

# 7929 BROOKRIVER

PREMIER ASSET IN THE SURGING WEST LOVE /  
MEDICAL DISTRICT MARKET OF DALLAS, TX



# OFFERING

Younger Partners, as exclusive advisor, is pleased to present 7929 Brookriver, a 7-story, 156,000 square-foot office tower that is situated at the epicenter of the West Love / Medical District Submarket. The Property offers immediate access to Dallas Love Field Airport and the Park Cities via Mockingbird Lane as well as direct connectivity to north Dallas, downtown and D/FW International Airport via I-35. The Property is benefited by recently renovated amenities, a tenancy closely tied to the location and discounted rental rates relative to comparable assets in neighboring submarkets. Combined, these attributes provide investors a stable cash flow and significant upside potential.

The Property has a compliment of modern amenities and long history of ownership by an institutionally minded operator. With more than \$1 million recently invested in the building, 7929 Brookriver is currently 72% occupied to a tenured group of tenants that skew medical and value the proximity to UT Southwestern, Parkland Hospital and Children's Health in conjunction with immediate access to major transportation nodes (IH-35 and SH 183). Roughly 30% of the current tenancy is medical or offers services to a variety of health realty fields.

7929 Brookriver is leased to a diverse base of tenants that secure a reliable revenue stream. With a WALT of roughly 3 years, further value can be realized through the continued lease-up of the small vacancies that appeal to the broadest segment of the market's tenancy. A revitalization of the asset starting in 2023 has produced higher occupancy and rents. Average new and renewal lease rate have grown substantially and create a dynamic opportunity to mark existing tenants to market. Recent leasing has proven the market at the building at over \$22/sf Plus Electric while average in-place rates sit just over \$19/sf and overall submarket average is over \$25/sf.

In addition to strong leasing potential, the underlying 5.75 acre site presents a rare long-term redevelopment opportunity in one of Dallas' most desirable corridors. An "edge of the district" opportunity, The Medical District is one of the most active institutional infrastructure investment zones in North Texas. The area is transitioning from a pure hospital cluster into a mixed-use innovation district with growing demand for residential, retail and lifestyle developments.





BROOKHOLLOW  
COUNTRY CLUB

SOUTHWEST  
AIRLINES HQ

DALLAS  
LOVE FIELD

4 ACRE  
MULTI FAMILY DEVELOPMENT SITE



## HIGHLIGHTS

### EVOLVING MIXED-USE ENVIRONMENT

With demographic tailwinds surging in Dallas, the continued growth in the Medical District is ensured. 7929 Brookriver is an opportunity to acquire a premier asset in a rapidly ascending submarket.

### EXCEPTIONAL VALUE

7929 Brookriver offers current yield, added upside through leasing and a path-of-growth bet tied to the inevitable Medical District expansion. 72% Leased with strong tenant diversification and the upside of substantial NOI growth through small tenant leasing.

### THE FUTURE IS BRIGHT

Located in the City of Dallas, the development potential of the oversized parcel creates a generational opportunity to invest today and reap the rewards for years to come.

## SPECIFICS

ADDRESS	7929 BROOKRIVER - DALLAS, TX 75247
BUILDING SIZE	156,278 SF
LAND AREA / ZONING	5.745 ACRES / ZONED MU-3
YEAR BUILT / RENOVATED	1980 / 2023
OCCUPANCY & WALT	72% & 3.3 YEARS
PARKING	4.5 / 1,000 - 700 SURFACE SPACES

BROOKHOLLOW COUNTRY CLUB

HARRY HINES BLVD

MOCKINGBIRD LANE

INWOOD ROAD

35E

183 TEXAS

UT SOUTHWESTERN

UT SOUTHWESTERN

THE STOREY 471 APARTMENT UNITS

4 ACRE MULTI FAMILY DEVELOPMENT

CHILDREN'S HEALTH PARKLAND FORTREA

DALLAS COUNTY PUBLIC HEALTH LABORATORY

EQUINIX DATA CENTER DEVELOPMENT - 33 ACS

7929 BROOKRIVER

LARKSPUR CAPITAL 9 ACRE DEVELOPMENT

CHILDREN'S HOSPITAL FUTURE EXPANSION

CENTER FOR BRAIN HEALTH

CHILDREN'S / UTSW \$5B CAMPUS DEVELOPMENT

UT SOUTHWESTERN MEDICAL CAMPUS

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UT SOUTHWESTERN MEDICAL CAMPUS

PARKLAND MEDICAL CAMPUS

UT SOUTHWESTERN MEDICAL CAMPUS

PEGASUS PARK LIFE SCIENCES

CHILDREN'S HEALTH MEDICAL CAMPUS

PARKLAND EXPANSION

RIVERFRONT LOGISTICS PARK

DESIGN DISTRICT

CHILDREN'S HEALTH MEDICAL CAMPUS



# 79 BROOKRIVER 29



FOR ADDITIONAL BUILDING INFORMATION  
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