



MEADOW CENTRAL 2ND GEN RESTAURANT

📍 10433 N Central Exp, Dallas, TX 75231

ERIC DEUILLET

214-466-1545

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ALEX GONZALEZ

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QUICK FACTS



5,124 SF
Total Bldg Size



.79 AC
Lot Size



1974
Year Built

HIGHLIGHTS

- 5,124 SF 2nd Gen Restaurant Opportunity
- **DO NOT DISTURB- TENANT STILL OPERATING**
- Direct frontage along North Central Expy (US-75) with unbeatable visibility
- High-income trade area with dense daytime population
- Strong traffic from nearby medical, office, and residential corridors
- Minutes from NorthPark Center, SMU, and Midtown redevelopment activity
- Easy access and strong ingress/egress from N Central Expy frontage road
- Surrounded by major national retailers, restaurants, and service users
- Consistent all-day demand drivers: commuters, students, shoppers, & residents

AREA TENANTS

Tom Thumb

Public Storage

Phenix Salon Suites

CVS

Orangetheory FITNESS

TRADER JOE'S

GOLDEN CHICK

edible

TRAFFIC COUNTS



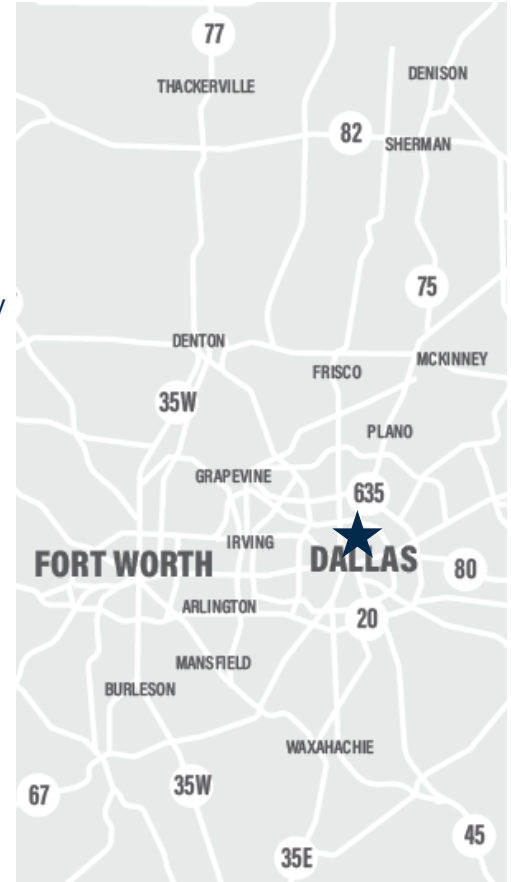
US-75

218,825 VPD ('26)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,445	163,720	413,334
Average HH Inc	\$111,452	\$115,075	\$125,075
Households	9,803	73,919	177,440

*2025 CoStar Estimates



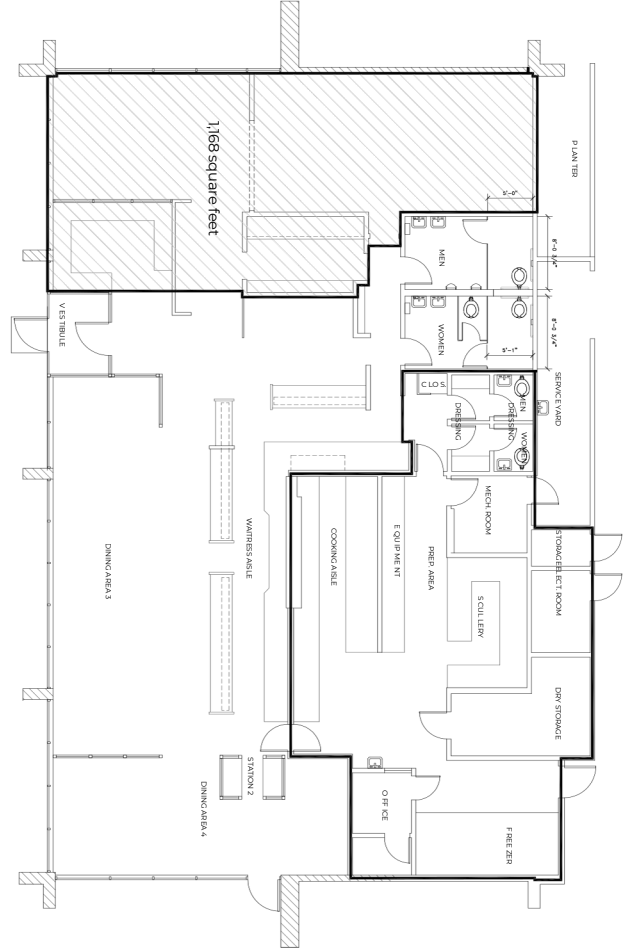
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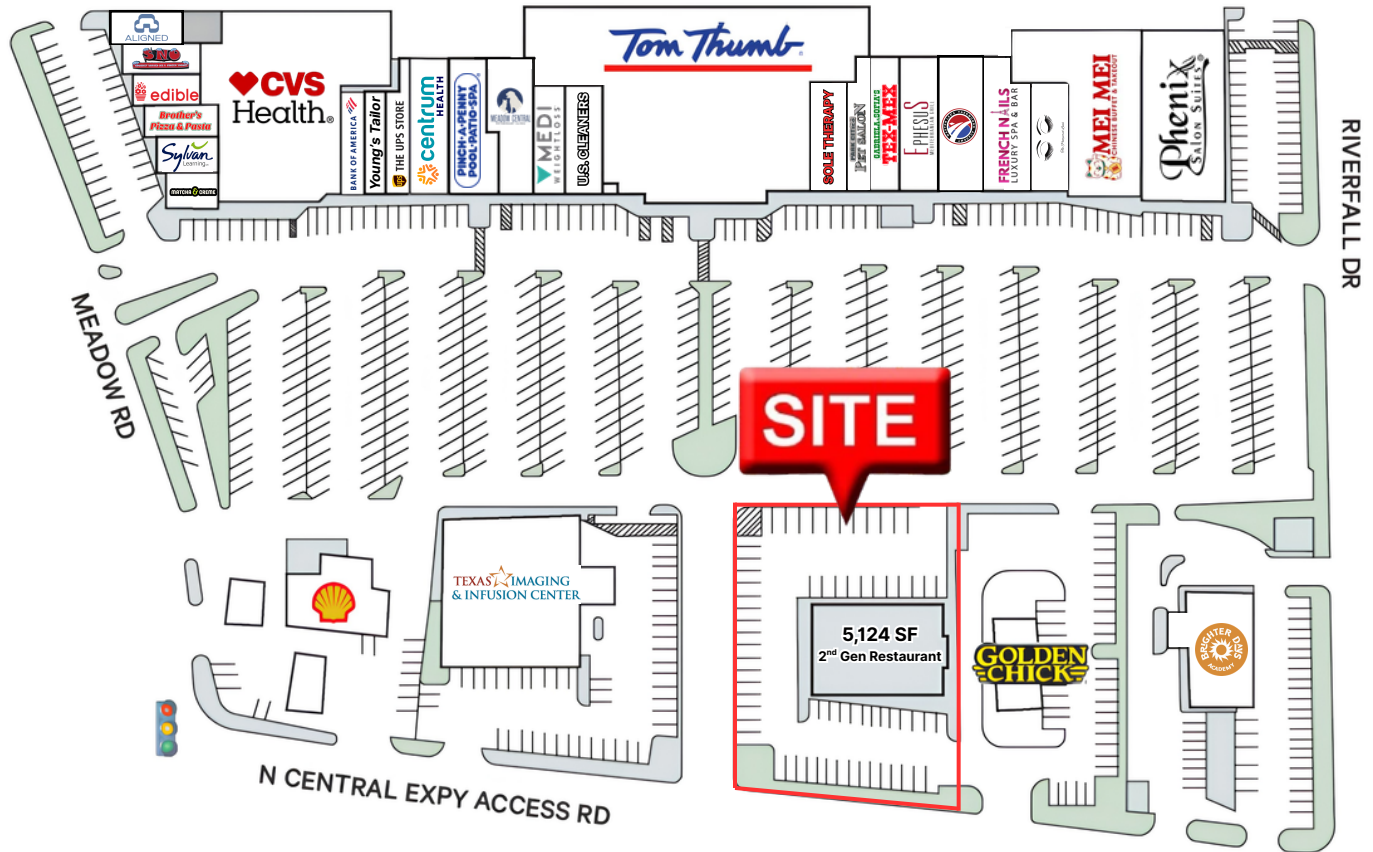
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DOWNTOWN
DALLAS

NORTH PARK
THE ART OF SHOPPING

LA QUINTA
SPRINGHILL SUITES
MARRIOTT

Hilton
Garden Inn

SONESTA
INTERNATIONAL HOTELS

75

218,825 VPD (26)

SITE

GOLDEN
CHICKEN



Public
Storage



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Information About Brokerage Services

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.

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.

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.

Structure Commercial Ltd 9001178 eric@structurecommercial.com 214-373-8300

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Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov