

FORMER QSR FOR SALE/LEASE

Dallas, TX



LOCATION:

11711 E Northwest Hwy

Dallas, TX 75218

PROPERTY HIGHLIGHTS:

- **Building:** +/- 3,179 SF
- **Land:** +/- 41,107 SF
- Former Wendy's situated along major thoroughfare in East Dallas with excellent ingress/egress off of Northwest Highway
- Shadow-anchored by Sam's Club (a top-third performer for traffic, per Placer AI)
- Strong national QSR co-tenancy with Whataburger, Chick-fil-A, Golden Chick, and Sonic along Northwest highway
- Asking Price - \$1.8 million

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,251	118,198	408,188
Daytime Population	13,555	116,079	357,168
Avg. HH Income	\$89,210	\$117,761	\$105,520

TRAFFIC COUNTS:

Northwest Hwy:	31,105 VPD (2024)
Jupiter Rd:	14,635 VPD (2024)

CONTACT:

WALKER HAIRSTON
MICHAEL WALTERS

| 214.718.9449
| 972.841.8800

| WALKER@FALCONCOMPANIES.COM
| MWALTERS@FALCONCOMPANIES.COM

falcon
FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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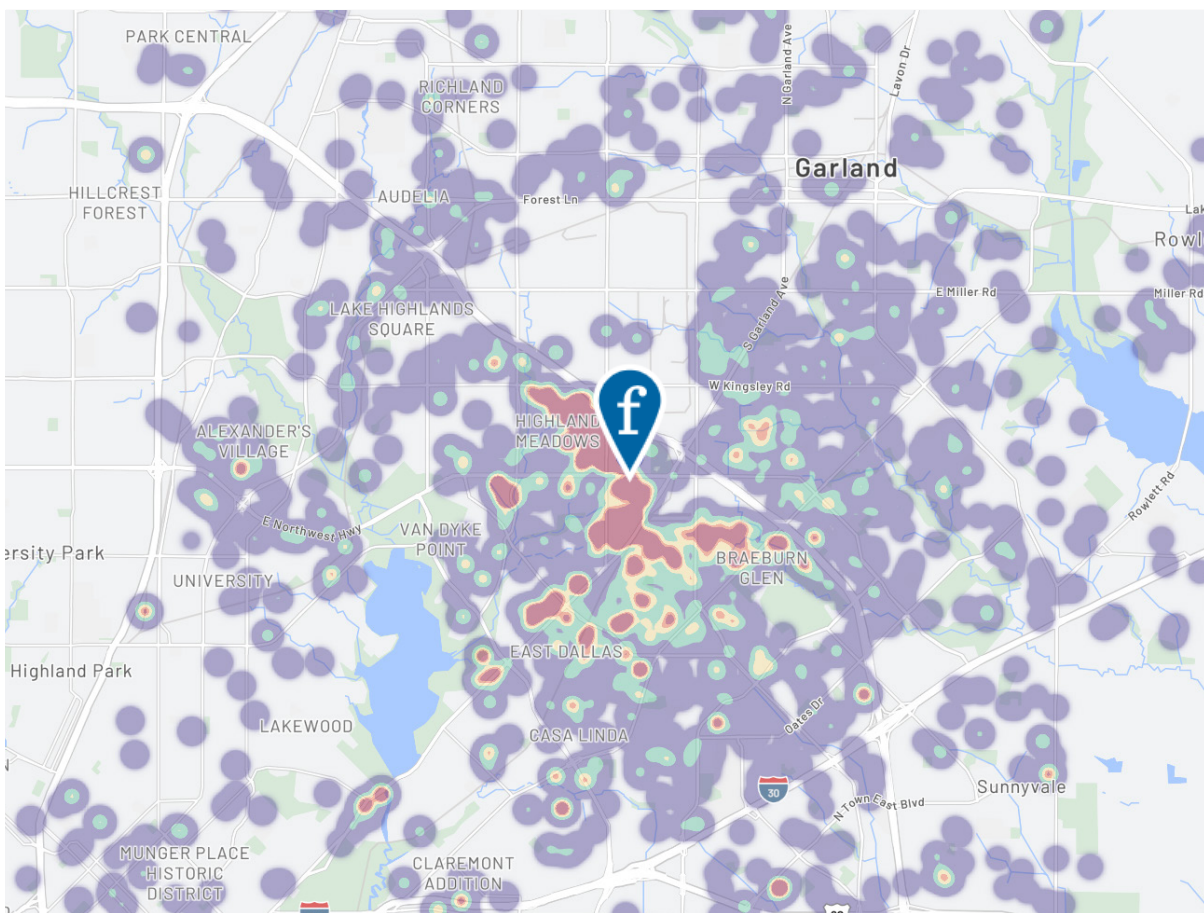


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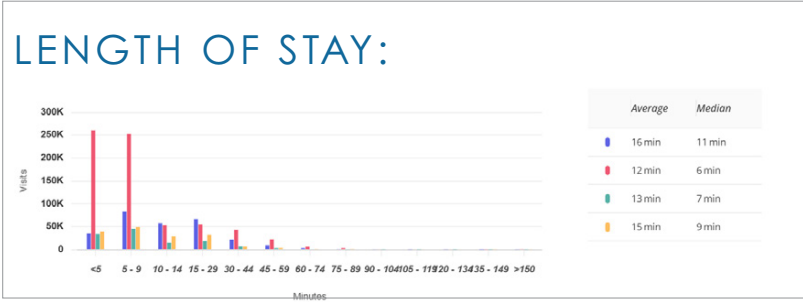
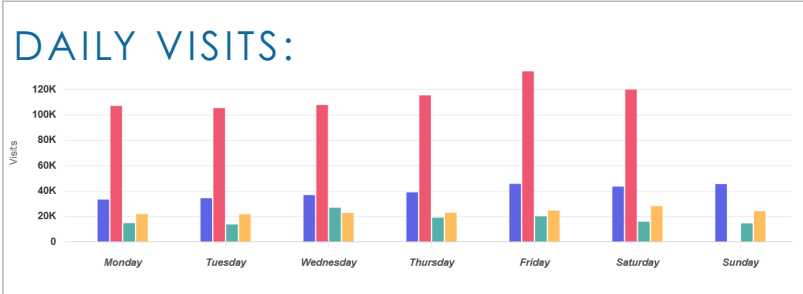
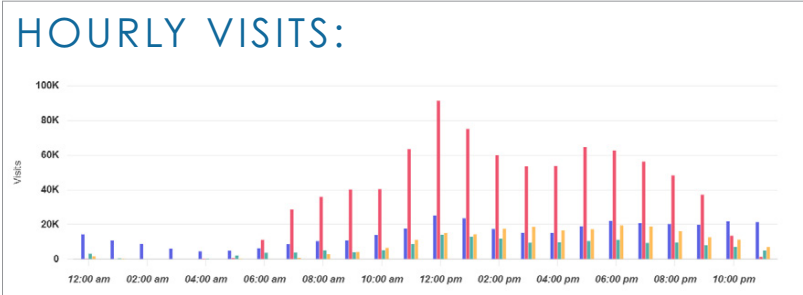
11711 E NORTHWEST HWY - IMMEDIATE AREA FOOT TRAFFIC
(12 mos: Feb 2025 to Jan 2026)

- Sonic Drive-In**
- Burger King**
- Whataburger**
- Chick-fil-A**

	est. # of Visitors	est. # of Visits
Sonic Drive-In	70,100	166,400
Burger King	47,700	125,000
Whataburger	100,600	278,300
Chick-fil-A	169,400	689,900

IMMEDIATE AREA FOOT TRAFFIC:

- Chick-fil-A**
- Sonic Drive-In**
- Whataburger**
- Burger King**



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DEMOGRAPHIC SUMMARY

11711 E Northwest Hwy, Dallas, Texas, 75218 2

Ring of 3 miles

KEY FACTS



118,198

Population



116,079

Daytime Population



-0.26%

'23-'28 Compound Annual Growth Rate



43,257

Households



\$351,858

Median Home Value



36.4

Median Age

EDUCATION



23%

High School Diploma



16%

Some College



35.19%

Bachelor's Degree or Graduate Degree

INCOME



\$76,916

Median Household Income



\$117,761

Average Household Income



\$43,187

Per Capita Income



\$179,206

Median Net Worth

BUSINESS



4,847

Total Businesses



47,686

Total Employees



41.71%

Blue Collar Occupation



58.30%

White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$102,557

Total Annual Expenditures



\$4,346

2025 Meals at Restaurants



\$7,650

2025 Meals at Home



\$32,664

Retail Goods



\$4,062

Entertainment



\$1,102

Personal Care

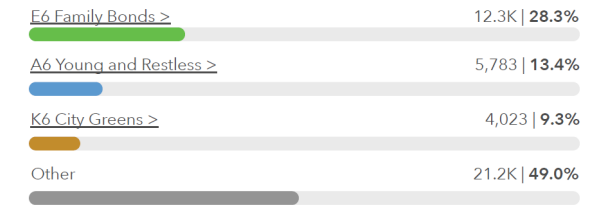


\$7,623

Health Care

Tapestry

Top 3 segments by household count



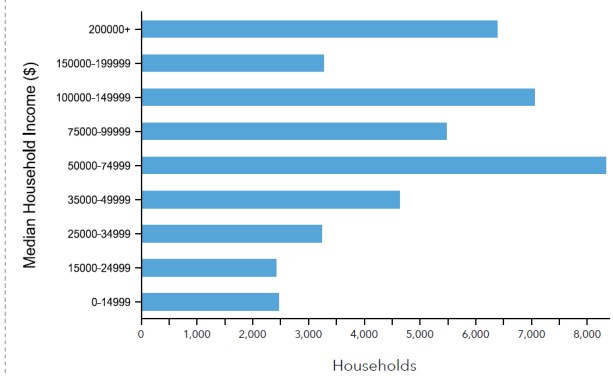
[View comparison table](#)

2025 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (49.42)
The smallest group: Pacific Islander Alone (0.07)

Indicator	Value	Diff
White Alone	43.30	-5.25
Black Alone	11.13	-4.59
American Indian/Alaska Native Alone	1.33	+0.36
Asian Alone	3.01	-5.39
Pacific Islander Alone	0.07	-0.06
Other Race	22.83	+10.76
Two or More Races	18.33	+4.17
Hispanic Origin (Any Race)	49.42	+20.24

Bars show deviation from Dallas-Ft. Worth, TX



This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.



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INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date