a newly structured triple-net investment opportunity backed by a corporate guarantee from SIXT SE, which maintains a BBB investment-grade credit rating. The property consists of a 15,600-square-foot facility situated on approximately 0.86 acres in Dallas, Texas.

The tenant recently executed a seven-year lease with an initial annual net operating income of \$390,000, featuring 3% annual rent increases and one three-year renewal option at market rent. Ownership has also invested more than \$300,000 into tenant improvements and buildout, further enhancing the property's long-term functionality and value.

Ideally located less than three miles from Dallas Love Field Airport, the Dallas Medical District, Highland Park Village, and affluent neighborhoods with average household incomes exceeding \$180,000, the property benefits from immediate access to major highways, the Dallas North Tollway, and nearby public transit. The site also provides convenient access to Old Parkland, a more than \$1 billion office campus home to some of the nation's most prominent financial institutions and family offices, as well as the \$5 billion UT Southwestern expansion project currently underway and expected to be completed by 2029.

As the Maple Avenue corridor continues to experience significant redevelopment, infrastructure investment, and population growth, the property is well positioned to capitalize on increasing demand for centrally located commercial real estate within one of Dallas' fastest-growing urban submarkets.

## INVESTMENT HIGHLIGHTS

New NNN Investment Opportunity | NOI: \$390,000

Corporate Guarantee | BBB Credit Rating

Prime Urban Location in the High-Growth West Dallas Submarket

15,600-SF Building | Situated on 0.86-AC | IR Zoning

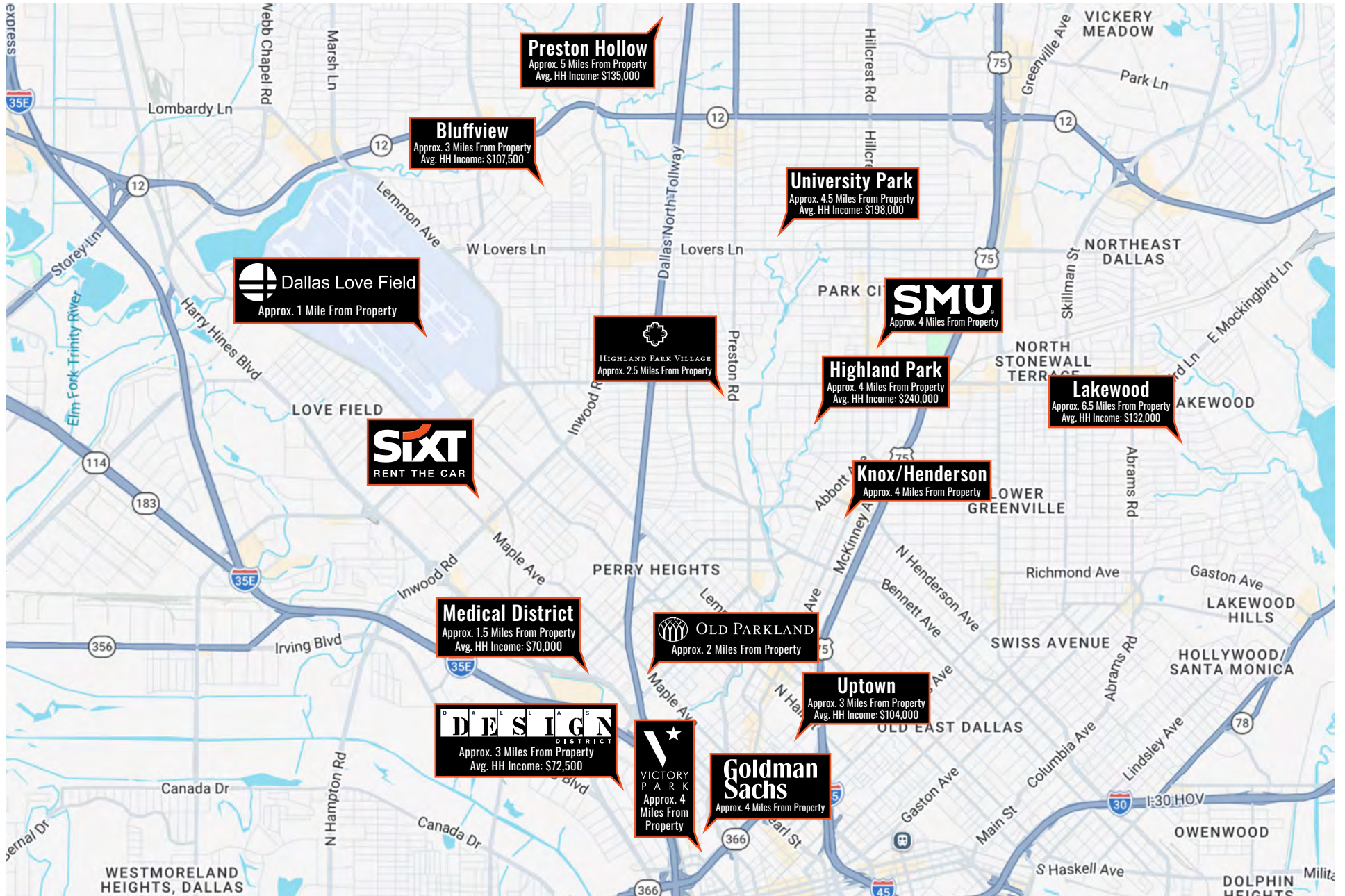
Prime Accessibility Near Dallas Love Field, UT Southwestern, and the Dallas Medical District

Excellent Transit Connectivity | Immediate Access to Major Highways, Tollway, Bus & Rail Lines

Surrounded by Expanding Residential, Medical, and Commercial Development Activity

# SIXT: RENT THE CAR

## LOCAL MAP



# SIXT: RENT THE CAR

LOCAL MAP



# SIXT: RENT THE CAR

## MAJOR ATTRACTIONS MAP



# SIXT: RENT THE CAR

## TENANT PROFILE



### ABOUT SIXT RENT THE CAR

Sixt Rent The Car is a global mobility leader known for its premium fleet, distinctive orange branding, and commitment to elevating the rental experience. Founded in 1912 by Martin Sixt with just three vehicles in Munich, the company has grown into one of the world's most recognized rental brands, operating in more than 100 countries and serving millions of travelers each year. Sixt built its reputation on innovation; introducing Germany's first rental car fleet, pioneering airport rental stations, and consistently offering high-end vehicles that set it apart from traditional competitors. Today, the company continues to blend luxury, convenience, and technology through its modern fleet, streamlined digital booking tools, and customer-first service philosophy. More than a century after its founding, Sixt remains guided by the same principles that shaped its early days: delivering exceptional mobility solutions and creating a seamless travel experience for customers around the world.

### INVESTMENT-GRADE CREDIT & TENANT STABILITY

Sixt's financial strength further reinforces its appeal as a commercial tenant, supported by an investment-grade credit rating of BBB from S&P, reflecting stable cash flows, disciplined balance-sheet management, and a resilient global operating model. The company continues to benefit from strong demand across both leisure and corporate travel segments, with a premium fleet mix that commands higher margins than many industry peers. For investors, Sixt's scale, brand recognition, and consistent profitability translate into reliable rent performance and reduced credit risk, while its ongoing expansion in the U.S.—now one of its fastest-growing markets—adds an additional layer of long-term stability. Together, these fundamentals position Sixt as a high-quality tenant capable of supporting durable income streams within a professionally managed real estate portfolio.

### TENANT OVERVIEW

Company:	Sixt: Rent The Car
Founded:	1912
Locations:	2,000+
U.S. Headquarters:	1850 SE 17th Street Causeway, Suite 207, Fort Lauderdale, Florida 33316
Website:	<a href="https://www.sixt.com/">https://www.sixt.com/</a>

### TENANT HIGHLIGHTS

- **A Global Premium Mobility Leader:** Internationally recognized for its high-end fleet and luxury-forward brand positioning, the company operates in more than 100 countries and serves millions of travelers each year.
- **A Premium Fleet for an Upscale Customer Base:** The brand offers a luxury-weighted lineup featuring high-performance and upscale vehicles that clearly distinguish it from traditional rental competitors.
- **Strong Financial Performance:** With approximately \$4.3 billion in 2024 revenue, the company stands among the most profitable and fastest-growing mobility providers worldwide.
- **A Deliberate Premium Market Strategy:** The business is intentionally focused on the higher-margin, luxury segment of the mobility market, aligning with consumer trends favoring elevated, high-quality experiences.

### THE CONNECTION TO BARBELL ECONOMICS

Sixt Rent a Car sits firmly on the luxury end of today's barbell retail economy, capturing demand from high-income consumers who prioritize premium products, elevated service, and seamless digital experiences. With its upscale fleet, tech-forward mobility platform, and strong global brand recognition, Sixt attracts a customer base willing to spend more for quality and convenience; exactly the segment driving growth at the top of the barbell. This positioning makes Sixt a resilient, high-value tenant aligned with long-term consumer trends favoring luxury, differentiation, and elevated travel experiences.

Sixt Celebrates New Partnership with Delta Airlines



Grand Opening of Two Locations in New York (Chelsea & the Upper East Side)



Grand Opening of Bergamo Porta Nuova Location



Grand Opening of New Branch in LAX



Multiple New Branches Open in Italy



Grand Opening of Palma De Mallorca Location



Sixt Celebrates New Partnership with ECOS (India) Mobility & Hospitality Limited



Grand Opening of Palm Springs International Airport Branch



\*Representative Photos\*

Sixt Wins the Travel d'Or 2026 in the "Car Rental" Category



Major Renovations on Several Sixt Locations in London



# SIXT: RENT THE CAR

BARBELL ECONOMICS

## BARBELL ECONOMICS AND THE NEW RETAIL LANDSCAPE

Retail performance today is increasingly shaped by the barbell economic trend, where demand is concentrating at both the value-oriented and high-end ends of the spectrum. On one side, discount, necessity-based, and service-driven retailers continue to thrive as consumers prioritize convenience, affordability, and essential goods. On the other, premium concepts; luxury brands, upscale dining, boutique fitness, and other high-cost lifestyle operators; are capturing a growing share of discretionary spending and driving strong traffic from affluent consumers seeking elevated experiences. This widening polarization has thinned out the traditional mid-tier segment, but the two poles of the barbell are outperforming, creating a clear divide in where capital, leasing activity, and consumer dollars are flowing. As a result, retailers positioned at either end of the spectrum are emerging as the most resilient and strategically attractive players in today's evolving retail landscape.

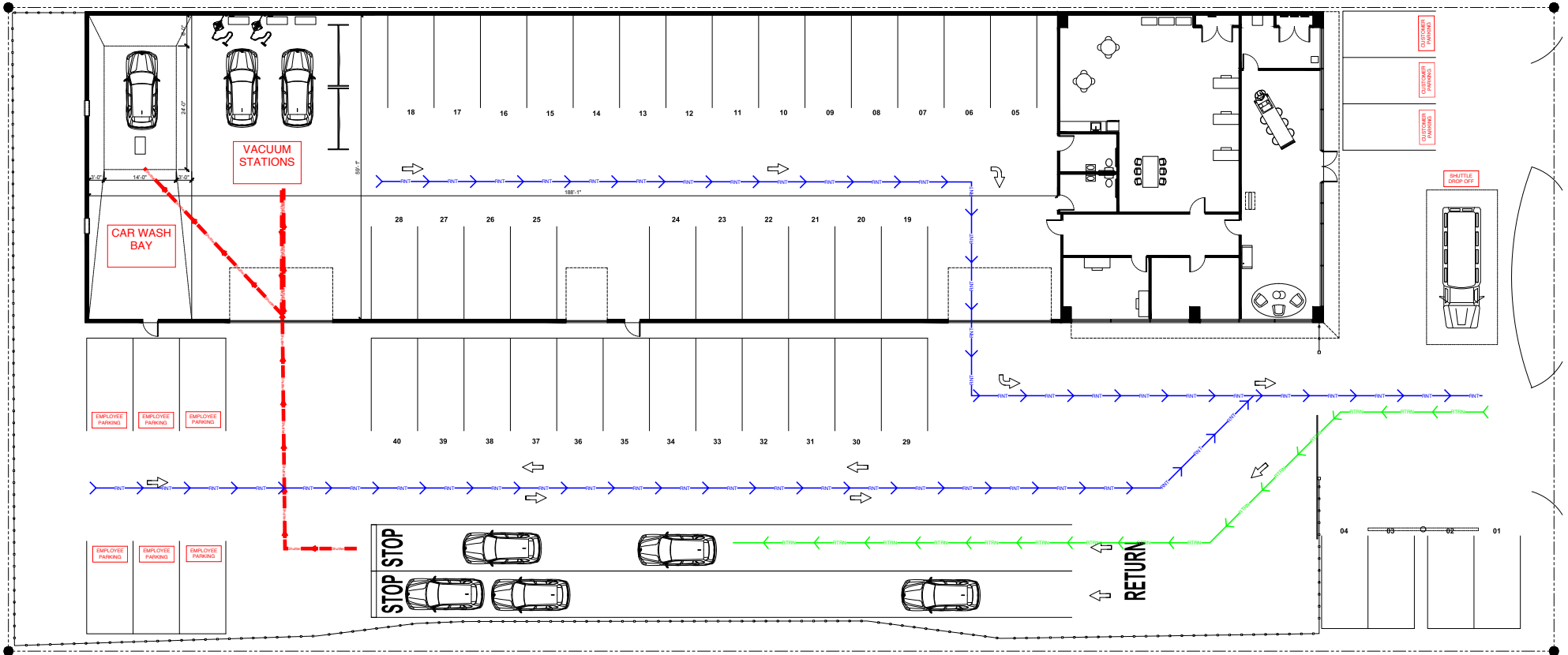
## LEVERAGING THE BARBELL SHIFT FOR STRONGER RETURNS

As the barbell trend continues to reshape the retail landscape, well-located commercial assets are uniquely positioned to benefit from this shift. Properties capable of supporting both value-driven neighborhood services and high-end, experience-oriented concepts are seeing stronger leasing velocity, more resilient rent growth, and deeper tenant demand as retailers gravitate toward the two outperforming ends of the consumer spectrum. Flexible zoning, walkable environments, and proximity to established consumer corridors further enhance long-term performance, enabling these assets to capture spending patterns that are increasingly polarized yet consistently robust. With mid-tier retail continuing to compress, sites aligned with the barbell trend are emerging as some of the most durable, future-ready investment opportunities; offering stability, adaptability, and relevance in a market defined by rapid shifts in consumer behavior.



# SIXT: RENT THE CAR

## SITE PLANS



40 READY SPACES  
6 EMPLOYEE  
3 CUSTOMER SPACES  
16 RETURN SPACES

SITE PLAN  
SCALE: 1/8" = 1'-0"



DALLAS AP (LOVE)

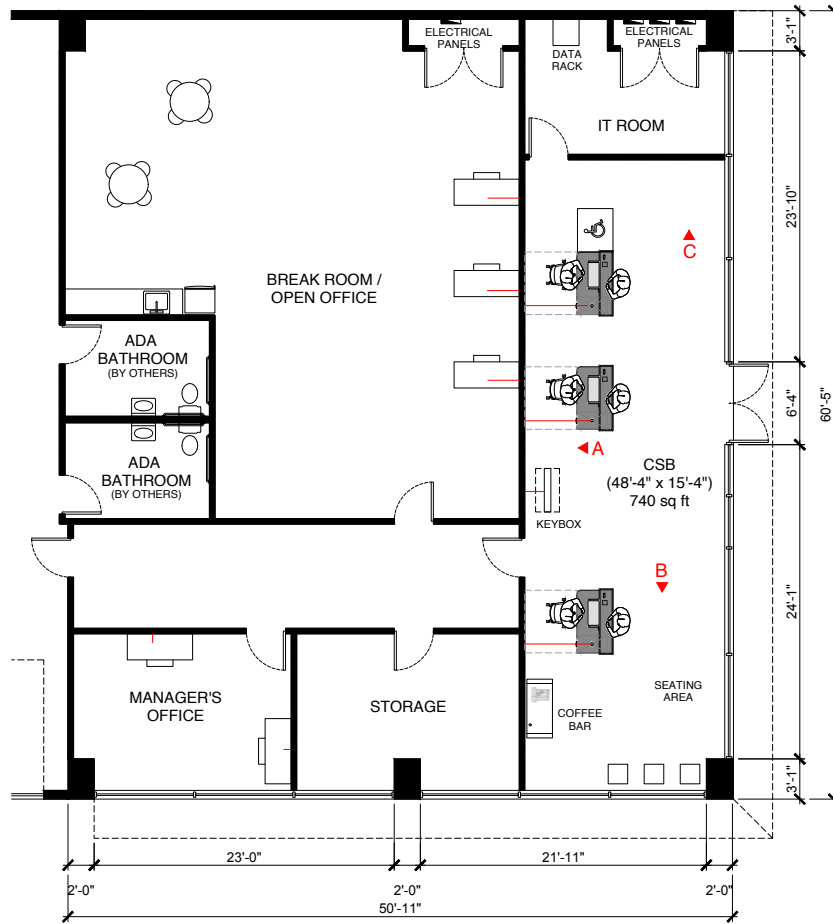
5800 MAPLE AVE, DALLAS, TX 75235

DATE: 4/02/2026

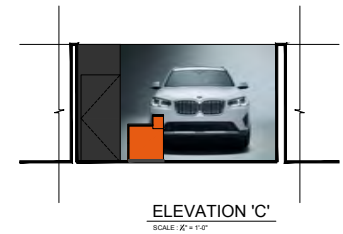
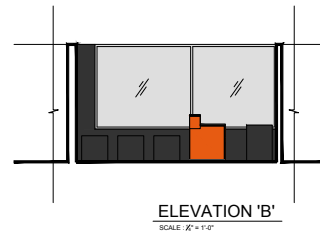
REV: 2

# SIXT: RENT THE CAR

## SITE PLANS



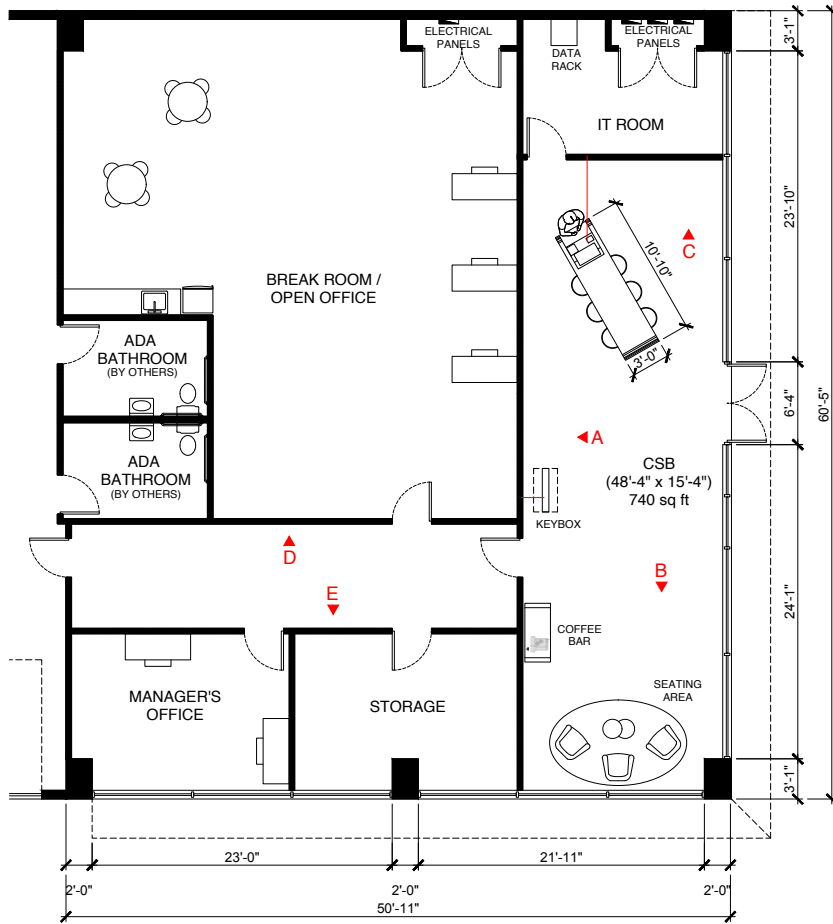
FLOOR PLAN (Phase 1)  
SCALE: 1/8" = 1'-0"



	<b>DALLAS AP (LOVE)</b> 5800 MAPLE AVE, DALLAS, TX 75235
	DATE: 3/19/2026      REV: 2

# SIXT: RENT THE CAR

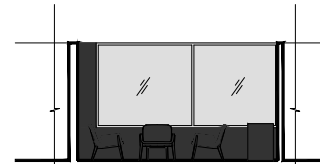
## SITE PLANS



FLOOR PLAN (Phase 2)  
SCALE: 1/2" = 1'-0"



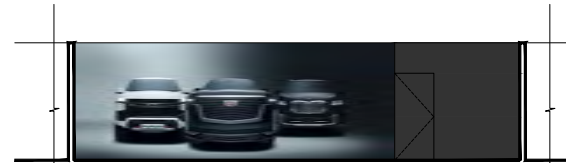
ELEVATION 'A'  
SCALE: 1/2" = 1'-0"



ELEVATION 'B'  
SCALE: 1/2" = 1'-0"



ELEVATION 'C'  
SCALE: 1/2" = 1'-0"



ELEVATION 'D'  
SCALE: 1/2" = 1'-0"



ELEVATION 'E'  
SCALE: 1/2" = 1'-0"

	<b>DALLAS AP (LOVE)</b> 5800 MAPLE AVE, DALLAS, TX 75235
	DATE: 3/19/2026      REV: 2



Maple Ave  
11,000+ VPD

\*Representative Photo\*



**SixT**  
RENT THE CAR

Maple Ave  
11,000+ VPD

\*Representative Photo\*



SECTION 2

02



# FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap  
THE SANTELLI GROUP



# SIXT: RENT THE CAR

## FINANCIAL DETAILS

### THE OFFERING

Price	Request for Offer
Capitalization Rate	TBD By Market
Price/SF	TBD By Market

### PROPERTY DESCRIPTION

Year Built / Renovated	1983/2026
Gross Leasable Area	15,600 SF
Type of Ownership	Fee Simple
Lot Size	0.86 Acres

### LEASE SUMMARY

Tenant	Sixt Rent the Car
Rent Increases	3% Annually
Guarantor	Corporate Guarantee
S&P Global Credit Rating	BBB
Lease Type	Triple Net (NNN)
Lease Commencement	05/01/2026
Lease Expiration	04/30/2033
Renewal Options	One 3-Year Option @ FMV
Term Remaining on Lease (Yrs)	7 Yrs
Landlord Responsibility	Roof & Structure

### RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
5/1/2026-4/30/2027	\$390,000	\$32,500	\$25.00	6.00%
5/1/2027-4/30/2028	\$401,700	\$33,475	\$25.75	6.18%
5/1/2028-4/30/2029	\$413,712	\$34,476	\$26.52	6.36%
5/1/2029-4/30/2030	\$426,192	\$35,516	\$27.32	6.56%
5/1/2030-4/30/2031	\$438,984	\$36,582	\$28.14	6.75%
5/1/2031-4/30/2032	\$452,088	\$37,674	\$28.98	6.96%
5/1/2032-4/30/2033	\$465,660	\$38,805	\$29.85	7.16%
3-Yr Renewal Option	FMV	FMV	FMV	TBD

### ANNUALIZED OPERATING INFORMATION

INCOME	
Base Rental Income	\$390,000
Operating Expense Reimbursement	\$95,787
Gross Income	\$485,787
Operating Expenses	\$95,787
Net Operating Income	\$390,000

### OPERATING EXPENSES

Taxes	\$48,987
Insurance	\$15,600
CAM	\$31,200
Total Expenses	\$95,787
Total Expenses/SF	\$6.14

#### Notes:

- 1: Assumes Total Expenses remain constant.
- 2: CAM Expenses estimated at \$2.00/PSF.
- 3: Insurance Expense estimated at \$1.00/PSF.
- 4: Real Estate Taxes estimated based on previous year value.

# SIXT: RENT THE CAR

FINANCIAL DETAILS

## Marcus & Millichap Capital Corporation

Indicative Financing Terms

### Sixt: Rent The Car

5800 Maple Ave., Dallas, Texas

Lender:	Bank / Credit Union
Max LTV:	65%
Term:	5 years
Amortization:	25 Years
Interest Rate:	6.0% (Fixed)
Lender Fee:	Origination: 0.5%
Prepayment:	Open
Recourse:	Recourse and Non-Recourse options available
Other:	Minimum DSCR: 1.20x

#### Financing Contact:

Brandon Wilhite

Senior Director

Direct: 972-764-8803

Mobile: 972-571-8624

[brandon.wilhite@marcusmillichap.com](mailto:brandon.wilhite@marcusmillichap.com)

The information provided above has been obtained from sources believed reliable. MMCC has not verified the accuracy and make no guarantee, warranty or representations. Any projections, opinions, assumptions or estimates used here are based on potential financing options only and does not represent actual terms or future market conditions.

# SIXT: RENT THE CAR

MMCC ACQUISITION & REFINANCING OPTIONS

## Marcus & Millichap Capital Corporation

### MARCUS & MILLICHAP CAPITAL CORPORATION ACQUISITION & REFINANCING OPTIONS

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,659  
Transactions  
in 2025**



**National platform  
operating within  
the firm's  
brokerage offices**



**\$11.9 Billion  
Production  
Volume in  
2025**



**Access to more  
capital sources than  
any other firm in the  
industry**

### WHY MMCC?

Optimum financing solutions  
to enhance value

Enhanced control through Investor  
qualification support

Enhanced control through MMCC's  
ability to qualify Investor finance  
contingencies

Enhanced control through  
identifying potential debt/equity  
sources, processing, and closing  
buyers finance alternatives

Enhanced control through MMCC's  
ability to monitor Investor/due  
diligence and underwriting to ensure  
timely predictable closings



SECTION 3

03



# MARKET OVERVIEW

Dallas Love Field Overview  
Medical District Overview  
Dallas-Fort Worth Overview  
Demographics

**Marcus & Millichap**  
THE SANTELLI GROUP



# SIXT: RENT THE CAR

## DALLAS LOVE FIELD OVERVIEW

### DALLAS LOVE FIELD

Dallas Love Field has continued to reinforce its role as a major economic anchor for the city, supported by strong passenger activity and ongoing infrastructure improvements heading into 2025. Its central location and ease of access make it a consistent draw for businesses, travelers, and residents, helping drive steady commercial interest in the surrounding area. The airport's proximity to key employment centers and major urban districts enhances its appeal, positioning Love Field as a reliable catalyst for nearby retail, hospitality, office, and mixed-use demand.

As mobility networks improve and reinvestment continues, the broader Love Field area has seen growing activity from both private developers and long-term investors. The steady flow of travelers and daily commuters supports a wide range of commercial uses, contributing to the district's resilience and long-term growth potential. With additional improvements planned and sustained interest from the market, the Love Field corridor remains one of Dallas' most strategically positioned and opportunity-rich environments for future development.

#### ▸ SUBMARKET HIGHLIGHTS



##### ONGOING INFRASTRUCTURE INVESTMENT

Active modernization and facility upgrades enhance operational efficiency, improve the traveler experience, and support long-term capacity for increased flight activity.



##### PREMIUM TRANSPORTATION INFRASTRUCTURE

The dedicated JSX terminal at Dallas Love Field offers a premium, semi-private travel experience that attracts high-income business and leisure travelers, enhancing the area's appeal and supporting demand for nearby hospitality, dining, and mixed-use investment.



##### RESILIENT SUBMARKET

Love Field's consistent activity and central location create a durable environment for investment, attracting both private developers and institutional capital seeking reliable long-term performance.



Sources: <https://dallas-lovefield.com>; <https://bizjournals.com/dallas>

# SIXT: RENT THE CAR

## MEDICAL DISTRICT OVERVIEW

### MEDICAL DISTRICT - DALLAS, TX

The Dallas Medical District has evolved into one of the city's most dynamic and innovation driven urban centers, propelled by major institutional investment and sustained growth across its healthcare, research, and education ecosystem. Once a cluster of standalone medical facilities, the district now blends cutting edge clinical care, academic excellence, and expanding mixed-use development, all just minutes from Uptown, the Design District, and Dallas Love Field. Anchored by UT Southwestern Medical Center, Parkland Hospital, and Children's Medical Center, the area attracts a steady influx of professionals, patients, and visitors, reinforcing its role as a regional hub for medical advancement. Over the past several years, new multifamily communities, hospitality projects, and supporting retail have added meaningful density and broadened the district's appeal. City led infrastructure upgrades, improved mobility options, and ongoing campus expansions continue to strengthen the district's momentum. With its strategic location, world-class institutions, and growing economic activity, the Medical District stands as one of Dallas's most compelling environments for long-term growth.

#### SUBMARKET HIGHLIGHTS



##### EXPANDING HEALTHCARE ECOSYSTEM

Anchored by world-class institutions, the district continues to grow through major clinical, research, and academic investment that strengthens its regional influence.



##### STRONG EMPLOYMENT BASE

Home to some of the region's largest healthcare institutions, the district supports a stable and expanding workforce that drives consistent demand for housing, services, and daily amenities.



##### RISING RESIDENTIAL & MIXED-USE DEMAND

New multifamily and supporting mixed-use projects continue to deliver in the district, adding density and meeting the needs of a growing population of medical professionals and students.



#### UT SOUTHWESTERN MEDICAL DISTRICT REDEVELOPMENT

UT Southwestern, in partnership with Children's Health, is underway with a transformative \$5 billion redevelopment of the Southwestern Medical District, significantly expanding one of the nation's leading academic medical campuses near Love Field and Uptown. The project will drive long-term employment growth, infrastructure investment, and sustained daily traffic to the surrounding urban core.

##### KEY PROJECT HIGHLIGHTS

- A multi-tower pediatric campus exceeding 4.7 million square feet is currently under construction, with an expected opening around 2031.
- The campus will include 552 hospital beds, expanded surgical and outpatient facilities, and a Level I pediatric trauma center, significantly increasing regional healthcare capacity.
- The redevelopment is expected to support thousands of long-term medical, research, and professional jobs, reinforcing demand for nearby retail, dining, and hospitality uses.

Sources: <https://www.utsouthwestern.edu>

# SIXT: RENT THE CAR

DALLAS-FORT WORTH OVERVIEW

## DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 8.2 million residents. It encompasses 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 980,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 820,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

### METRO HIGHLIGHTS



#### LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



#### SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade — a trend that is set to continue for the near future.



#### MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

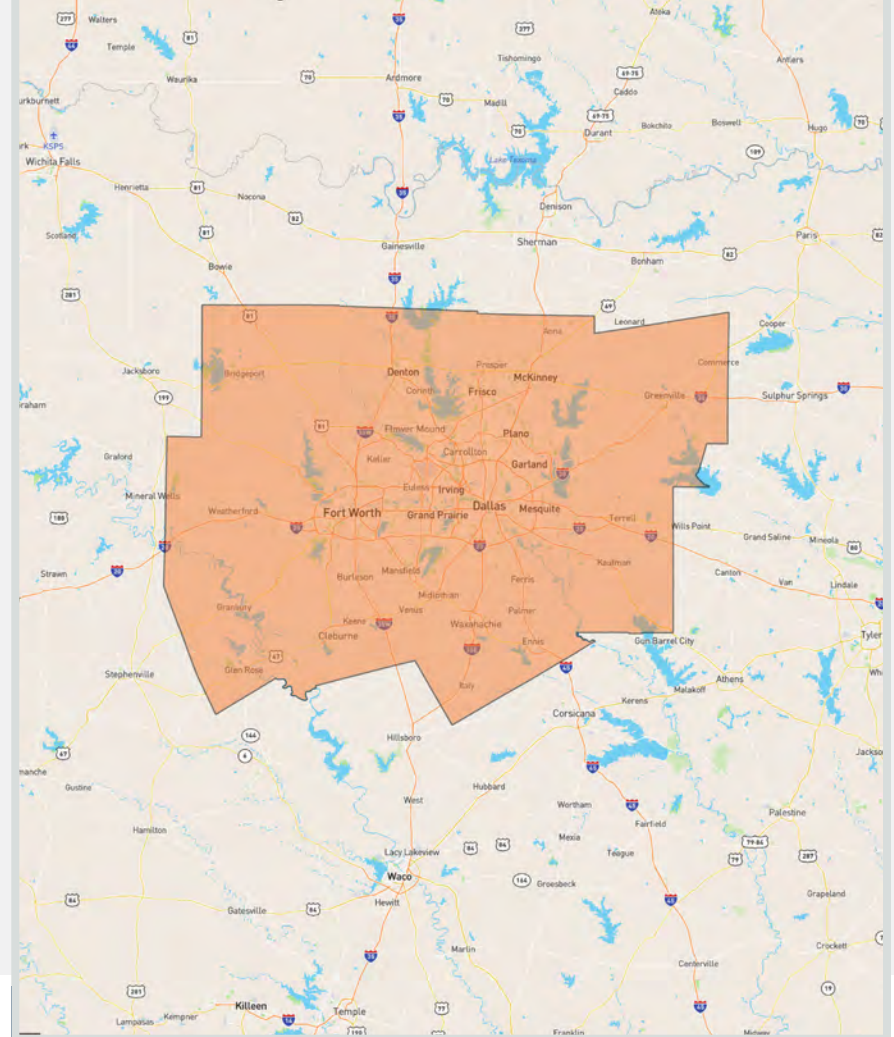


# SIXT: RENT THE CAR

## DALLAS-FORT WORTH OVERVIEW

### TRANSPORTATION

- The Dallas-Fort Worth metroplex is linked to the rest of the country by a network of interstates: Interstates 20, 30, 35E/W and 45, along with the inner-city loops I-635 and I-820.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 22 million in 2024. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, as well as Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



7

INTERSTATES  
across  
the metro



2

Major  
AIRLINES  
based locally



<4

HOURS of FLIGHT  
Time to East or  
West Coasts



MORE THAN  
90

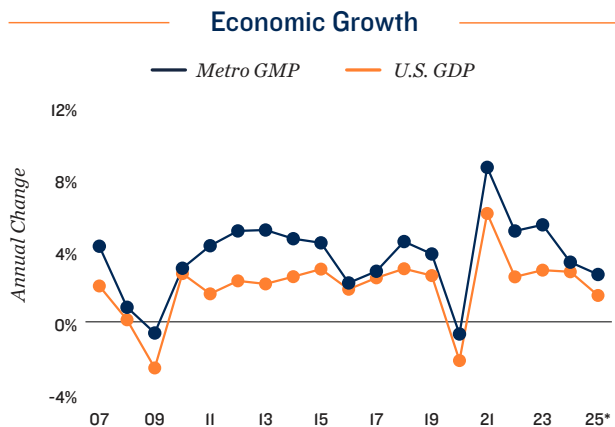
Miles of a Light Rail System  
Serving Dallas and Surrounding  
Cities

# SIXT: RENT THE CAR

## DALLAS-FORT WORTH OVERVIEW

### ECONOMY

- The Metroplex offers a central U.S. location, no state income tax and a business-friendly regulatory environment that includes right-to-work laws — factors frequently cited by employers during site selection.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.3 million jobs as of early 2025 — double the labor force size in 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2025. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.



\* Forecast

### SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

### MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services

# SIXT: RENT THE CAR

## DALLAS-FORT WORTH OVERVIEW

### DEMOGRAPHICS

- Roughly 470,000 new people are expected through 2029, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 174,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates into a skilled labor pool and higher incomes. Roughly 38 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$97,800, which is above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2024, providing a vibrant rental market.

### QUICK FACTS



POPULATION  
**8.2M**  
2024-2029\* Growth:  
5.6%



HOUSEHOLDS  
**3.0M**  
2024-2029\* Growth:  
5.8%



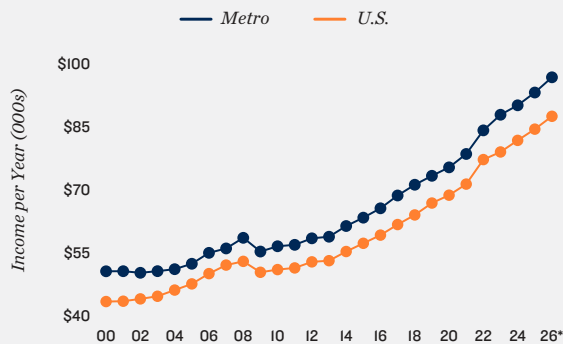
MEDIAN AGE  
**36**  
U.S. Median:  
39



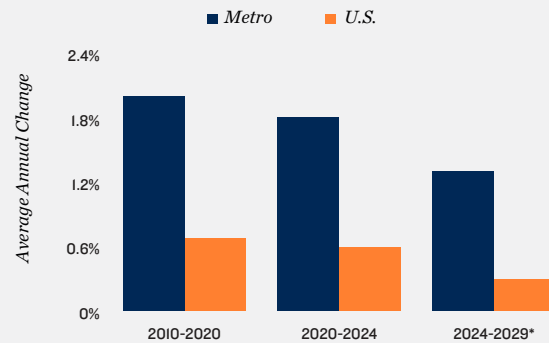
MEDIAN HOUSEHOLD INCOME  
**\$98,000**  
U.S. Median:  
\$76,000

\* Forecast

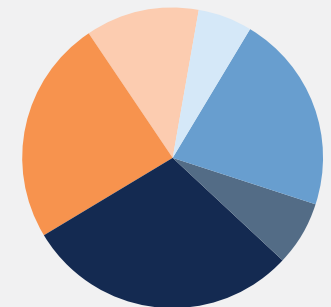
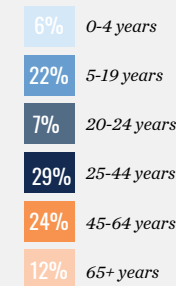
#### Median Household Income



#### Population Growth



#### 2025 Population by Age



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# SIXT: RENT THE CAR

DALLAS-FORT WORTH OVERVIEW

## QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth also hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$391,500

Median  
Home Price



150+

Museums and  
Art Galleries



150+

Private and Public  
Golf Courses



## SPORTS

Baseball | **MLB** | Texas Rangers

Football | **NFL** | Dallas Cowboys

Basketball | **NBA** | Dallas Mavericks

Ice Hockey | **NHL** | Dallas Stars

Soccer | **MLS** | FC Dallas

Basketball | **WNBA** | Dallas Wings



## EDUCATION

- University of Texas at Dallas
- University of North Texas at Dallas
- Southern Methodist University
- Texas Christian University
- University of Dallas
- Texas Woman's University, Denton



## ARTS & ENTERTAINMENT

- Perot Museum of Nature and Science
- The Modern Art Museum of Fort Worth
- Kimbell Art Museum
- Dallas Zoo

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# SIXT: RENT THE CAR

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	18,936	128,103	360,379
<b>2025 Estimate</b>			
Total Population	18,314	124,395	350,202
<b>2020 Census</b>			
Total Population	16,498	119,477	332,400
<b>2010 Census</b>			
Total Population	13,162	99,246	296,987
<b>Daytime Population</b>			
2025 Estimate	44,131	355,266	814,697
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	10,383	71,134	178,730
<b>2025 Estimate</b>			
Total Households	9,855	68,561	171,382
Average (Mean) Household Size	1.9	2.0	2.1
<b>2010 Census</b>			
Total Households	8,851	63,672	157,390
<b>2010 Census</b>			
Total Households	5,618	47,058	124,608
<b>Occupied Units</b>			
2030 Projection	11,535	79,253	200,420
2025 Estimate	10,947	76,368	191,979
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$150,000 or More	11.1%	32.4%	29.7%
\$100,000-\$149,999	16.9%	17.2%	16.0%
\$75,000-\$99,999	13.3%	11.7%	12.9%
\$50,000-\$74,999	22.6%	16.4%	15.4%
\$35,000-\$49,999	13.9%	7.9%	8.5%
Under \$35,000	22.3%	14.4%	17.5%
Average Household Income	\$80,602	\$138,721	\$129,466
Median Household Income	\$65,144	\$115,501	\$107,578
Per Capita Income	\$44,307	\$76,006	\$64,100

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$60,475	\$71,785	\$69,579
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$21,700	\$25,137	\$24,338
Transportation	\$12,382	\$14,536	\$14,025
Food	\$8,639	\$10,144	\$9,884
Personal Insurance and Pensions	\$8,183	\$9,889	\$9,470
Entertainment	\$3,224	\$4,337	\$4,273
Apparel	\$1,681	\$2,022	\$1,980
Cash Contributions	\$1,248	\$1,796	\$1,777
Education	\$898	\$1,077	\$1,054
Personal Care Products and Services	\$886	\$926	\$915
Alcoholic Beverages	\$415	\$508	\$484
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	18,314	124,395	350,202
Under 20	13.6%	15.3%	19.3%
20 to 34 Years	43.2%	36.8%	33.9%
35 to 39 Years	8.8%	8.1%	8.1%
40 to 49 Years	12.0%	11.6%	12.1%
50 to 64 Years	15.3%	16.7%	15.8%
Age 65+	7.1%	11.5%	10.8%
Median Age	33.0	36.0	35.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	14,117	94,704	252,331
Elementary (0-8)	6.7%	5.4%	7.6%
Some High School (9-11)	7.5%	3.9%	5.2%
High School Graduate (12)	14.6%	9.8%	12.5%
Some College (13-15)	12.7%	10.2%	12.1%
Associate Degree Only	6.0%	4.2%	4.5%
Bachelor's Degree Only	26.8%	36.8%	33.8%
Graduate Degree	25.9%	29.7%	24.2%

# SIXT: RENT THE CAR

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 350,202. The population has changed by 17.92 percent since 2010. It is estimated that the population in your area will be 360,379 five years from now, which represents a change of 2.9 percent from the current year. The current population is 51.8 percent male and 48.2 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,459 people per square mile.



### HOUSEHOLDS

There are currently 171,382 households in your selected geography. The number of households has changed by 37.54 percent since 2010. It is estimated that the number of households in your area will be 178,730 five years from now, which represents a change of 4.3 percent from the current year. The average household size in your area is 2.1 people.



### INCOME

In 2025, the median household income for your selected geography is \$107,578, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 120.28 percent since 2010. It is estimated that the median household income in your area will be \$121,666 five years from now, which represents a change of 13.1 percent from the current year.

The current year per capita income in your area is \$64,100, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$129,466, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 222,498 people in your selected area were employed. The 2010 Census revealed that 63.9 percent of employees are in white-collar occupations in this geography, and 19.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



### HOUSING

The median housing value in your area was \$599,549 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 50,040.00 owner-occupied housing units and 74,561.00 renter-occupied housing units in your area.



### EDUCATION

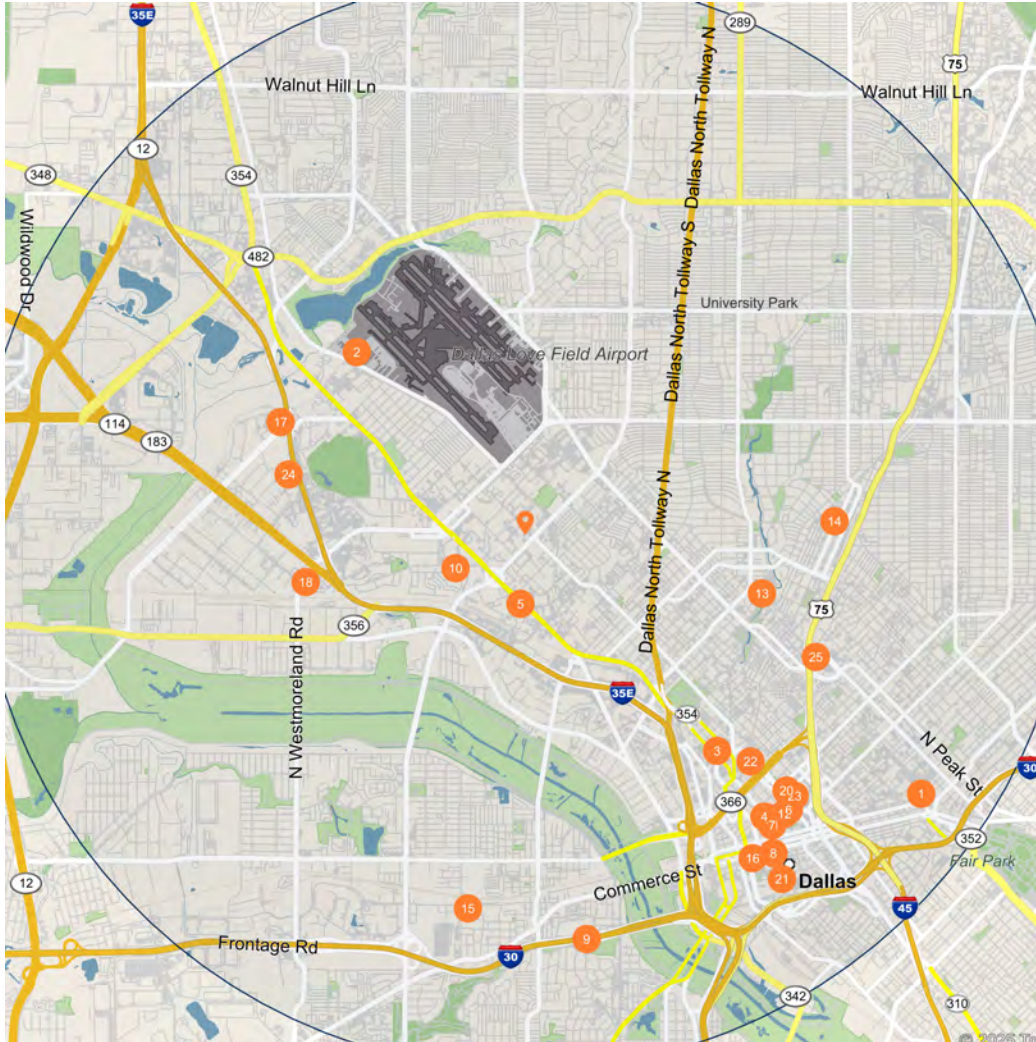
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 55.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 4.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was lower than the nation's at 8.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.0 percent in the selected area compared with the 19.6 percent in the U.S.

# SIXT: RENT THE CAR

## DEMOGRAPHICS



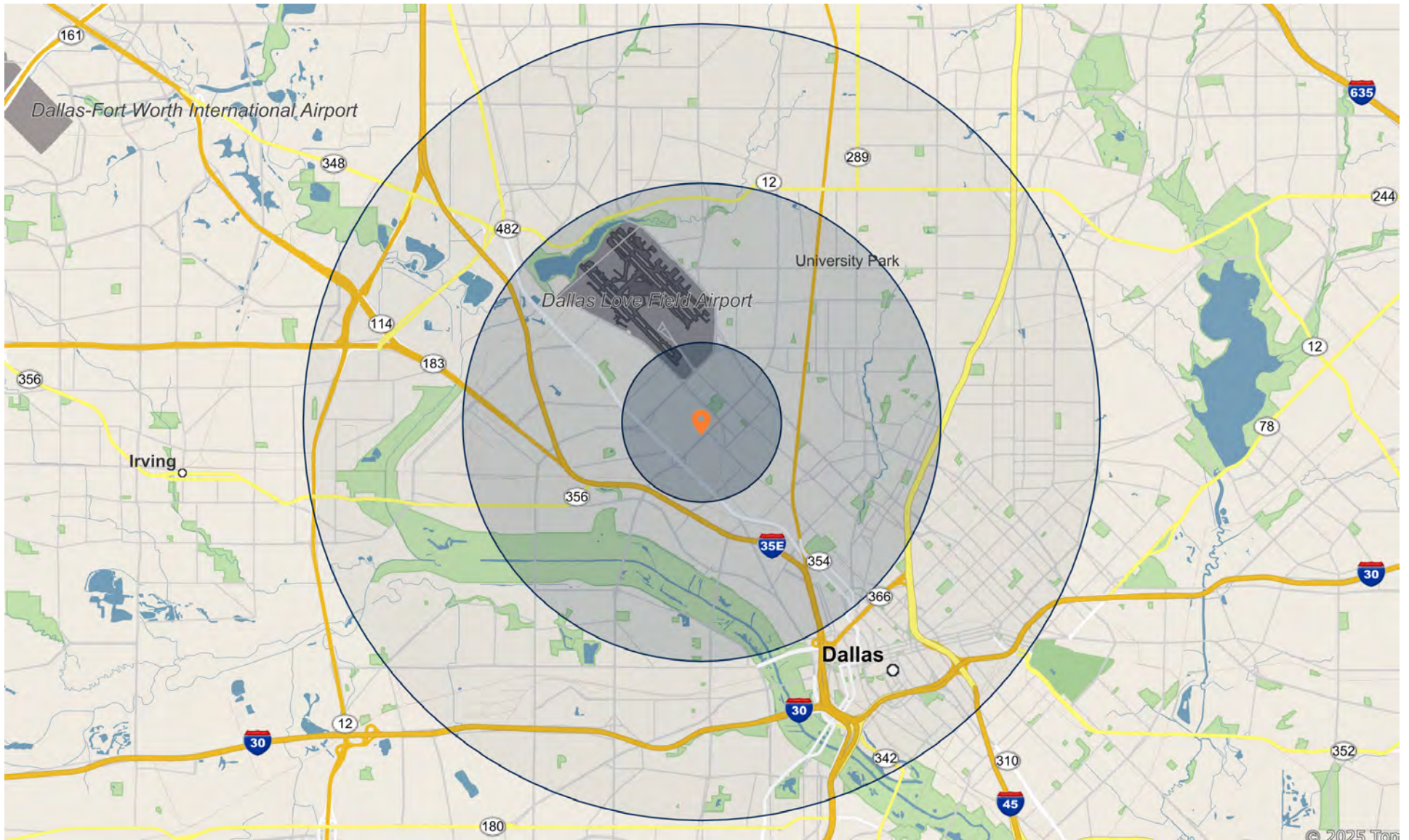
### Major Employers

### Employees

1	Baylor Scott & White Holdings-	49,000
2	Southwest Airlines Co-Southwest Airlines	12,210
3	Eyecare Svcs Prtnrs Hldngs LL-	10,469
4	Frank Recruitment Group Inc-	5,001
5	University of Txas Sthwstern M-Graduate Schl Bmdcal Sciences	4,800
6	Baylor University Medical Ctr-	4,425
7	Txu Energy Industries Company-Txu	3,723
8	AT&T Inc-AT&T	3,512
9	Driveline Retail Mdsg Inc-	3,438
10	LCI Holdco LLC-	3,273
11	Luminant Holding Company LLC-Energy Ftire Cmpttve Holdings	3,014
12	CPM-US LLC-C P M	3,000
13	Dart Container Michigan LLC-	2,716
14	Carlson Restaurants Inc-	2,598
15	Mezban Foods Inc-	2,497
16	Internal Revenue Service-North Txas Dst Off Dllas Dst O	2,460
17	Bristol Hotel & Resorts Inc-	2,389
18	Santander Consumer USA Inc-	2,146
19	Wachovia Optional Svcs LLC NC-	2,061
20	Hicks Holdings LLC-	2,033
21	City of Dallas-Dallas City Hall	2,000
22	Kainos Capital LP-Kainos TX Capital	2,000
23	Higher Ed Holdings LLC-	2,000
24	Telvista Inc-	2,000
25	Mayfield Dairy Farms LLC-	1,946

# SIXT: RENT THE CAR

DEMOGRAPHICS





**SixT**  
RENT THE CAR

Maple Ave  
11,000+ VPD

\*Representative Photo\*

**SixT**  
RENT THE CAR

5800 Maple Ave  
Dallas, TX 75235

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Joe.Santelli@marcusmillichap.com  
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