

Subject Property
3,032-SF | 0.22-AC | Zoned PD 298



OFFERING MEMORANDUM

4312 LIVE OAK

4312 Live Oak St, Dallas, TX 75204

Marcus & Millichap
THE SANTELLI GROUP



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Dallas

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Activity ID #ZAG0060598

Subject Property
3,032-SF | 0.22-AC | Zoned PD 298

Live Oak St 14,000+ VPD

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Information About Brokerage Services

2-10-2025

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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

IABS 1-1

4312 LIVE OAK ST

TABLE OF CONTENTS

PRESENTED
BY

4 INVESTMENT OVERVIEW

16 MARKET OVERVIEW

Joe Santelli, CCIM

Senior Director Investments

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License: TX: 664135

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VISIT OUR WEBSITE!



01



INVESTMENT OVERVIEW

Executive Summary
Investment Highlights
Regional Map
Local Map
Major Attractions Map
Acquisition & Refinancing Options

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EXECUTIVE SUMMARY

4312 LIVE OAK ST



Listing Price
\$1,200,000



Lot Size
0.22 AC

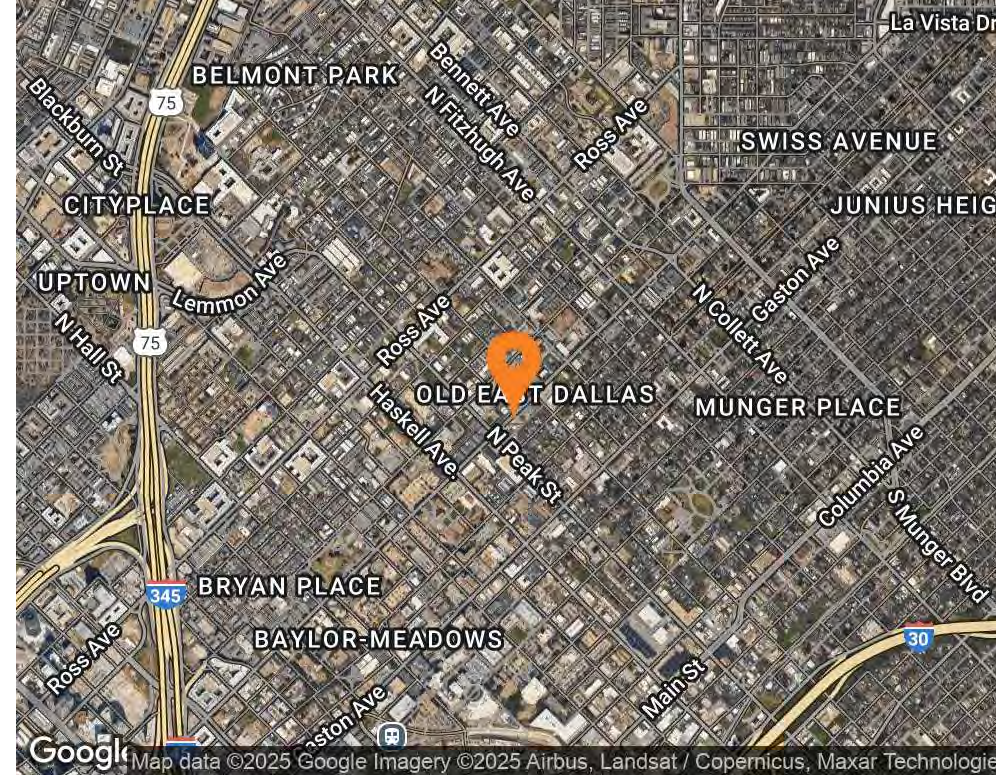


Building SF
3,032 SF

NOI	\$1
Cap Rate	1.00%
Price/SF	\$395.78

PROPERTY DETAILS

Address	4312 Live Oak Street, Dallas, Texas 75204
Listing Price	\$1,200,000
Building Price PSF	\$395.77
Land Price PSF	\$123.91
Building Size	3,032 SF
Lot Size	0.22 Acres
Gross SF	1981
Zoning	PD 298 (Subarea 9)
Parking	22 Total Spaces: 18 On-Site / 4 Off-Site
Features	Pole Signage, Roll Up Door in Rear



4312 LIVE OAK

4312 Live Oak St, Dallas, TX 75204

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale the property located at 4312 Live Oak Street, Dallas, Texas 75204. The subject property is 3,032 square feet and is situated on 0.22 acres, an ideal opportunity for a new value-add investor or owner/user to acquire a prime location within the Old East Dallas submarket. This rare investment opportunity features 22 parking spaces and pole signage, ideal for any flagship retail uses. The current zoning of PD 298 (subarea 9) is highly flexible, allowing for a multitude of new retail and commercial uses. With the addition of the new parking code amendment with the city of Dallas, this opens up the possibilities for higher density retail uses at the subject property as well. Live Oak Street is also a major thoroughfare serving as main commuter route connecting downtown Dallas to the strong demographics of the Lakewood submarket. With a several new class A multifamily construction projects on and surrounding Live Oak Street, the subject property is well-positioned to benefit from the increase in population in the immediate area.

The Dallas-Fort Worth metroplex stands as one of the premier commercial real estate markets in the United States, experiencing rapid expansion and attracting significant investment. As a top-tier job market, the region is home to 24 Fortune 500 company headquarters, eight Fortune Global 500 headquarters, and 49 Fortune 1,000 headquarters, solidifying its position as a corporate powerhouse. DFW continues to lead in year over year job growth, having added more than 132,000 jobs in the past 12 months—a notable 3.3% annual increase. Adding to the city's momentum, Dallas has garnered substantial attention with the recent launch of the Texas Stock Exchange, backed by prominent Wall Street investment firms such as BlackRock, Citadel Securities, and others. The influx of corporate relocations and steady job growth has fueled a surge in new residents flocking to the Metroplex, driving an increased demand for additional housing and retail developments to accommodate this booming population.

East Dallas is a vibrant and evolving submarket nestled just northeast of downtown, celebrated for its leafy neighborhoods, historic charm, and a dynamic blend of old and new. Anchored by enclaves like Lakewood, Junius Heights, and Casa Linda, the area offers a compelling mix of early 20th-century architecture, independent boutiques, and locally loved eateries. With White Rock Lake serving as a recreational centerpiece, East Dallas draws outdoor enthusiasts, families, and creatives alike. The district has become a magnet for thoughtful redevelopment, with modern townhomes and revitalized commercial corridors emerging alongside long-standing institutions. From weekend farmers markets to community art walks, East Dallas pulses with a laid-back yet engaged energy that reflects its deep-rooted identity and growing appeal. As demand for walkable, character-rich neighborhoods continues to rise, East Dallas stands out as one of the city's most livable and culturally resonant destinations.

INVESTMENT HIGHLIGHTS

Rare Old East Dallas Retail Redevelopment Opportunity | Seller Financing Available

3,032-SF Building | Situated on 0.22-AC | Zoned PD 298 (Subarea 9)

Ideal for New Retail Owner/User or Value-Add Investor

22 Total Parking Spaces | Pole Signage | Prime Urban Core Location

Strong Demographics | Average HH Income Exceeds \$126,000 Within a 3-Mile Radius

Subject Property
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4 Off-Site Parking Spaces

Live Oak St 14,000+ VPD

N Peak St 10,000+ VPD





Downtown
Dallas



LUXIA
SWISS AVE

Subject Property
3,032-SF | 0.22-AC | Zoned PD 298

Live Oak St 14,000+ VPD



4600 ROSS

THE FLYNN
AT LIVE OAK

ROSS + PEAK
DALLAS

UPLIFT ATLAS
PREPARATORY

BRYAN STREET TAVERN

O'Reilly
AUTO PARTS

REGIO

St. Martin's

FAMILY DOLLAR

Uptown Eats

ESAR'S TACOS
EST. 1998
TEXAS' Original Street Tacos

Subject Property
3,032-SF | 0.22-AC | Zoned PD 298

WE
LIVE OAK
apartments

LUXIA
SWISS AVE

Live Oak St 14,000+ VPD

SWISSAIRE
Apartments



Subject Property

3,032-SF | 0.22-AC | Zoned PD 298

Live Oak St 14,000+ VPD



THE EPIC
DALLAS

Downtown Dallas

BaylorScott&White
HEALTH

element
BY PERMA

DTS

AT&T

LUXIA
SWISS AVE

VÆ
LIVE OAK
apartments

Subject Property
3,032-SF | 0.22-AC | Zoned PD 298

FAMILY DOLLAR

Live Oak St 14,000+ VPD

Uptown Eats

CESAR'S TACOS
EST. 1996
Only Original Street Tacos

O'Reilly
AUTO PARTS

Access Easement (15' Alley)
Capable For Deliveries

8 Parking Spaces

7 Parking Spaces

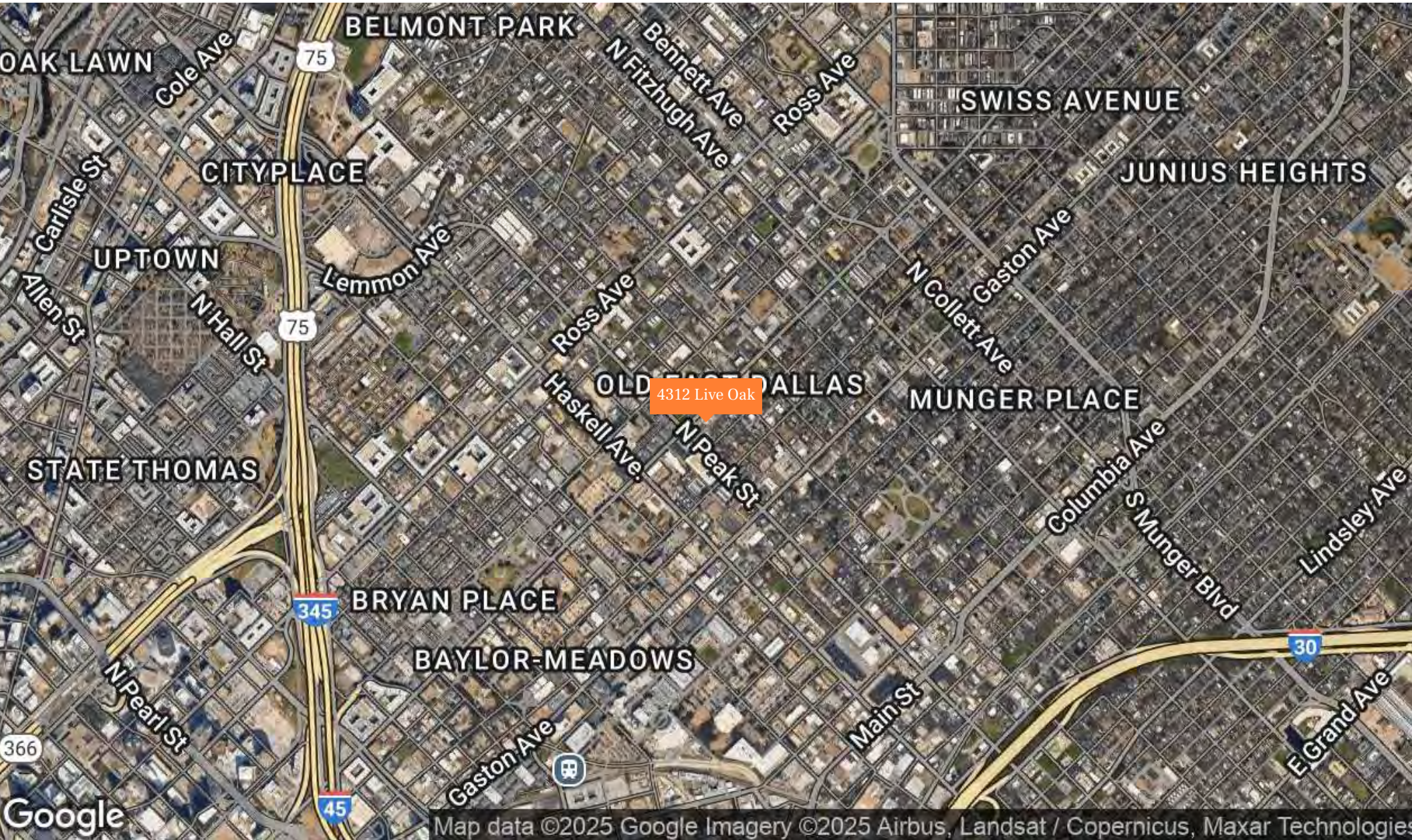
Off-Site Parking 3 Parking Spaces

Live Oak St 14,000+ VPD

Parking Plan: 22 Total Spaces
18 On-Site Spaces
4 Off-Site Spaces

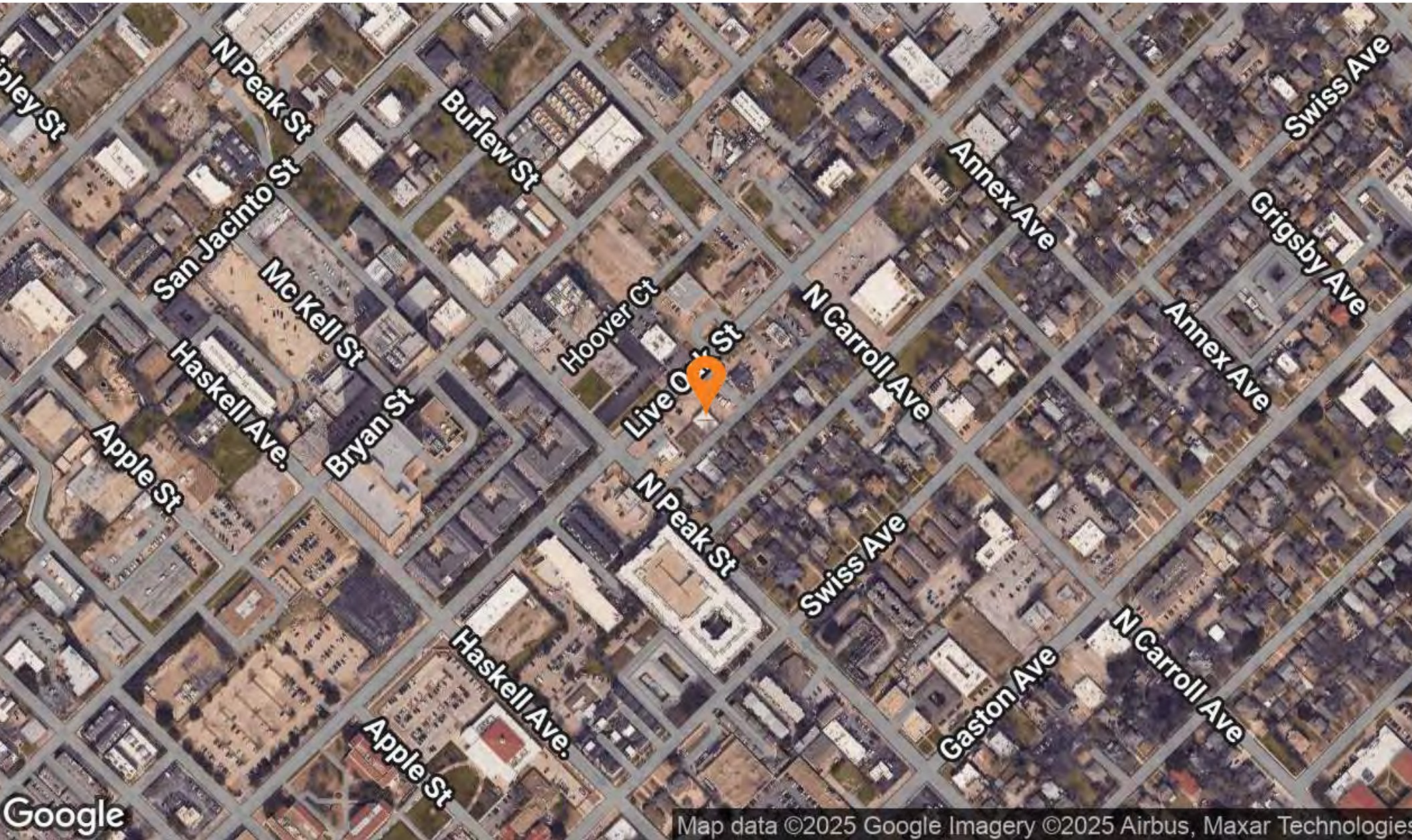
4312 LIVE OAK

REGIONAL MAP



4312 LIVE OAK

LOCAL MAP



4312 LIVE OAK

MAJOR ATTRACTIONS MAP



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 1,943
debt and equity
financings
in 2020**



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



**\$ 7.7 billion
total national
volume in 2020**



**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 2

02



MARKET OVERVIEW

Submarket Overview
Market Overview
Demographics

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4312 LIVE OAK

SUBMARKET OVERVIEW

OLD EAST DALLAS - DALLAS, TX

Old East Dallas is an area defined by a lot of history, charm, and living to the beat of its own rhythm. In addition to Old East Dallas' gracefully aging historic homes, the area is also seeing major growth and redevelopment. New apartment and townhome projects spring up seemingly every week, mostly targeting young professionals.

Old East Dallas also sits in a phenomenal location. It is bounded on the west by Downtown Dallas and the Arts District; on the north by Uptown, West Village, and Highland Park; on the east by Knox-Henderson, Lower Greenville, and Lakewood, and on the south by Deep Ellum and the Santa Fe Trail. While the area already features excellent restaurants, bars, and shops, the area's growth and change provides developers an opportunity to take advantage of a continuously increasing retail demand.

SUBMARKET HIGHLIGHTS



POPULATION GROWTH

Old East Dallas is undergoing rapid growth and change. The many new apartment and townhome developments are sweeping in young professionals who are drawn to the location and lower cost of living than nearby areas like Uptown.



HISTORY AND CULTURE

Old East Dallas is known for its historic districts, such as Swiss Ave. Old East Dallas was its own city until it was annexed into Dallas in 1890, but it still maintains its individual charm.



PRIME LOCATION

Old East Dallas sits in the middle of several popular Dallas neighborhoods, and provides an easy commute to and between them. Ross Avenue is also one of the major arteries into and out of downtown Dallas, one of the reasons for its redevelopment and expansion of retail and multifamily uses.



Sources: <https://sayyestodallas.com>; <https://dmagazine.com/neighborhood-guides>

4312 LIVE OAK

MARKET OVERVIEW

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 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.

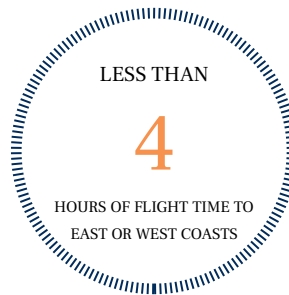
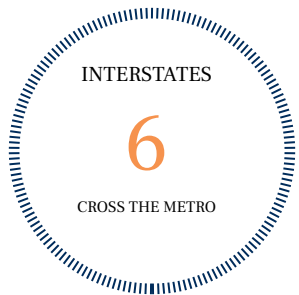


4312 LIVE OAK

MARKET OVERVIEW

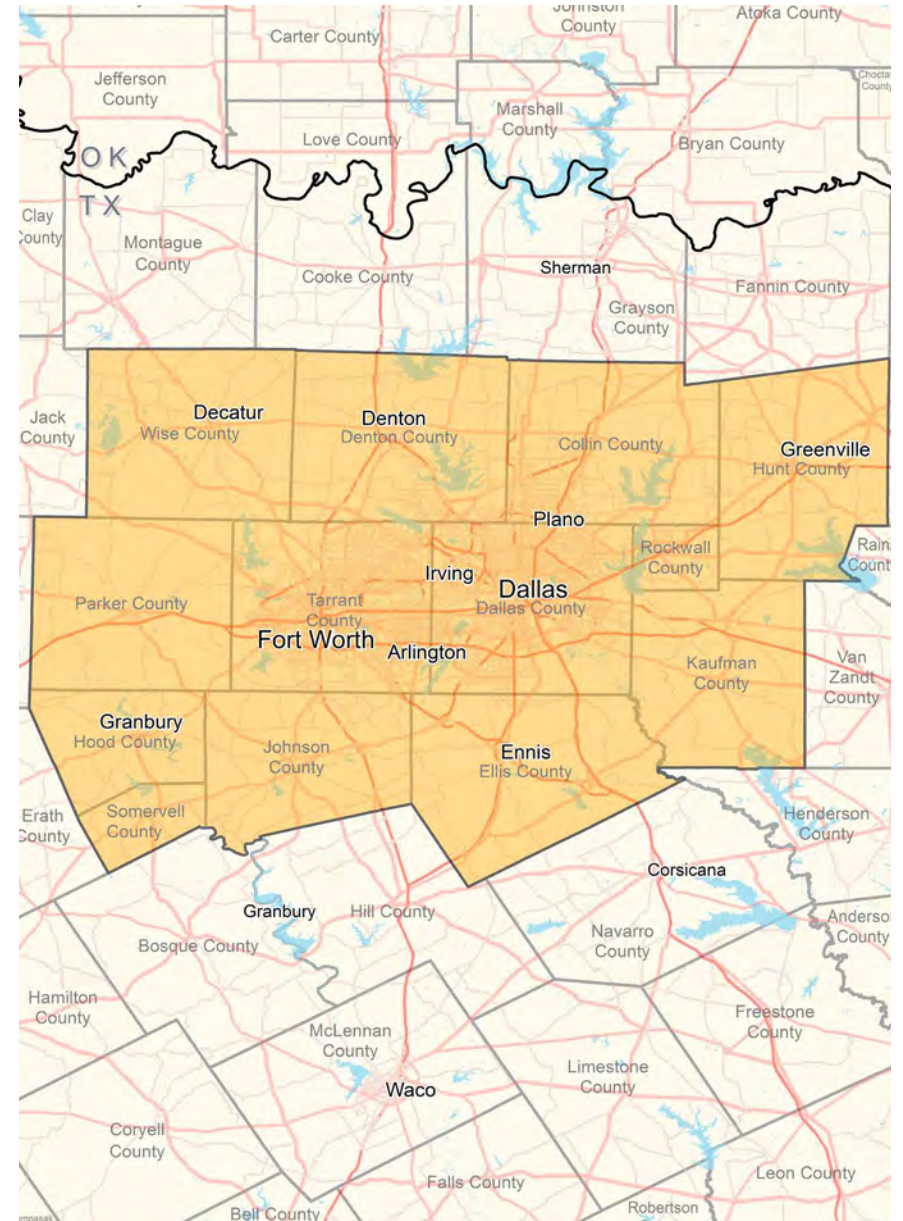
TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635, and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF, and Kansas City South-ern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and 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.



MORE THAN
90

MILES OF A LIGHT RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES



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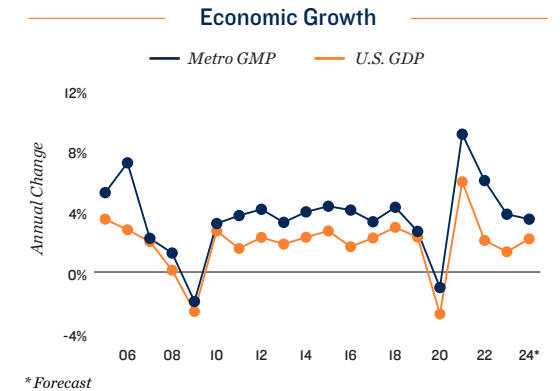
MARKET OVERVIEW

ECONOMY

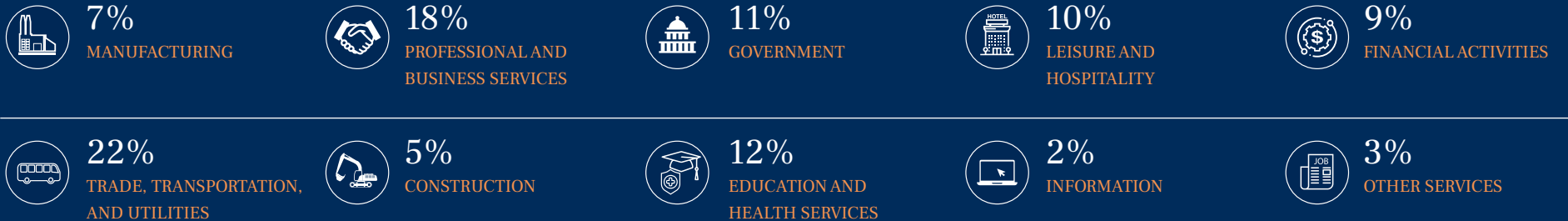
- The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.
- The 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 2024. 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.

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



SHARE OF 2023 TOTAL EMPLOYMENT



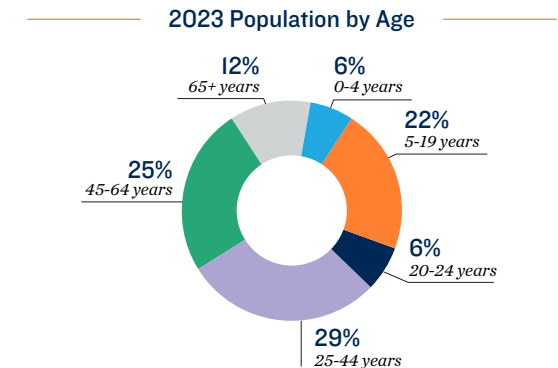
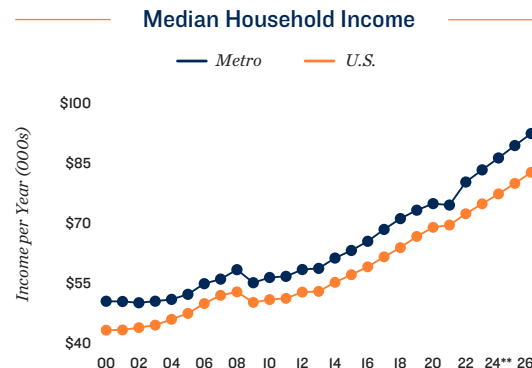
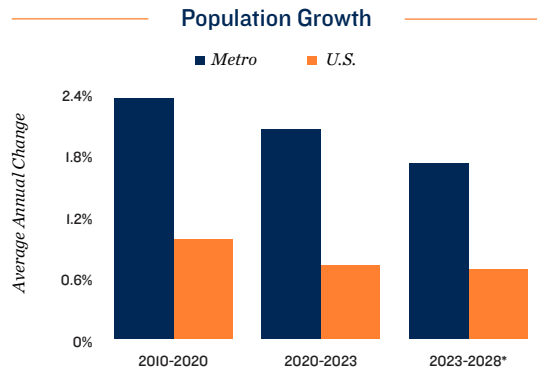
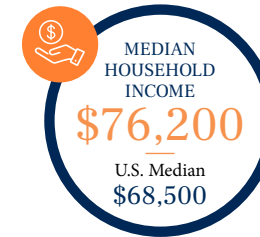
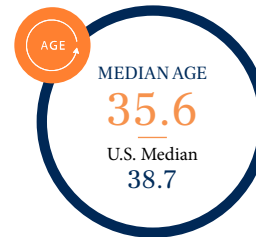
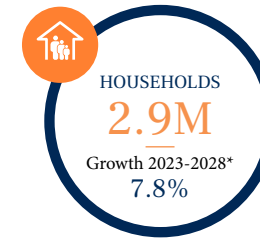
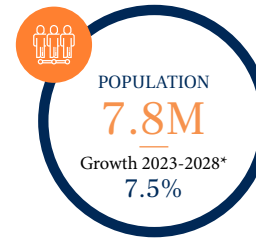
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MARKET OVERVIEW

DEMOGRAPHICS

- Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases, and north-to-south migration.
- The Metroplex is projected to add 225,000 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 to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.

QUICK FACTS



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

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MARKET 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 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.

\$379,800

MEDIAN HOME PRICE



150+

VARIOUS MUSEUMS
AND ART GALLERIES



150+

PUBLIC AND PRIVATE
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

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	34,415	208,269	409,868
2024 Estimate			
Total Population	32,745	200,094	397,267
2020 Census			
Total Population	27,753	187,297	377,737
2010 Census			
Total Population	26,943	158,631	334,792
Daytime Population			
2024 Estimate	88,702	488,390	754,224
HOUSEHOLDS			
2029 Projection			
Total Households	18,383	111,604	199,782
2024 Estimate			
Total Households	16,916	105,974	191,274
Average (Mean) Household Size	1.9	1.9	2.1
2010 Census			
Total Households	14,910	98,266	179,625
2010 Census			
Total Households	11,567	73,397	144,251
Occupied Units			
2029 Projection	21,268	126,144	223,008
2024 Estimate	19,528	119,592	213,241
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	18.9%	29.0%	26.7%
\$100,000-\$149,999	13.9%	17.6%	16.3%
\$75,000-\$99,999	13.6%	13.4%	12.6%
\$50,000-\$74,999	14.9%	15.2%	15.5%
\$35,000-\$49,999	8.9%	6.8%	8.6%
Under \$35,000	29.7%	17.9%	20.3%
Average Household Income	\$95,402	\$126,413	\$121,989
Median Household Income	\$70,130	\$101,143	\$100,091
Per Capita Income	\$50,547	\$69,123	\$59,517

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$177,258	\$207,695	\$200,790
Consumer Expenditure Top 10 Categories			
Housing	\$21,392	\$24,676	\$24,039
Transportation	\$12,075	\$13,744	\$13,018
Food	\$9,171	\$10,739	\$10,402
Personal Insurance and Pensions	\$7,079	\$8,588	\$8,138
Entertainment	\$2,237	\$2,667	\$2,575
Apparel	\$2,197	\$2,598	\$2,436
Cash Contributions	\$1,688	\$2,331	\$2,530
Education	\$827	\$1,070	\$1,027
Personal Care Products and Services	\$706	\$787	\$776
Tobacco Products and Smoking Supplies	\$423	\$423	\$411
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	32,745	200,094	397,267
Under 20	16.3%	14.9%	19.3%
20 to 34 Years	42.4%	39.6%	33.5%
35 to 39 Years	8.5%	8.8%	8.1%
40 to 49 Years	11.0%	12.0%	12.1%
50 to 64 Years	13.7%	15.5%	16.2%
Age 65+	8.0%	9.2%	10.8%
Median Age	32.0	34.0	35.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	24,371	151,043	285,816
Elementary (0-8)	5.8%	4.4%	6.2%
Some High School (9-11)	7.0%	5.0%	6.0%
High School Graduate (12)	13.0%	11.2%	14.1%
Some College (13-15)	18.4%	13.5%	13.7%
Associate Degree Only	6.6%	4.7%	4.5%
Bachelor's Degree Only	31.2%	36.9%	32.5%
Graduate Degree	18.0%	24.5%	22.9%

4312 LIVE OAK

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 397,267. The population has changed by 18.66 percent since 2010. It is estimated that the population in your area will be 409,868 five years from now, which represents a change of 3.2 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 5,059 people per square mile.



HOUSEHOLDS

There are currently 191,274 households in your selected geography. The number of households has changed by 32.60 percent since 2010. It is estimated that the number of households in your area will be 199,782 five years from now, which represents a change of 4.4 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2024, the median household income for your selected geography is \$100,091, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 122.46 percent since 2010. It is estimated that the median household income in your area will be \$105,351 five years from now, which represents a change of 5.3 percent from the current year.

The current year per capita income in your area is \$59,517, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$121,989, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 248,586 people in your selected area were employed. The 2010 Census revealed that 65.3 percent of employees are in white-collar occupations in this geography, and 17.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$523,160 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 57,953.00 owner-occupied housing units and 86,293.00 renter-occupied housing units in your area.



EDUCATION

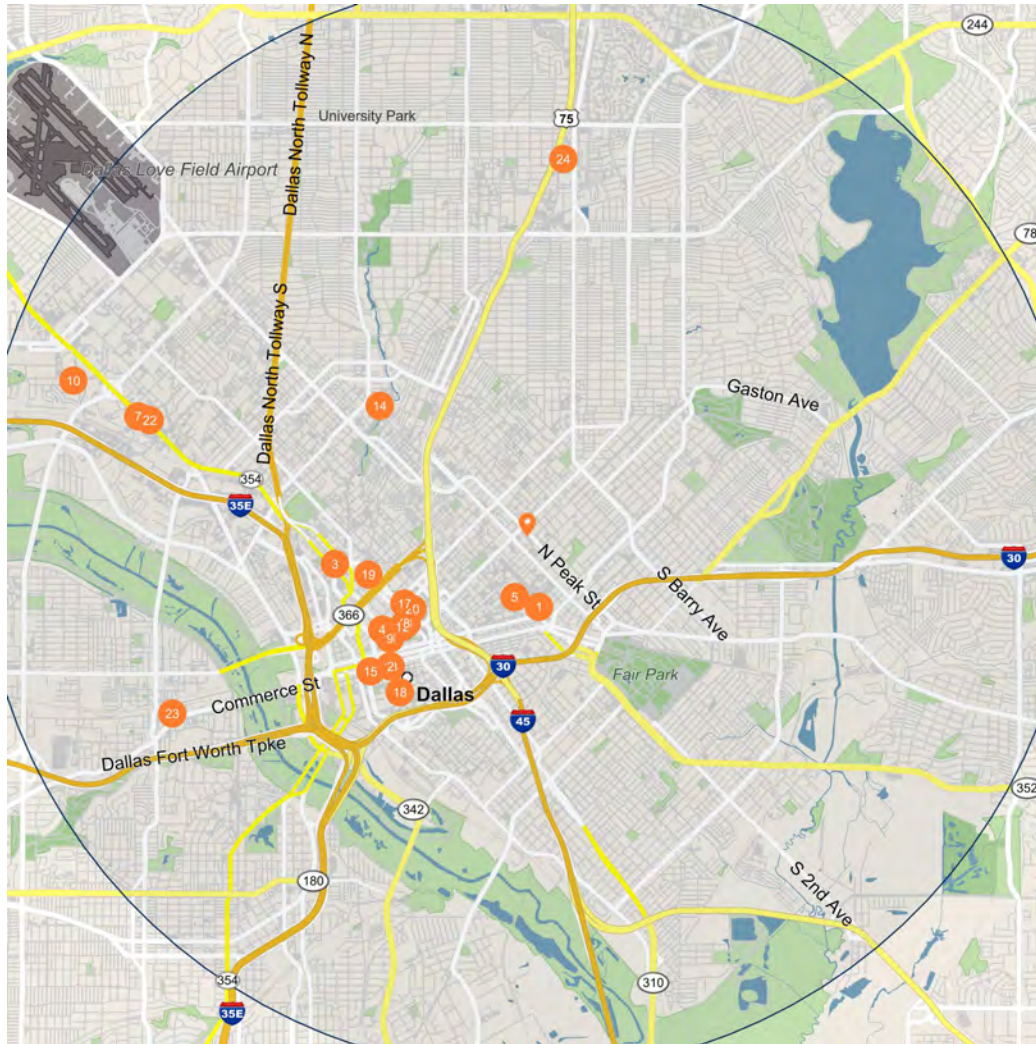
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 53.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 4.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.6 percent in the selected area compared with the 19.7 percent in the U.S.

4312 LIVE OAK

DEMOGRAPHICS



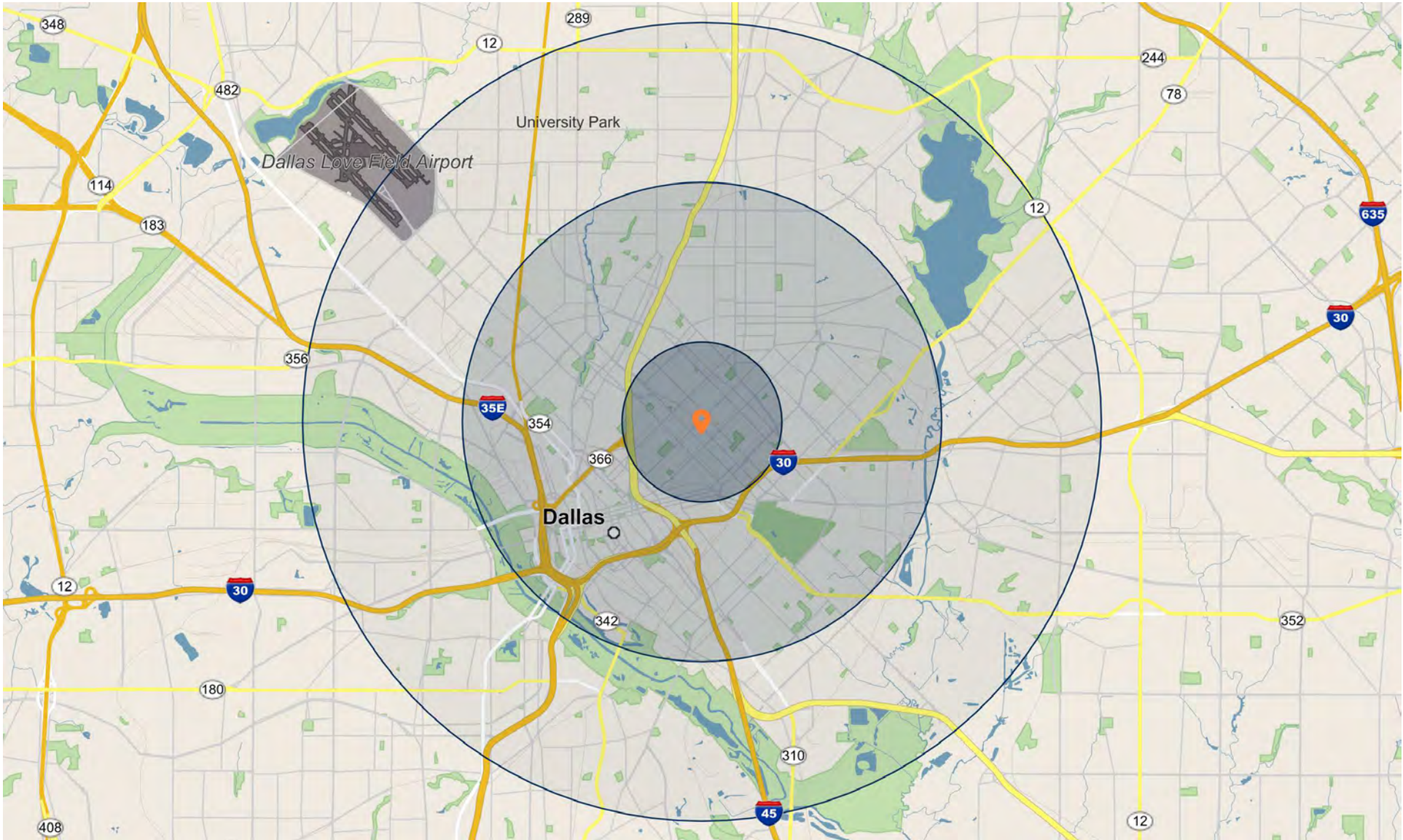
Major Employers

Employees

1	Baylor Scott & White Holdings	49,000
2	Vrio Corp-Vrio	12,600
3	Eyecare Svcs Prtnrs Hldngs LL	5,941
4	Halliburton International Inc	5,032
5	Baylor Health Services-Susan Komen Breast Center	5,012
6	Frank Recruitment Group Inc	5,001
7	University of Texas Sthwstern M-Graduate Schl Bmdical Sciences	4,800
8	Baylor University Medical Ctr-BAYLOR SCOTT & WHITE	4,425
9	Txu Energy Industries Company-Txu	3,716
10	LCI Holdco LLC	3,273
11	Luminant Holding Company LLC-Energy Fture Cmpttve Holdings	3,011
12	CPM-US LLC-C P M	3,000
13	AT&T Inc-AT&T	2,915
14	Dart Container Michigan LLC	2,716
15	Internal Revenue Service-North Texas Dst Off Dllas Dst O	2,460
16	Wachovia Oprtional Svcs LLC NC	2,061
17	Hicks Holdings LLC	2,033
18	City of Dallas-Dallas City Hall	2,000
19	Kainos Capital LP-Kainos TX Capital	2,000
20	Higher Ed Holdings LLC	2,000
21	National Phrm Netwrk Inc	1,983
22	Dallas County Hospital Dst-Parkland Hospital	1,978
23	Teckes LLC	1,853
24	Schumacher Group of La Inc-Embcc/Med Trust	1,789
25	Dallas County Hospital Dst-Parkland Health & Hospital Sys	1,696

4312 LIVE OAK

DEMOGRAPHICS



Subject Property
3,032-SF | 0.22-AC | Zoned PD 298



OFFERING MEMORANDUM

4312 LIVE OAK

4312 Live Oak St, Dallas, TX 75204

Marcus & Millichap
THE SANTELLI GROUP

PRESENTED BY

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