

MAPLEBIRD
2626 W. MOCKINGBIRD LN.
DALLAS, TEXAS



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

info@tswcre.com

OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer for sale Maplebird (the “Property”).

Encompassing +/-111,347 square feet of building space on +/-1.71 acres, this building and parcel assemblage is strategically positioned between the booming Southwestern Medical District and the high demographic neighborhoods of the Park Cities.

The nearby Southwestern Medical District is one of the region’s major employment centers with UT Southwestern Medical Center, Parkland Memorial Hospital and Children’s Medical Center serving as the backbone of Dallas’ main medical district. This area also forms the basis of an emerging biotechnology development center and has recently experienced over \$4 billion in Medical & Life Science facility development.

The Property benefits from its location on a major East/West thoroughfare at the confluence of the Southwestern Medical District, the Love Field Airport and the core residential neighborhoods of Highland Park, Preston Hollow, Midway Hollow, Bluffview, Devonshire, and University Park.

This highly visible mid-century modern building and associated land assemblage provides a versatile layout that could accommodate a variety permitted uses. Due to the dynamism of the DFW economy and the local demand drivers of nearby expanding submarkets, there will be several distinct viable uses for the Property.

INVESTMENT HIGHLIGHTS

- +/-111,347 square feet of total building space & +/-1.71 acres
- Evolving Submarket with Extremely High Barriers to Entry
- Proximity and Access to highest demographic neighborhoods in North Texas
- \$4 billion in Medical & Life Science Development at nearby Southwestern Medical District
- 40,000+ High-Quality Jobs at Southwestern Medical District & Growing
- Adjacent to West Love – Dallas’ newest mixed-use destination

PROPERTY DETAILS

2626 W. MOCKINGBIRD LN.

Building:	+/-98,776 SF
Land:	36,446 SF
Year Built:	1962
Construction:	Steel & Masonry

2712 W. MOCKINGBIRD LN.

Building:	+/- 3,938 SF
Land:	6,517 SF
Year Built:	1948
Construction:	Masonry

2630 FIELDER CT.

Building:	+/-5,633 SF
Land:	12,372 SF
Year Built:	1982 & 1993
Construction:	Steel & Metal

2706 FIELDER CT.

Land:	+/-6,410 SF
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2710 FIELDER CT.

Building:	+/-3,000 SF
Land:	+/-6,450 SF
Year Built:	1970
Construction:	Steel & Metal

2714 FIELDER CT.

Land:	6,425 SF
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OFFERING OVERVIEW

TOTAL BUILDINGS:

+/-111,347 SF

TOTAL LAND:

+/-1.71 Acres

ZONING:

Industrial Research (IR)

Permitted Uses: Self-Storage, Office, Medical, Hotel

TRAFFIC COUNTS:

W. Mockingbird Ln.: 45,000 VPD

ACCESS:

2 Curb Cuts off W. Mockingbird Ln

Access to Fielder Ct. from Maple Ave & Denton Dr.

PARKING:

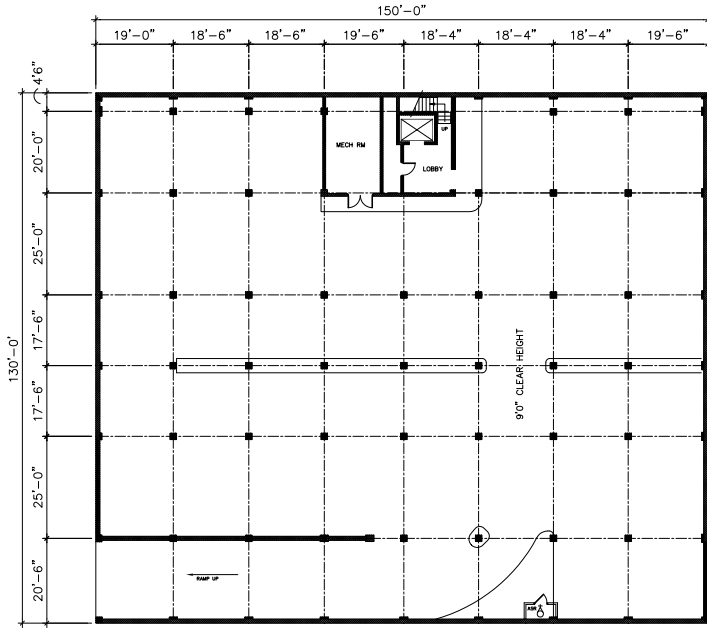
Up to 186 Spaces

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	14,443	125,469	366,881
AVG HH Income	\$80,249	\$134,555	\$136,080
Pop Growth (2010-21)	41.95%	14.78%	17.75%
Daytime Population	13,089	145,020	391,869







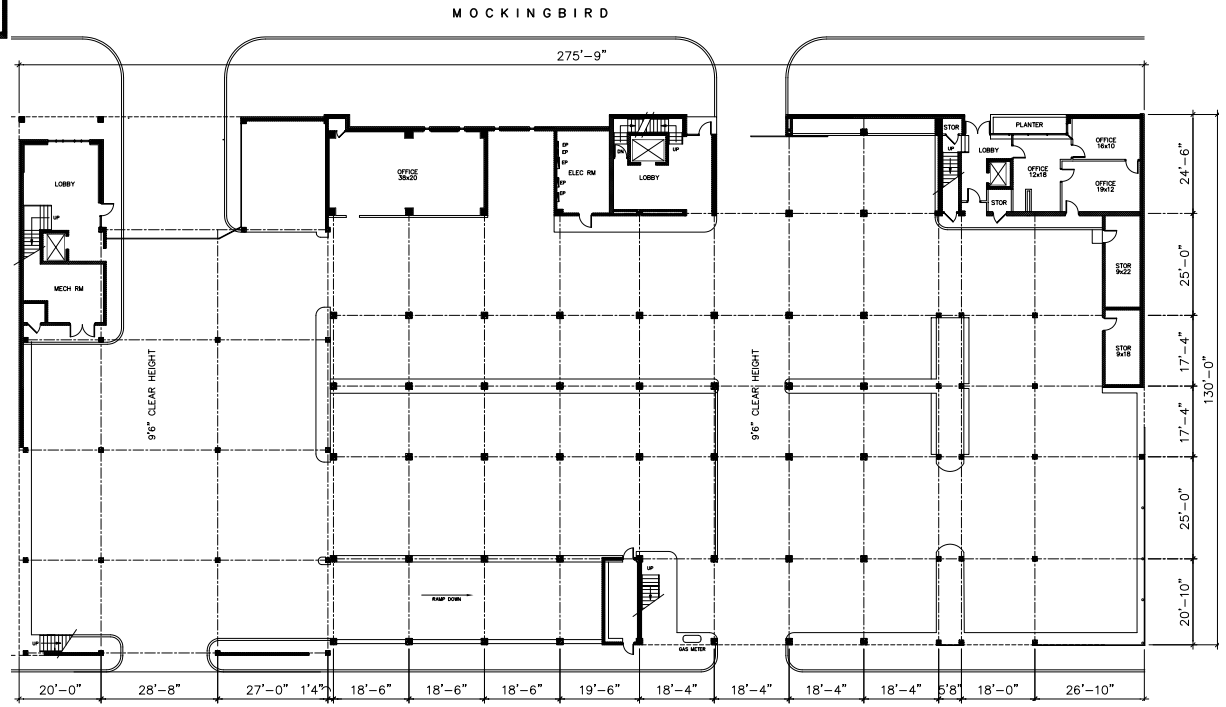
Basement Level Floor Plan

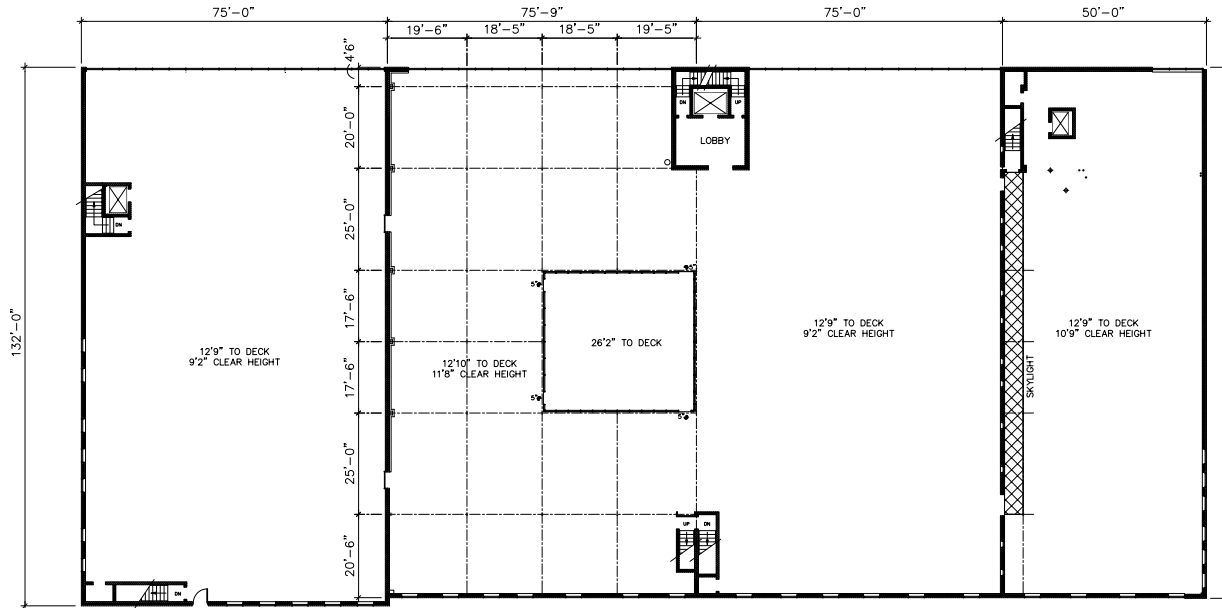
**2626 MOCKINGBIRD LN.
DALLAS, TX 75235**

BUILDING SUMMARY

Basement Level	18,082 SF
First Level	35,907 SF
Second Level	35,907 SF
Third Level	8,890 SF
TOTAL	98,776 SF

First Level Floor Plan





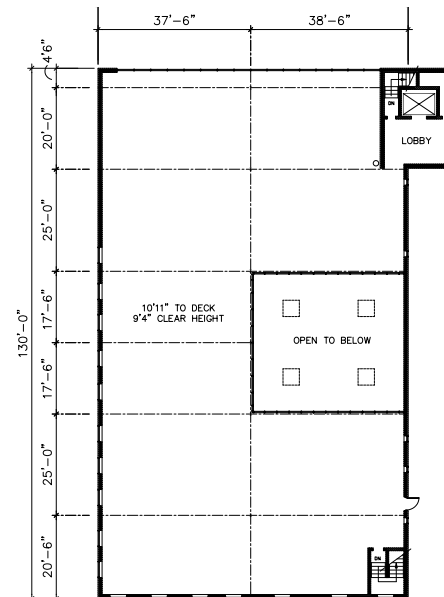
Second Level Floor Plan

**2626 MOCKINGBIRD LN.
DALLAS, TX 75235**

BUILDING SUMMARY

Basement Level	18,082 SF
First Level	35,907 SF
Second Level	35,907 SF
Third Level	8,890 SF
TOTAL	98,776 SF

Third Level Floor Plan









[WATCH THE VIDEO](#)
ABOUT WEST LOVE

West Love

- Dallas' newest mixed-use development in burgeoning Medical District
- Over 1,250 Class-A Multi-Family units (525 under construction)
- Fine-dining Restaurants & Retail
- Dual-branded Aloft/Element Hotel
- KDC offering Class-A office build-to-suit opportunities



Tower III of William P. Clements Jr. University Hospital

- Completed in 2021, the 12-Story tower represents an over \$500 million expansion at UT Southwestern
- The 12-story third tower furthers UT Southwestern's position as a leading provider of health care and broadens opportunities to integrate research and education with clinical care
- The project serves as the clinical home for the Peter O'Donnell Jr. Brain Institute and adds operating rooms, interventional suites, a newly expanded Emergency Department, and two new parking facilities.
- UT Southwestern ranked #1 hospital in DFW, 5th year in a row by US News & World Report.

[WATCH THE VIDEO](#)
ABOUT THE WILLIAM P. CLEMENTS JR HOSPITAL EXPANSION

Outpatient Cancer Care & Brain Research Towers



Opening in mid-2022, these two distinctive nine-story towers, broke ground in 2019. The \$330 million facility will add more than 769,000 square feet of space to North Campus when it opens in mid-2022. The Outpatient Cancer Care & Brain Research Towers are located on Harry Hines just south of W. Mockingbird Ln.

Parkland Hospital Outpatient Clinic



Joining the main 2.8 million-square-foot Parkland Hospital, The Parkland Outpatient Clinic 2 opened in 2021. The 540,000 square feet, six-story clinic and office building at the Parkland Health & Hospital System's Dallas campus will be home to the hospital's new comprehensive breast care center, which will be housed on the first floor. The upper floors will be dedicated to administrative operations.

Texas Instruments Biomedical Engineering and Sciences Building



Scheduled for completion in 2023, construction has commenced on a new five-story building that will catalyze a unique partnership between UT Southwestern medical Center and UT Dallas. The Texas Instruments Biomedical Engineering and Sciences Building will support the work of faculty and their teams with both wet and dry laboratory space, as well as areas designated specifically to promote multidisciplinary interactions. A Biodesign Center will feature a large assembly/design studio, a metal fabrication shop, and rooms for 3D printing.

Pegasus Park



The 23-acre mixed-use office campus for biotech firms formerly housed operations of Mobil Oil Corp. The recently renovated 750,000 SF building is home to a variety of biomedical companies including UT Southwestern Medical Center, Massachusetts-based BioLabs and Taysha Gene Therapies. Pegasus Park will act as a breeding ground for innovations in biotechnology, advancing Dallas's image as a leader in medical advancements.

Lantower West Love



Located in the West Love mixed-use development, Lantower Residential has broken ground on a 413-unit apartment. As the fourth phase of multifamily at West Love, the project will bring the total apartment count to nearly 1,300 units. Rents on existing MF properties in the mixed-use development have climbed to \$2.33 psf with no concessions.

Lenox Maplewood



Delivered in 2021, The Lenox Maplewood is a multiphase apartment and townhome community in the Dallas Medical District. Located on Denton Dr. just south of Inwood Rd., this project was developed to address an immediate demand among medical professionals who are seeking a quality place to call home in the heart of the Dallas Medical District.

CONTACT INFORMATION

8117 PRESTON ROAD, SUITE 600
DALLAS, TEXAS 75225

EXCLUSIVE LISTING BROKERS

PATRICK HUNT

phunt@tswcre.com

214.663.4218

CULLEN FINNEGAN

cfinnegan@tswcre.com

214.444.8488



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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.

Trinity Southwest Services, LLC

9009245

info@tswcre.com

214-444-8488

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Patrick Hunt

660174

phunt@tswcre.com

214-663-4218

Designated Broker of Firm

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date