

MOCKINGBIRD OAKS
1545 W. MOCKINGBIRD LN.
DALLAS, TEXAS



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

info@tswcre.com

THE OPPORTUNITY

Mockingbird Oaks is a 9.34 acre shovel-ready development land tract available for purchase.

The property is located adjacent to the Southwestern Medical District and is a short drive from the Park Cities, Preston Hollow, and Turtle Creek.

The property has high-density mixed-use zoning and sits at a hard corner of a signalized intersection on a major east/west thoroughfare.

This key infill location is favorable for a variety of users and makes Mockingbird Oaks one of the most compelling development opportunities in this tight submarket.

MARKET OVERVIEW

The Southwestern Medical District has just delivered a staggering \$4 billion in new development and a \$2.5 billion pediatric campus is slated to break ground in 2024.

The new \$2.5 billion pediatric campus is a partnership between Children's Health and UT Southwestern. It will be located on the corner of W. Mockingbird and Harry Hines and will be a substantial catalyst for continued development in the trade area.

With over 40,000 employees, 4,000 medical students, and nearly 3 million annual patient visits, the Southwestern Medical District is an around the clock beehive of activity.

PROPERTY DETAILS

ADDRESS:

1545. W. Mockingbird Lane
Dallas, Texas 75235

TRAFFIC COUNTS:

40,000 vehicles per day on Mockingbird Lane

ACCESS:

Dallas North Tollway, I-35, Hwy 114, Hwy 183

TOTAL LAND:

9.34 Acres

DEMOGRAPHICS:

ZONING:

Mixed-Use (MU3) Zoning
Maximum Structure Height is 270 feet
80% Maximum Lot Coverage

	3 Miles	5 Miles	7 Miles
AVG HH Income:	\$111,072	\$146,546	\$138,797
Daytime Population:	186,204	568,203	963,225
Population:	82,887	306,141	649,124

PROPERTY HIGHLIGHTS

- Adjacent to Southwestern Medical District - \$4 Billion in New Development
- Half-Mile from New \$2.5 Billion Pediatric Campus
- Hard-Corner, Signalized Intersection
- Permissive High-Density Zoning
- Mixed Use, Medical Office, Surgery Center, Multifamily, Retail Pads
- Exceptional Ingress & Egress
- Shovel-Ready, Efficient Site for Development
- 1-mile to Dallas Love Field Airport & 9-miles to DFW International Airport

CHILDREN'S HEALTH

Children's Health and UT Southwestern will begin construction in 2024 on a new \$2.5 billion pediatric campus at the corner of W. Mockingbird and Harry Hines within the Southwestern Medical District. Children's Health is the 7th largest pediatrics hospital in the nation.



Parkland is one of the busiest public hospitals in the nation, with nearly 1.3 million patient visits a year. In late 2022, Parkland Hospital broke ground on a new \$240 million facility in conjunction with UT Southwestern. In 2021, the \$225 million, six-story Outpatient Clinic opened the doors on a 540,000 square foot facility. These facilities add to Parkland's existing 2.8 million square foot campus footprint, anchored by the new \$1.3 billion Parkland Hospital.

PARKLAND HOSPITAL



ABOUT UT SOUTHWESTERN

#1 Hospital in DFW. Again.

Tower III at William P. Clements Jr. University Hospital

The UTSW William P. Clements, Jr. University Hospital is a 1.2 million square foot facility located on the corner of W. Mockingbird and Harry Hines.

Completed in 2021, the 12-story tower represents a substantial expansion to the UTSW system.

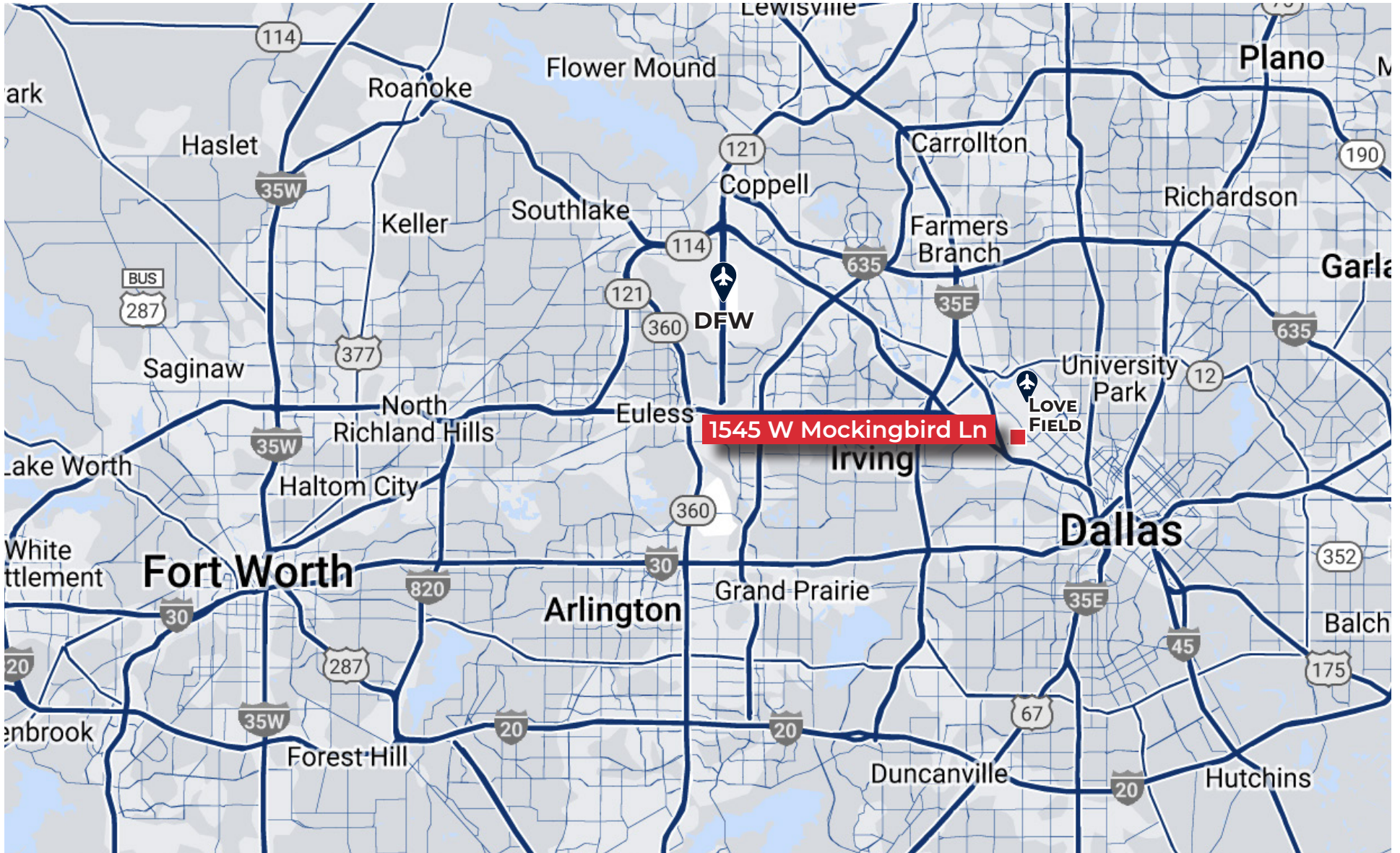
The three towers were built on a total budget of \$1.2 billion.

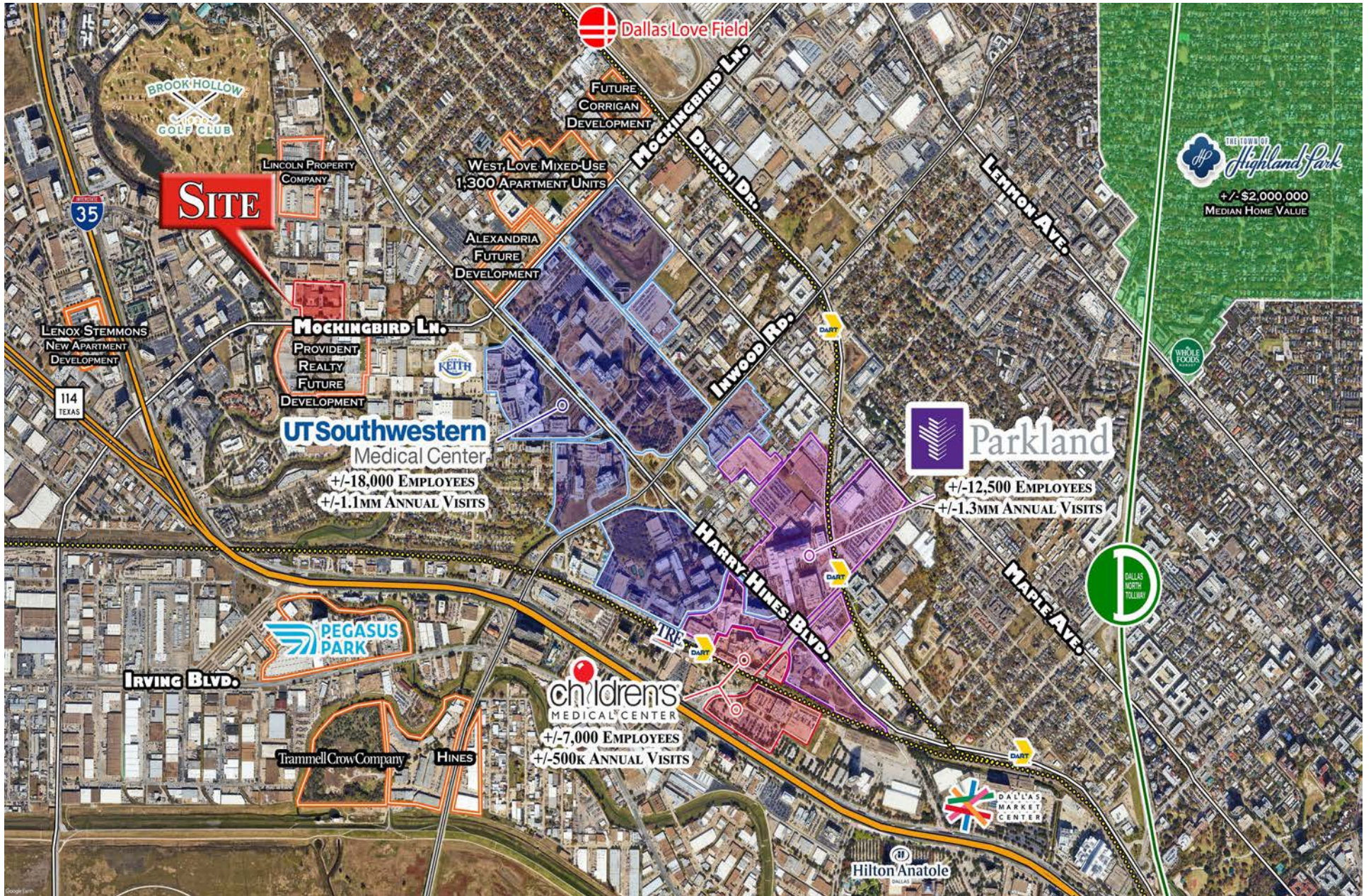
Tower III serves as the clinical home for the Peter O'Donnell Jr. Brain Institute, which in 2022 completed a \$1 billion campaign to fuel its commitment to advance brain research and clinical care, making it one of the largest brain-focused investments at a US academic medical center.

For the sixth consecutive year, UT Southwestern has been ranked the #1 hospital in Dallas-Fort Worth and the #2 hospital in Texas by *U.S. News & World Report*.

The institution integrates pioneering biomedical research with exceptional clinical care and education and its faculty has received six Nobel Prizes and includes 25 members of the National Academy of Sciences, 17 members of the National Academy of Medicine, and 14 Howard Hughes Medical Institute Investigators.

UT Southwestern has approximately 18,800 employees and an annual operating budget of \$4.1 billion.











**The Peter O'Donnell Jr.
Biomedical Research Tower**



Completed in 2022, the nine-story Peter O'Donnell Jr. Biomedical Research Tower has assembled brain scientists, neurosurgeons, neurologists, psychiatrists, radiologists, and specialists in rehabilitative medicine into this world-class facility in order to discover and implement new and better ways to treat and prevent major forms of brain and spine diseases.

**The Harold C. Simmons
Comprehensive Cancer Center**



Completed in 2022, the nine-story Harold C. Simmons Comprehensive Cancer Center Tower has tripled the current cancer care capabilities on UT Southwestern's campus, providing added state-of-the-art space for multidisciplinary care, innovative therapies, leading-edge clinical trials and the most advanced technology and equipment.

**Texas Instruments Biomedical
Engineering and Sciences Building**



Scheduled for completion in 2023, this five-story building will create a unique partnership between UT Southwestern and UT Dallas to advance transformation bioengineering research to improve patient care. By integrating biomedical engineering with advances in related fields such as artificial intelligence, molecular imaging, robotics, and genetic engineering, the UTSW-UTD collaborations will further solidify North Texas as a hub for biomedical innovation.

Alexandria
Future Life Science Campus



Alexandria Real Estate Equities (NYSE: ARE), the nation's largest Life-Sciences REIT, has assembled 16.5 acres at the corner of Mockingbird Lane and Harry Hines for a new life science campus development. The company is currently in the process of re-platting the land. Alexandria is uniquely focused on developing and owning collaborative life science, technology, and agtech campuses and they are also leading venture investor in biopharma.

West Love



West Love is a new mixed-use development by the medical district that includes 1,300 Class-A multifamily units, 65,000 square feet of retail and restaurant space, and a 244-room combination Aloft and Element hotel.

Pegasus Park



Pegasus Park is an office ecosystem for life science and healthcare innovators located at the former Exxon/Mobil headquarters campus. UT Southwestern's Office for Technology Development is located at Pegasus Park. The campus caters to entrepreneurs in the biotech field, offering Class-A laboratory facilities and services for entrepreneurs, including accelerator programs for life science startups, providing a pipeline for new life sciences companies and their workforces to start and grow in Dallas.

Goldman Sachs and Wells Fargo DFW Developments

Goldman Sachs



Goldman Sachs will fully occupy a 980,000 square foot office just north of downtown Dallas — the largest such office development in Dallas in decades.

WELLS FARGO



Wells Fargo will move into a 22-acre campus on the north shore of Las Colinas' Lake Carolyn, which will include two 10-story buildings with 800,000-square-feet.

CONTACT INFORMATION

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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