

Downtown Dallas

INTERSTATE 30 152,000+ VPD

Subject Property
3,375-SF | RR Zoning

E Grand Ave
78 TEXAS 50,000+ VPD

OFFERING MEMORANDUM

5429 E GRAND

5429 E Grand Ave, Dallas, TX 75223

Marcus & Millichap
THE SANTELLI GROUP



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

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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 #ZAG0060817

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THE SANTELLI GROUP

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5429 E GRAND AVE

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EXCLUSIVELY LISTED BY

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Joe Santelli, CCIM

Senior Director Investments

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Joe.Santelli@marcusmillichap.com

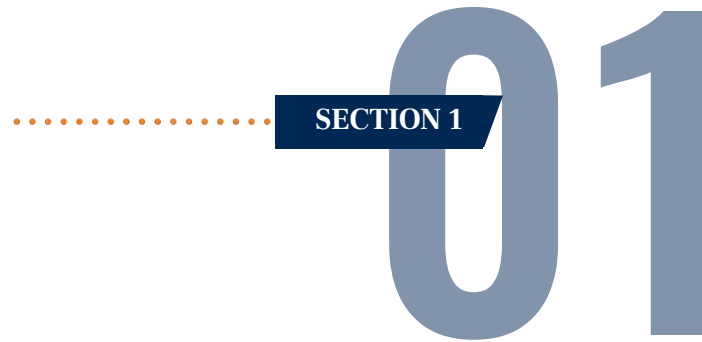
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01

INVESTMENT OVERVIEW

Executive Summary
Investment Highlights
Regional Map
Local Map
Major Attractions Map

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EXECUTIVE SUMMARY

5429 E GRAND AVE



Listing Price
Request for Offer



Cap Rate
3,375-SF



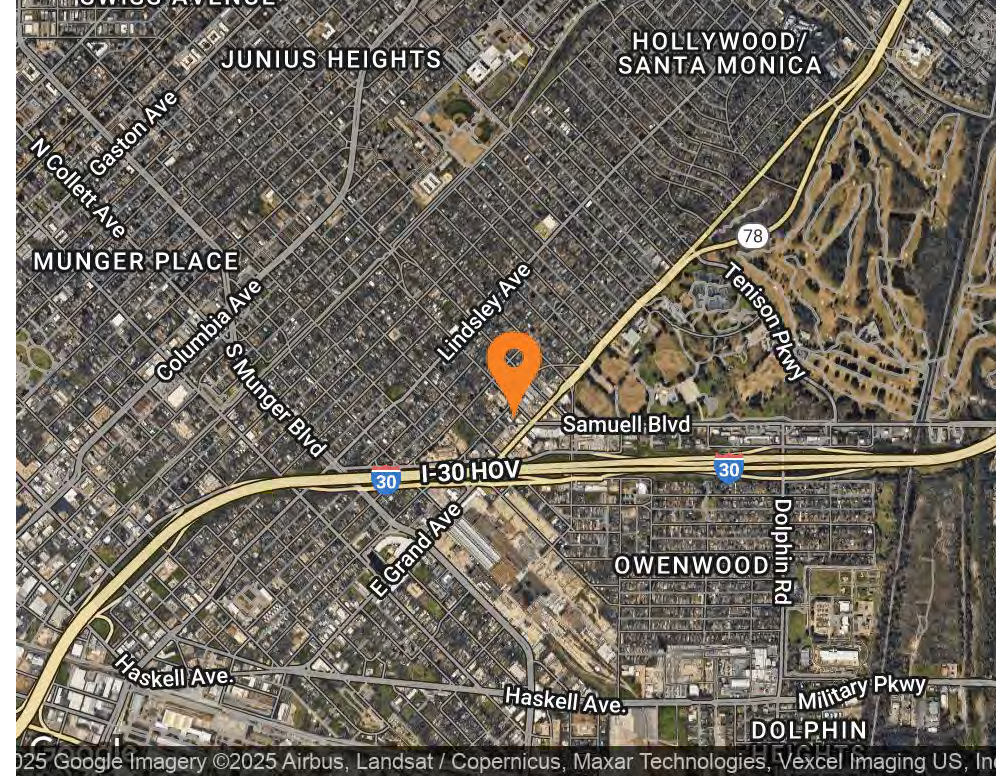
Zoning
RR

FINANCIAL DETAILS

Listing Price Request For Offer

PROPERTY DETAILS

Rentable SF	3,375 SF
Lot Size	0.1 Acres (4,356 SF)
Year Built	1923
Zoning	RR (Regional Retail)



5429 E GRAND

5429 E Grand Ave, Dallas, TX 75223

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale 5429 E Grand, a premier retail investment opportunity located in Dallas, Texas. The subject property consists of 3,375 rentable square feet of retail space, ideal for a new dentist office, doctor's office, salon, and much more. This offering provides investors with the rare chance to acquire a well-positioned retail asset in East Dallas, a rapidly transitioning submarket proximate to major urban districts including Lakewood, Deep Ellum, Old East Dallas, and Fair Park. The property benefits from strong surrounding demographics and convenient access to key thoroughfares, offering excellent visibility and connectivity to the broader Dallas market. 5429 E Grand represents a compelling opportunity for investors seeking stable retail income in a dynamic location with long-term growth potential.

The Dallas-Fort Worth metroplex is widely considered one of the top commercial real estate markets in the United States and one of the fastest-growing submarkets in the entire country. Notably a top job market, the Dallas-Fort Worth metroplex features 24 Fortune 500 company headquarters, eight Fortune Global 500 headquarters, and 49 Fortune 1,000 headquarters. The Metroplex has also ranked as the top market for year-over-year job growth, adding over 132,000 jobs in the past 12 months, a 3.3 percent annual increase.

The city of Dallas has also gained tremendous press lately with the recent introduction of the Texas Stock Exchange, which is backed by several Wall Street investment groups such as Black Rock, Citadel Securities, and many more. With the massive influx of corporate relocations of Fortune recognized companies and job growth, this has driven a tremendous amount of new residents to the Metroplex, further driving the need for additional housing and retail establishments to sustain this increased demand.

INVESTMENT HIGHLIGHTS

Rare East Dallas Retail Owner/User Opportunity

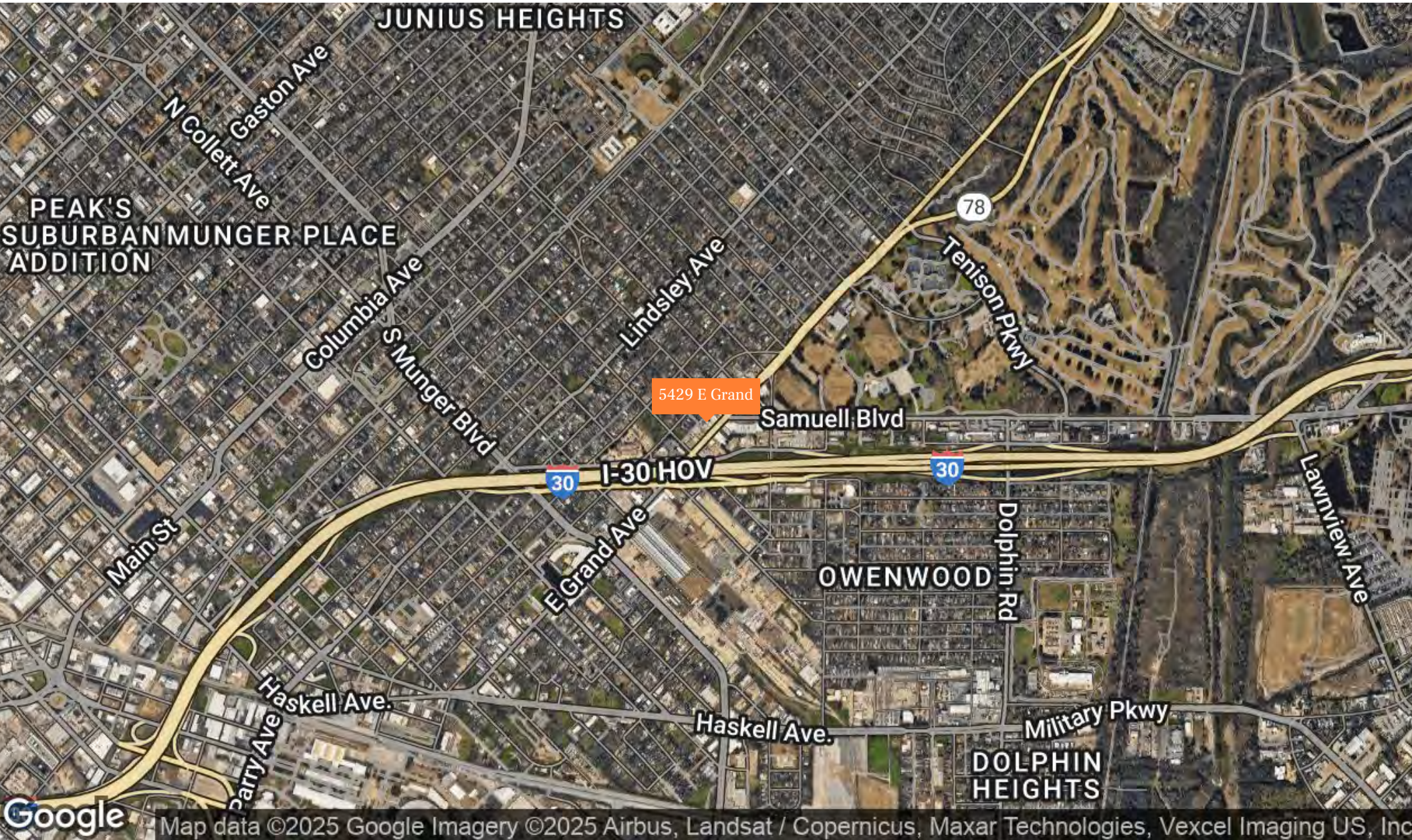
3,375 Rentable Square Feet

Prime Access to Interstate 30 (Traffic Counts Exceed 152,000 VPD)

Zoned Regional Retail (RR)

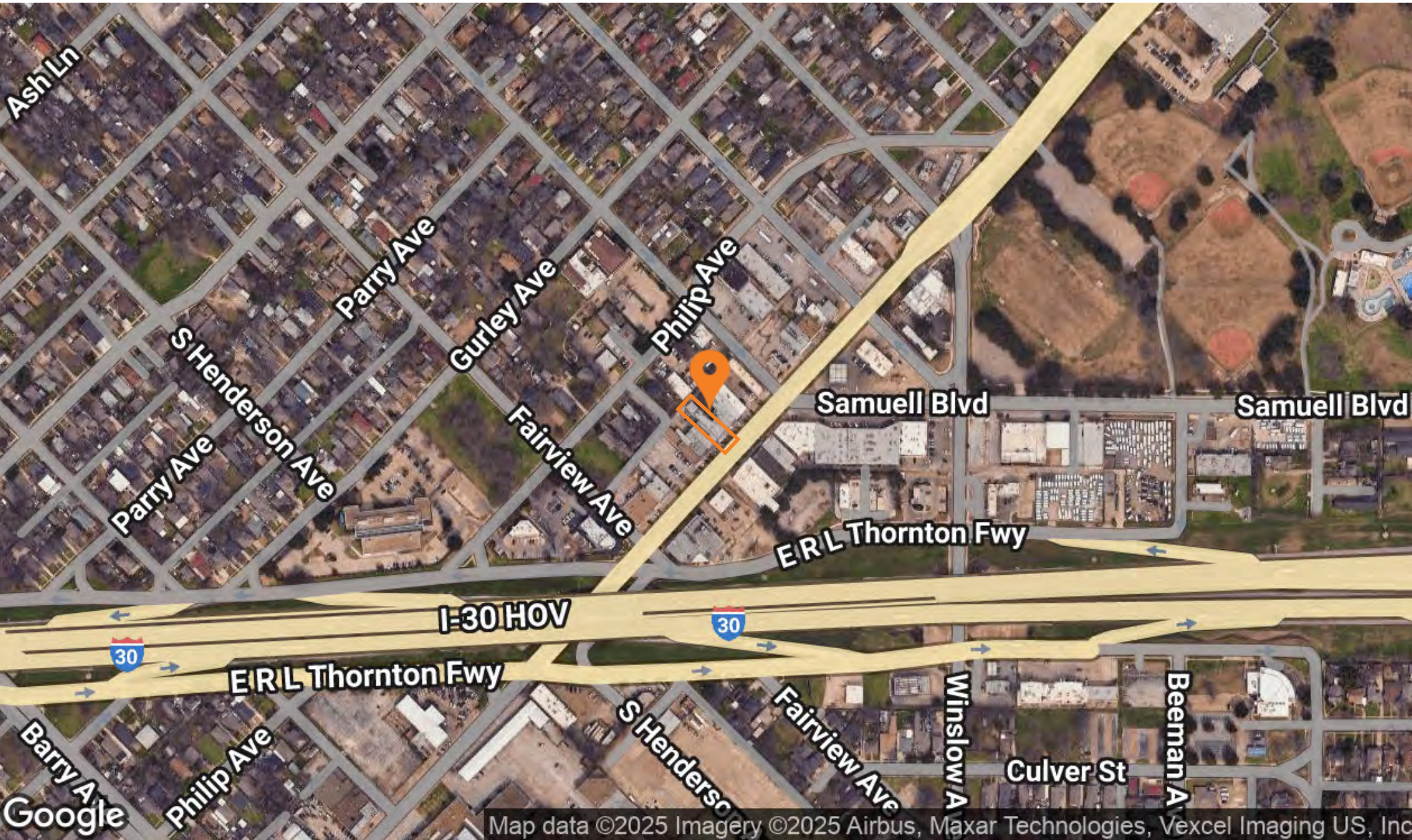
5429 E GRAND

REGIONAL MAP



5429 E GRAND

LOCAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc

5429 E GRAND

MAJOR ATTRACTIONS MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



**EL TAQUITO
CAFE**

SABOR LATINO

SABOR LATINO

Juiceland-Coffee

SABOR LATINO
Juice Land
CAFE
100% COLOMBIANO

World Famous Empanadas

CAFE
100%
Colombiano

OPEN

P
FREE
STREET
PARKING

5429



Subject Property
3,375-SF | RR Zoning

E Grand Ave
78 50,000+
TEXAS VPD

Subject Property
3,375-SF | RR Zoning



E Grand Ave
78 50,000+
TEXAS VPD

Downtown Dallas

INTERSTATE 30 152,000+ VPD

Subject Property
3,375-SF | RR Zoning

E Grand Ave
78 TEXAS 50,000+ VPD

Downtown Dallas

INTERSTATE
30 152,000+
VPD

Subject Property
3,375-SF | RR Zoning

E Grand Ave
78 50,000+
TCAS VPD





SECTION 2

02



MARKET OVERVIEW

Submarket Overview
Market Overview
Demographics

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5429 E GRAND

SUBMARKET OVERVIEW

EAST DALLAS, TX

East Dallas, Texas, is a vibrant and historically rich area known for its unique blend of cultural diversity, historic neighborhoods, and modern amenities. Anchored by iconic spots like White Rock Lake, it offers residents and visitors stunning natural beauty and opportunities for outdoor activities. The area is home to eclectic districts such as the artsy Deep Ellum, famous for its live music venues, street art, and bustling nightlife. East Dallas also boasts charming residential areas, from the tree-lined streets of Lakewood to the historic homes in the Junius Heights neighborhood. This dynamic region reflects both the old and new, with a thriving community spirit and plenty of hidden gems waiting to be explored. East Dallas also features a thriving food scene, with an array of local restaurants offering everything from Tex-Mex to global cuisines. The area is celebrated for its tight-knit community events, including farmers' markets and festivals, which bring residents together in a lively, welcoming atmosphere.

SUBMARKET HIGHLIGHTS



COMMUNITY SUPPORT

The community in East Dallas is lively and engaged, with regular events that bring people together. Seasonal festivals like Oktoberfest and neighborhood art fairs provide opportunities for residents to celebrate and connect.



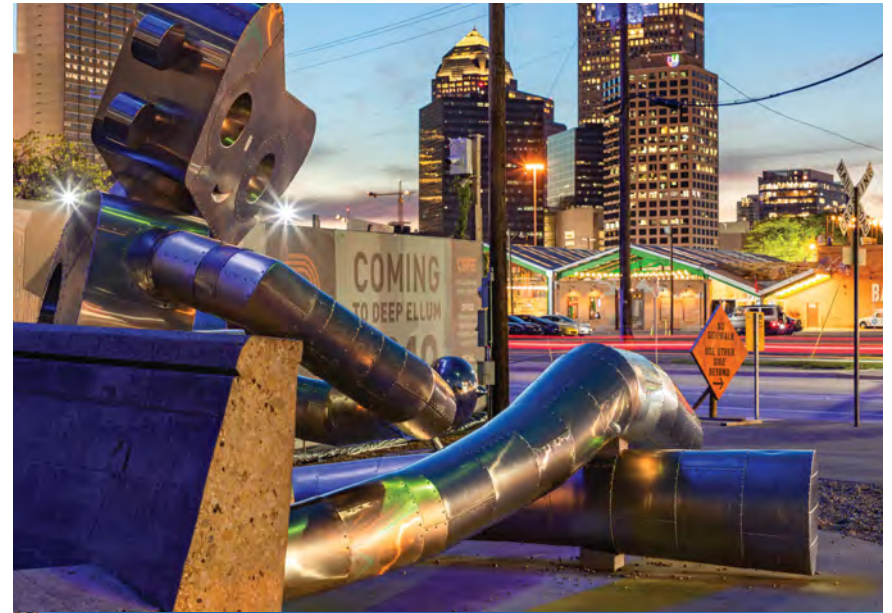
HISTORY AND CULTURE

East Dallas is known for its character-filled neighborhoods. Lakewood showcases beautiful Tudor and Craftsman-style homes, while Junius Heights boasts the largest collection of Prairie-style homes in Texas.



PRIME LOCATION

The neighborhood enjoys the best of both worlds, offering a suburban feel while being just minutes away from the bustling energy of Downtown Dallas.



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

5429 E GRAND

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.

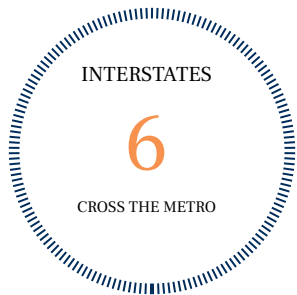


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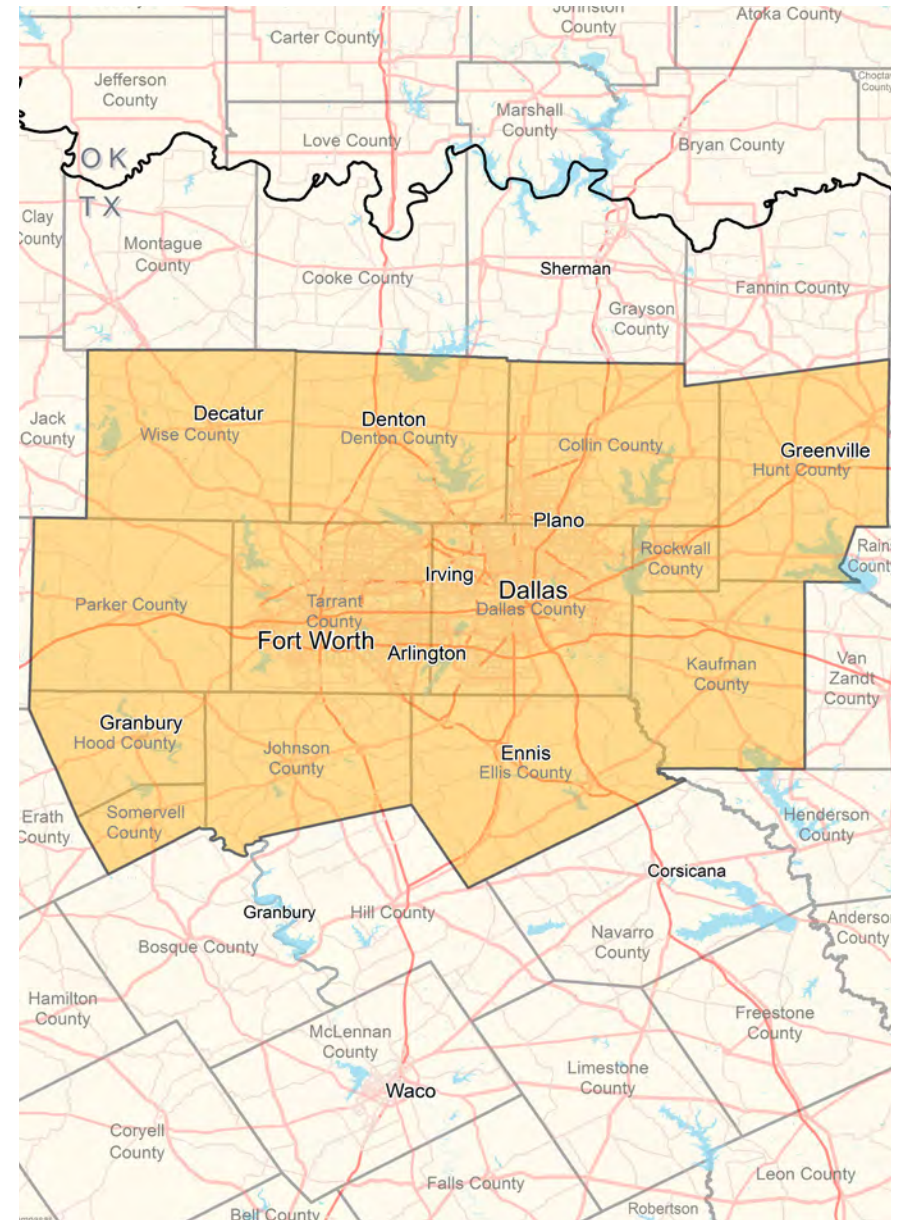
MARKET OVERVIEW

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 Southern. 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.



MILES OF A LIGHT RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES



5429 E GRAND

MARKET OVERVIEW

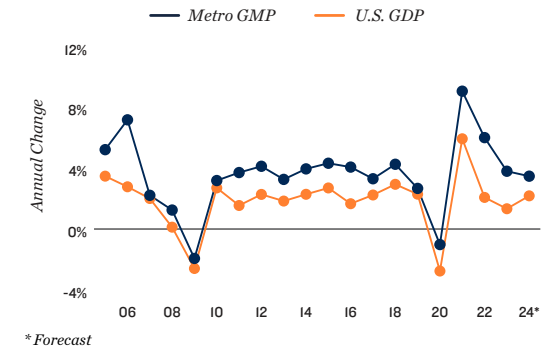
ECONOMY

- 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.

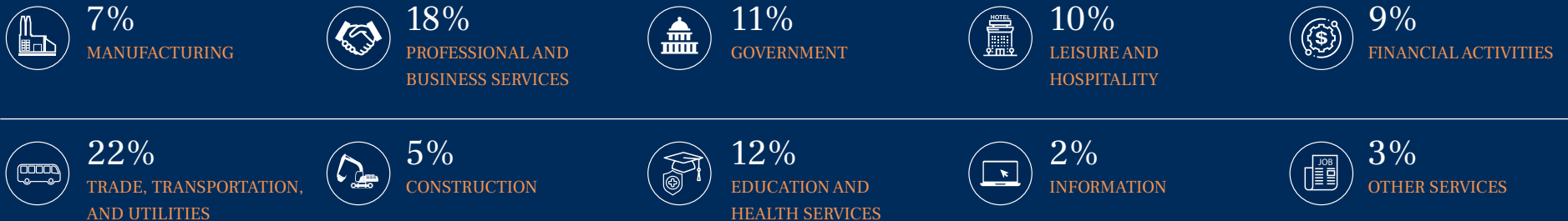
MAJOR AREA EMPLOYERS

- 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

Economic Growth



SHARE OF 2023 TOTAL EMPLOYMENT



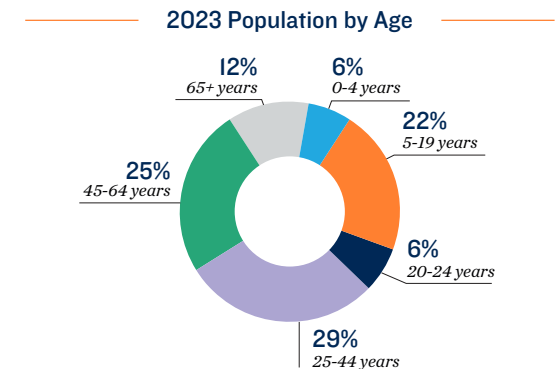
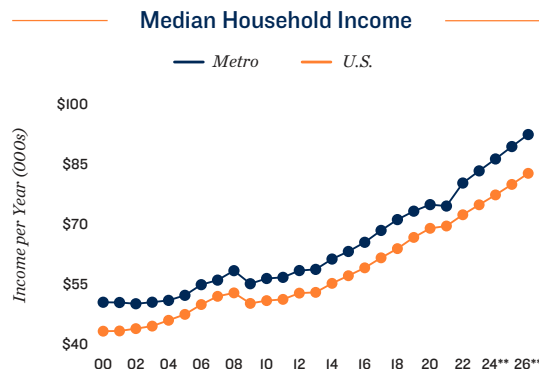
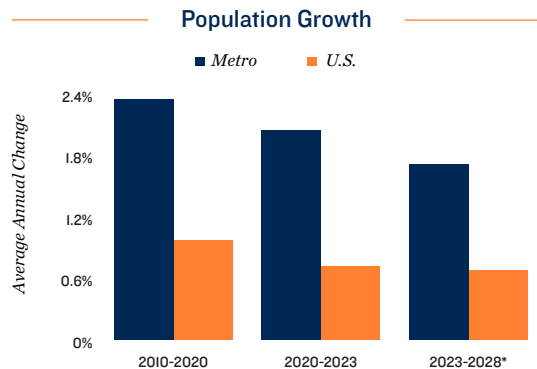
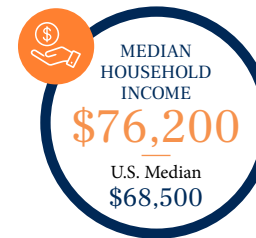
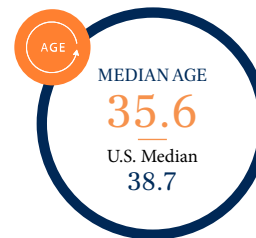
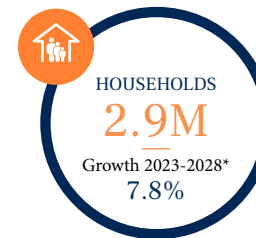
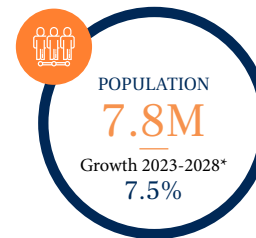
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MARKET OVERVIEW

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

5429 E GRAND

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

5429 E GRAND

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	17,547	161,971	400,082
2024 Estimate			
Total Population	17,473	156,034	387,947
2020 Census			
Total Population	17,067	146,038	371,746
2010 Census			
Total Population	17,439	131,325	330,001
Daytime Population			
2024 Estimate	11,679	249,422	656,788
HOUSEHOLDS			
2029 Projection			
Total Households	6,393	76,940	189,877
2024 Estimate			
Total Households	6,268	73,018	182,170
Average (Mean) Household Size	2.8	2.2	2.2
2010 Census			
Total Households	6,096	67,643	171,619
2010 Census			
Total Households	5,648	55,876	140,165
Occupied Units			
2029 Projection	6,935	86,291	211,548
2024 Estimate	6,798	81,721	202,669
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	13.1%	24.8%	25.0%
\$100,000-\$149,999	15.9%	15.8%	16.3%
\$75,000-\$99,999	14.4%	13.1%	13.2%
\$50,000-\$74,999	16.7%	14.7%	15.7%
\$35,000-\$49,999	9.9%	8.1%	8.6%
Under \$35,000	30.1%	23.5%	21.3%
Average Household Income	\$85,140	\$113,229	\$114,843
Median Household Income	\$67,827	\$91,170	\$93,662
Per Capita Income	\$31,315	\$54,733	\$55,812

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$179,734	\$195,135	\$198,462
Consumer Expenditure Top 10 Categories			
Housing	\$22,021	\$23,461	\$23,770
Transportation	\$11,426	\$12,824	\$12,929
Food	\$9,384	\$10,135	\$10,286
Personal Insurance and Pensions	\$6,937	\$7,877	\$8,027
Cash Contributions	\$2,468	\$2,216	\$2,443
Entertainment	\$2,285	\$2,500	\$2,546
Apparel	\$1,989	\$2,363	\$2,408
Education	\$881	\$1,006	\$1,012
Personal Care Products and Services	\$722	\$757	\$770
Alcoholic Beverages	\$434	\$469	\$480
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	17,473	156,034	387,947
Under 20	26.0%	20.6%	20.6%
20 to 34 Years	23.8%	32.5%	32.9%
35 to 39 Years	7.3%	8.6%	8.0%
40 to 49 Years	13.3%	12.6%	12.1%
50 to 64 Years	17.3%	16.0%	16.1%
Age 65+	12.3%	9.7%	10.3%
Median Age	35.0	34.0	34.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	11,649	112,044	274,009
Elementary (0-8)	19.2%	7.6%	7.2%
Some High School (9-11)	12.7%	7.1%	6.2%
High School Graduate (12)	21.9%	15.9%	15.8%
Some College (13-15)	15.4%	15.4%	14.7%
Associate Degree Only	3.5%	4.8%	4.5%
Bachelor's Degree Only	19.3%	30.6%	30.6%
Graduate Degree	8.0%	18.6%	21.0%

5429 E GRAND

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 387,947. The population has changed by 17.56 percent since 2010. It is estimated that the population in your area will be 400,082 five years from now, which represents a change of 3.1 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,940 people per square mile.



HOUSEHOLDS

There are currently 182,170 households in your selected geography. The number of households has changed by 29.97 percent since 2010. It is estimated that the number of households in your area will be 189,877 five years from now, which represents a change of 4.2 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2024, the median household income for your selected geography is \$93,662, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 112.63 percent since 2010. It is estimated that the median household income in your area will be \$98,482 five years from now, which represents a change of 5.1 percent from the current year.

The current year per capita income in your area is \$55,812, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$114,843, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 238,671 people in your selected area were employed. The 2010 Census revealed that 63.3 percent of employees are in white-collar occupations in this geography, and 18.8 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 25.00 minutes.



HOUSING

The median housing value in your area was \$458,984 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 56,127.00 owner-occupied housing units and 84,032.00 renter-occupied housing units in your area.



EDUCATION

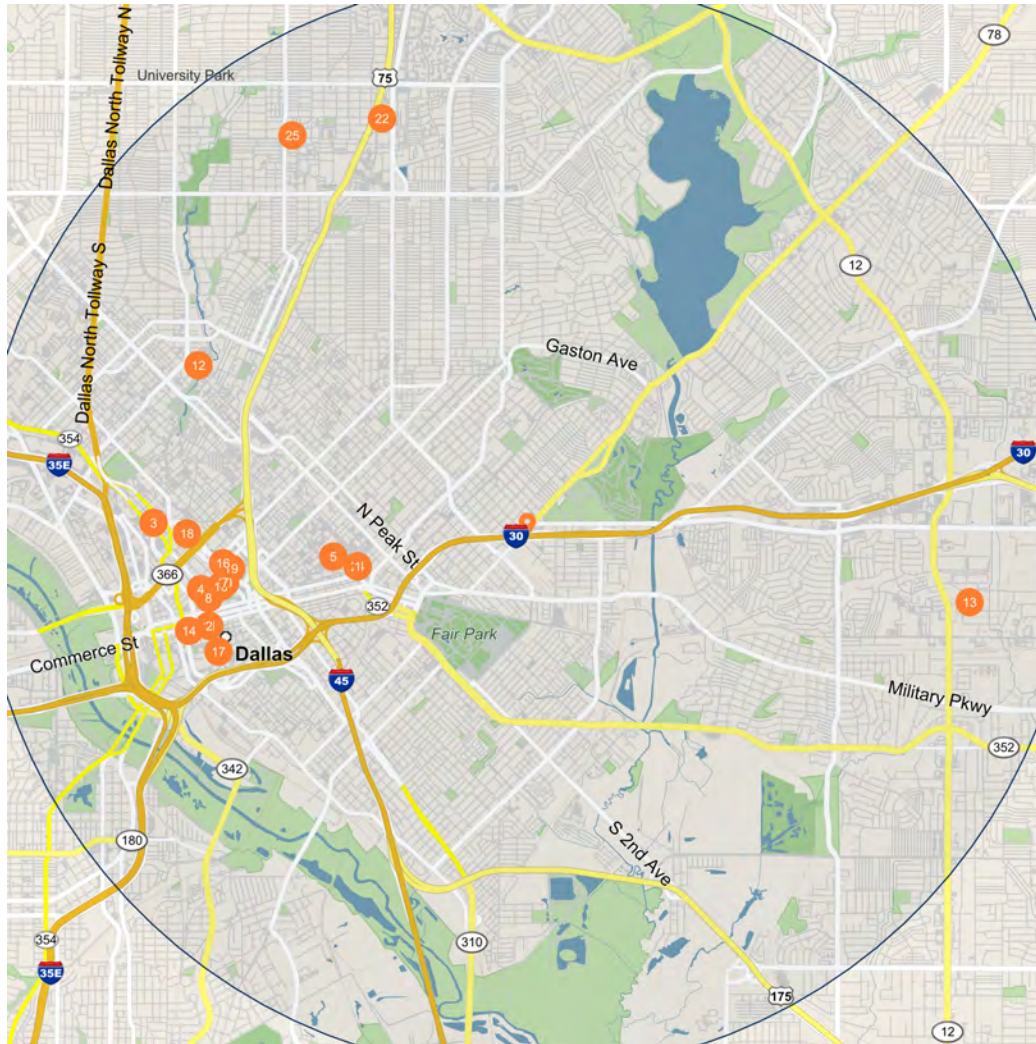
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 49.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 4.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 11.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 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 19.5 percent in the selected area compared with the 19.7 percent in the U.S.

5429 E GRAND

DEMOGRAPHICS



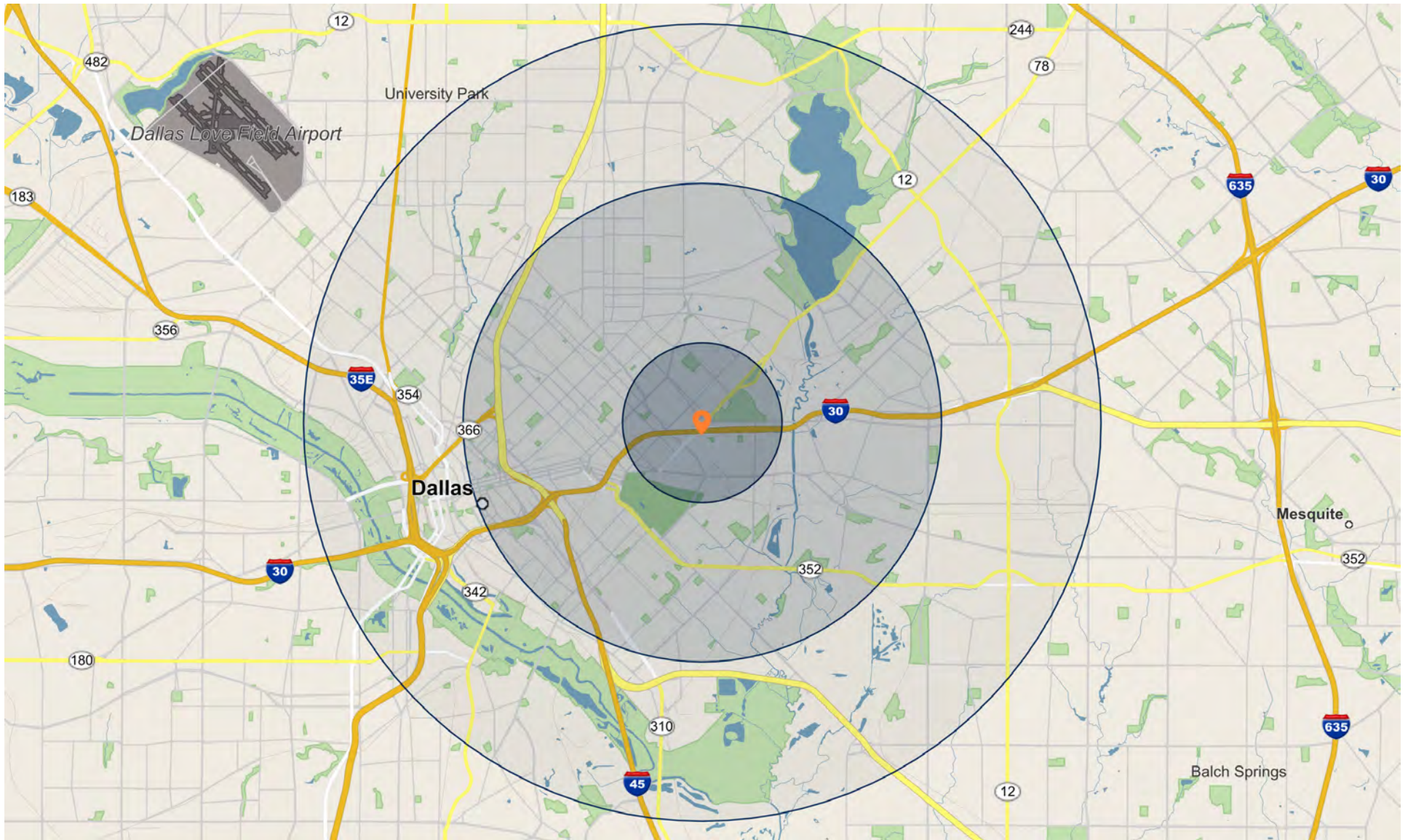
Major Employers

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	Baylor University Medical Ctr-BAYLOR SCOTT & WHITE	4,425
8	Txu Energy Industries Company-Txu	3,716
9	Luminant Holding Company LLC-Energy Fture Cmptive Holdings	3,011
10	CPM-US LLC-C P M	3,000
11	AT&T Inc-AT&T	2,915
12	Dart Container Michigan LLC	2,716
13	Coca-Cola Southwest Bevs LLC-Coca-Cola	2,611
14	Internal Revenue Service-North Txas Dst Off Dllas Dst O	2,460
15	Wachovia Oprtional Svcs LLC NC	2,061
16	Hicks Holdings LLC	2,033
17	City of Dallas-Dallas City Hall	2,000
18	Kainos Capital LP-Kainos TX Capital	2,000
19	Higher Ed Holdings LLC	2,000
20	National Phrm Ntwrk Inc	1,983
21	Firstgroup America Inc-First Group of America	1,882
22	Schumacher Group of La Inc-Embcc/Med Trust	1,789
23	Hawkwood Energy East Texas LLC	1,689
24	Baylor Scott & White Health-Baylor Scott & White	1,664
25	Southern Methodist University-S M U	1,600

5429 E GRAND

DEMOGRAPHICS



Downtown Dallas

INTERSTATE 30 152,000+ VPD

Subject Property
3,375-SF | RR Zoning

E Grand Ave
78 TEXAS 50,000+ VPD

OFFERING MEMORANDUM

5429 E GRAND

5429 E Grand Ave, Dallas, TX 75223

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THE SANTELLI GROUP

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