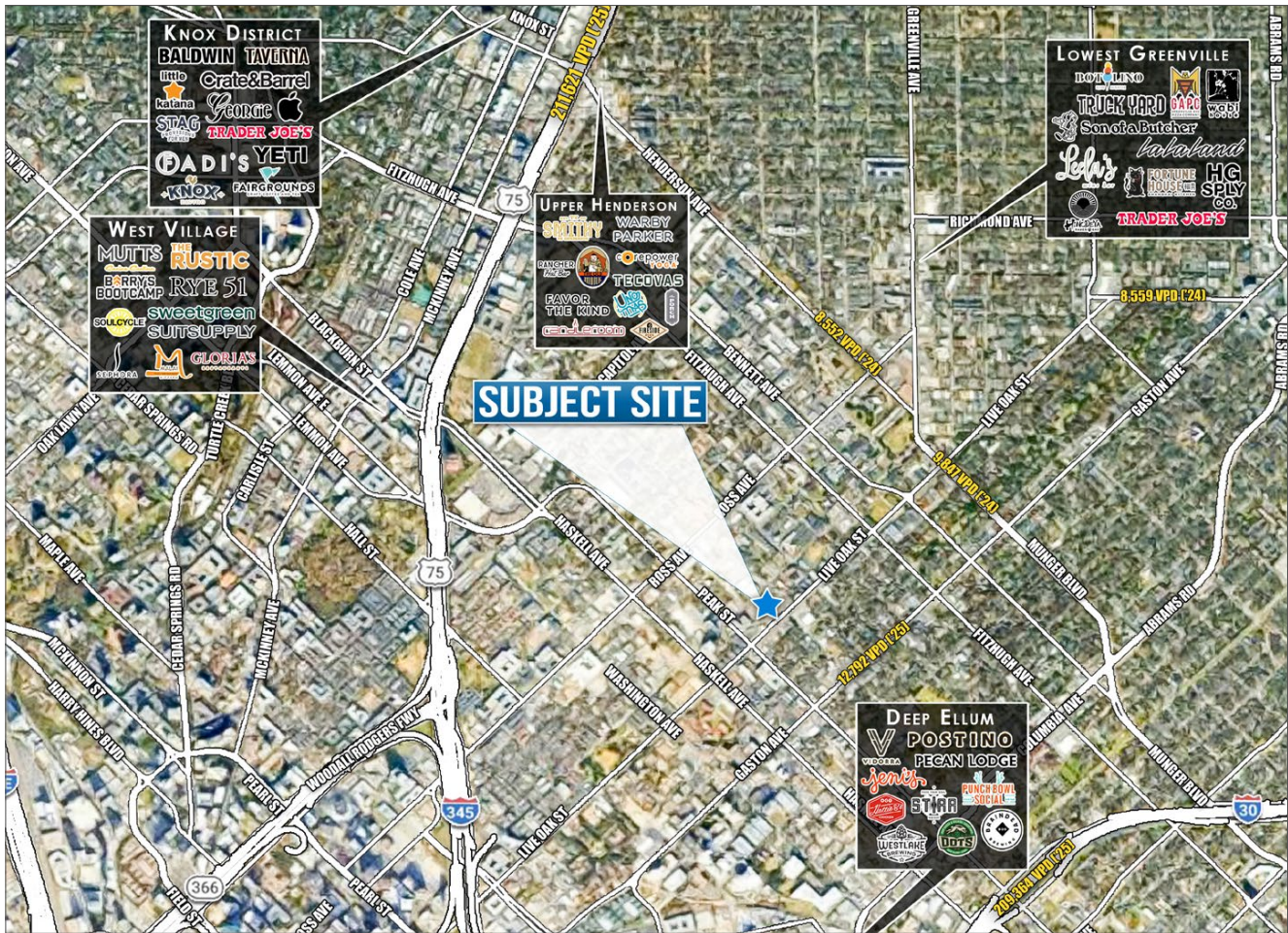


AVAILABLE FOR LEASE

Dallas, TX



LOCATION:

4423 Live Oak Street
Dallas, TX 75204

PROPERTY HIGHLIGHTS:

- **Total SF:** +/- 0.71 AC
- Prime East Dallas location at the signalized intersection of Live Oak & N. Carroll Ave.
- 2nd Generation gas station with existing fuel/convenience infrastructure.
- Dense trade area serving both local residents and daily commuters.
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	31,356	198,504	402,448
Daytime Population	39,150	332,181	591,648
Avg. HH Income	\$124,497	\$168,254	\$160,708

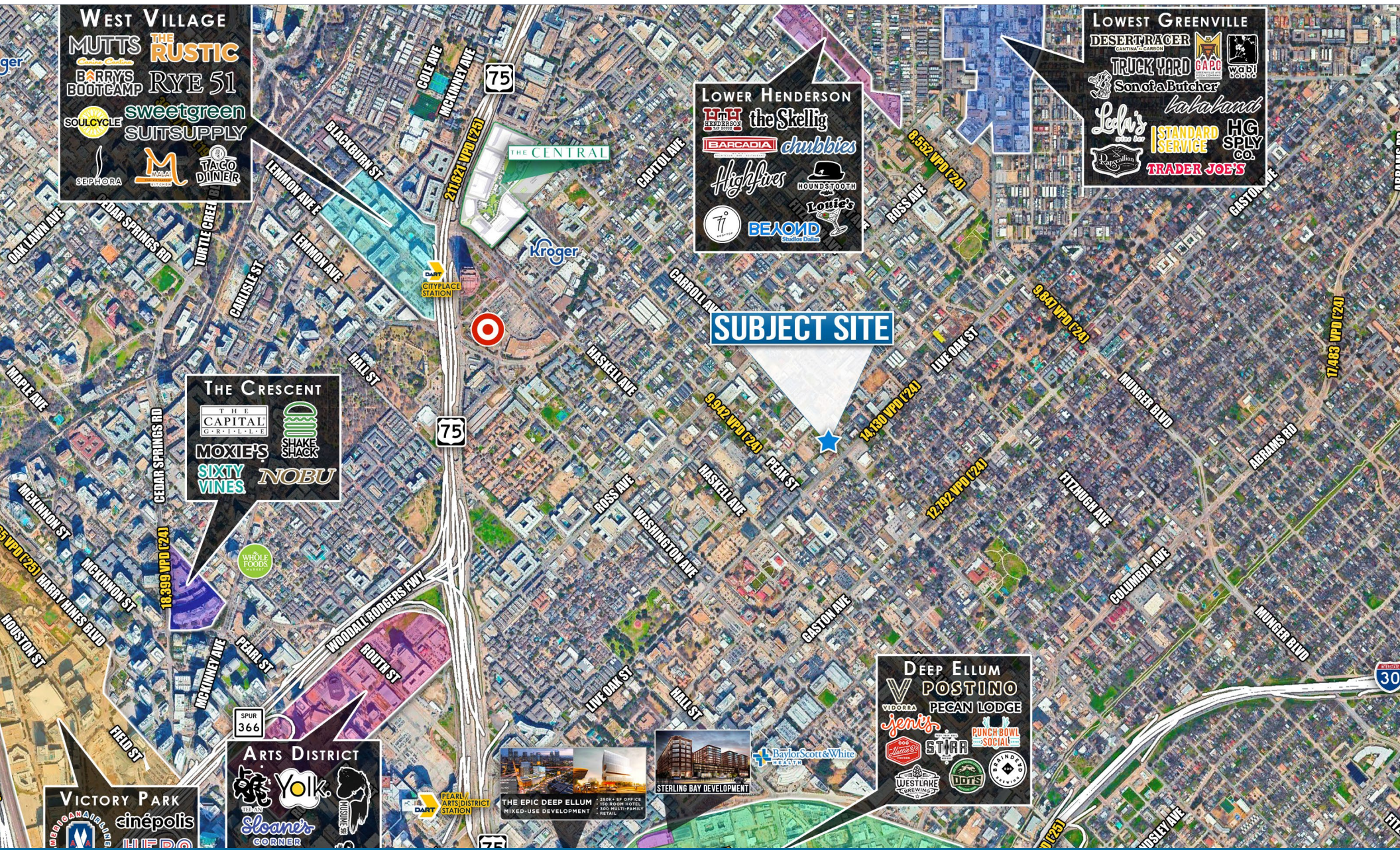
TRAFFIC COUNTS:

Live Oak St:	14,130 VPD (2024)
Carroll Ave:	5,451 VPD (2024)

CONTACT: **CONNOR COUGHLIN** | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

AVAILABLE FOR LEASE

4423 Live Oak Street, Dallas, TX 75204

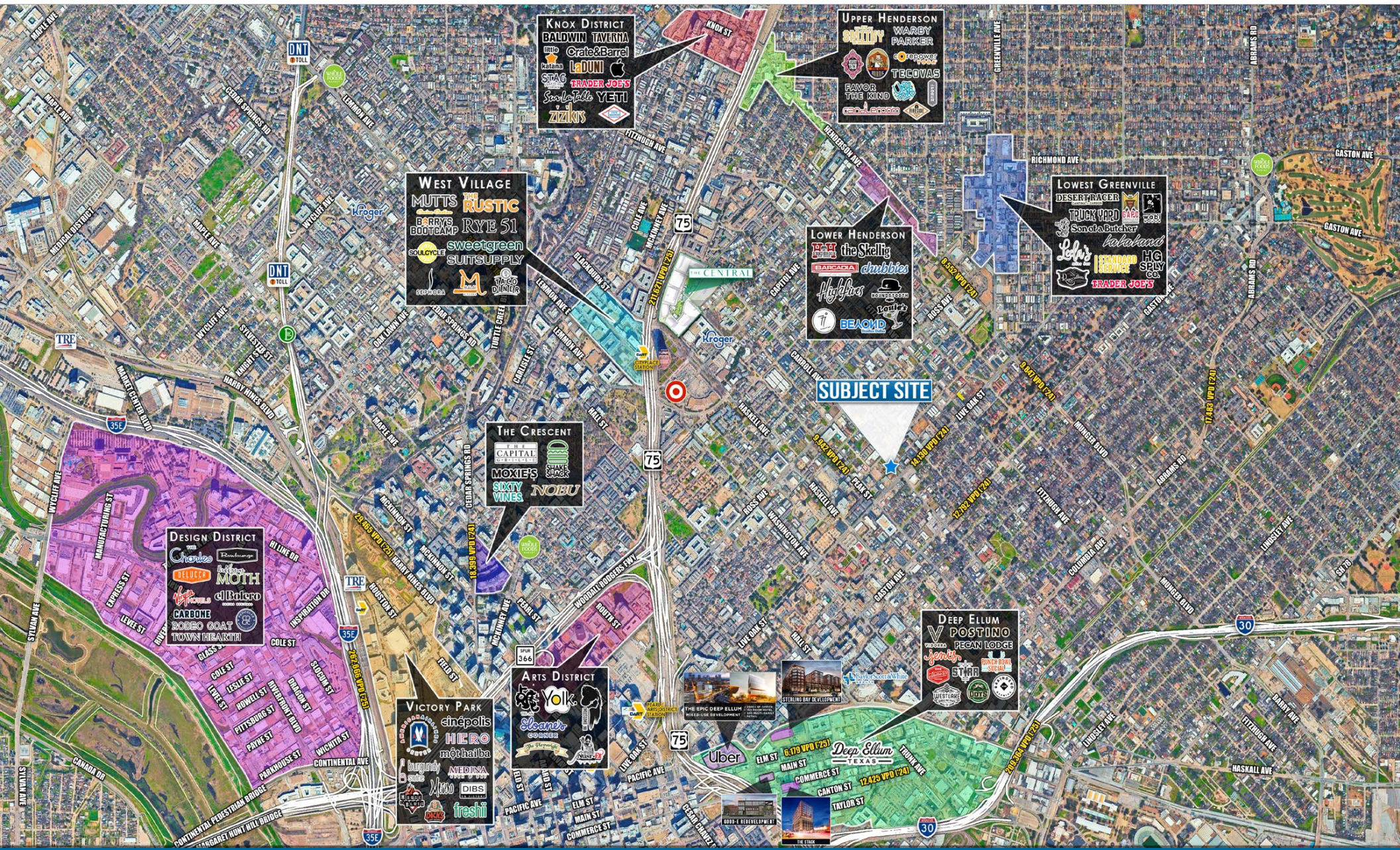


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DEMOGRAPHIC SUMMARY

4423 Live Oak St, Dallas, Texas, 75204 2

Ring of 3 miles

KEY FACTS



198,504

Population



332,181

Daytime Population



1.27%

'23-'28 Compound Annual Growth Rate



108,591

Households



\$602,651

Median Home Value



33.9

Median Age

EDUCATION



9%

High School Diploma



11%

Some College



65.86%

Bachelor's Degree or Graduate Degree

INCOME



\$104,427

Median Household Income



\$168,254

Average Household Income



\$92,427

Per Capita Income



\$91,411

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$143,724

Total Annual Expenditures



\$6,436

2026 Meals at Restaurants



\$11,053

2026 Meals at Home



\$42,108

Retail Goods



\$5,634

Entertainment



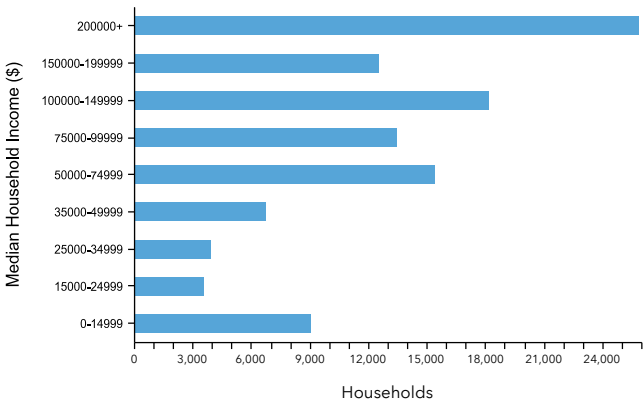
\$1,622

Personal Care



\$9,679

Health Care



BUSINESS



17,733

Total Businesses



209,974

Total Employees



17.45%

Blue Collar Occupation



82.54%

White Collar Occupation

Tapestry

Top 3 segments by household count



D4 Metro Renters ≥ 64.8K | 59.7%

D5 Laptops and Lattes ≥ 9,084 | 8.4%

A6 Young and Restless ≥ 5,450 | 5.0%

Other 29.3K | 27.0%

[View comparison table](#)

2026 Race and ethnicity (Esri)

The largest group: White Alone (55.91)

The smallest group: Pacific Islander Alone (0.06)

Indicator ⓘ	Value	Diff		
White Alone	55.91	+7.90		
Black Alone	15.84	0		
American Indian/Alaska Native Alone	0.81	-0.14		
Asian Alone	5.48	-3.35		
Pacific Islander Alone	0.06	-0.07		
Other Race	8.93	-3.12		
Two or More Races	12.98	-1.21		
Hispanic Origin (Any Race)	24.29	-4.86		

Bars show deviation from Dallas-Ft. Worth, TX

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** is 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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Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date