

FORMER RED LOBSTER

9069 Vantage Point Dr, Dallas, TX, 75243



FOR LEASE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OLIVER WILLMAN

DIR: (214) 227-6867 | MOB: (251) 377-6445
License No. 788014 (TX)
oliver.willman@matthews.com

GRAYSON DUYCK

DIR: (214) 295-4247 | MOB: (214) 796-0289
License No. 7725363 (TX)
grayson.duyck@matthews.com

WILLIAM CARR

DIR: (214) 692-2152 | MOB: (404) 277-9037
License No. 706457 (TX)
william.carr@matthews.com

**Former Red Lobster
Available for Lease**



PROJECT SCOPE

- 2nd Generation Stand-Alone Restaurant Available for Lease
 - Covered Patio, Vent hood, & Grease Trap
 - ±7,698 SF Available for Lease
 - ±1.90 AC Lot (±82,677 SF)
 - Abundance of Private Parking
 - Large Pylon Sign with Highway Frontage
- Located on a Heavily Trafficked Thoroughfare right off I-635 Service Rd.
- Zoning - Mixed Use District 3
- Close proximity to Texas Instruments, Richland College and Medical City
- Excellent Visibility

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	16,385	168,243	398,933
Current Year Estimate	16,133	170,828	405,148
2020 Census	14,218	166,211	398,181
Growth 2020-Current Year	13.47%	2.78%	1.75%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,210	69,871	167,129
Current Year Estimate	7,131	71,332	170,696
2020 Census	6,682	69,212	168,603
Growth 2020-Current Year	6.72%	3.06%	1.24%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$82,825	\$113,271	\$132,955



**±7,698 SF
AVAILABLE**

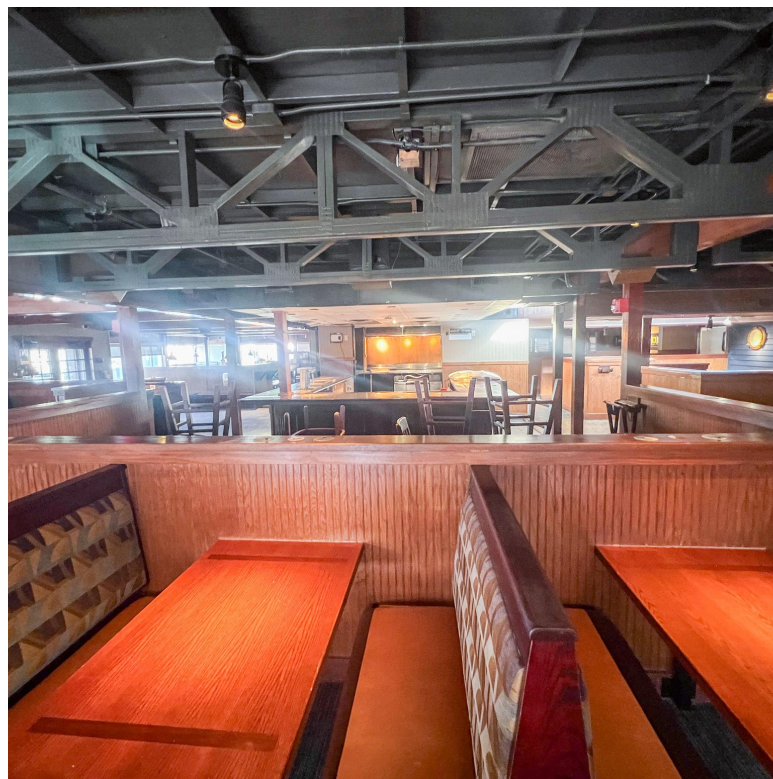


**±204,000 VPD (I-635)
±26,100 VPD (Greenville Ave)**

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9069 VANTAGE POINT DR
Dallas, TX, 75243



ITEMS CORRESPONDING TO SCHEDULE B

- 1. The following easements or interests of record (including but not limited to easements, covenants, conditions, restrictions, and other interests) are shown on the plat and are subject to the provisions of the plat. The location of these items cannot be determined from the information provided in the record documents. **THESE ITEMS ARE PLOTTED AND SHOWN HEREON.**
- 100. The following easements or interests of record (including but not limited to easements, covenants, conditions, restrictions, and other interests) are shown on the plat and are subject to the provisions of the plat. The location of these items cannot be determined from the information provided in the record documents. **THESE ITEMS ARE PLOTTED AND SHOWN HEREON.**
- 101. The following easements or interests of record (including but not limited to easements, covenants, conditions, restrictions, and other interests) are shown on the plat and are subject to the provisions of the plat. The location of these items cannot be determined from the information provided in the record documents. **THESE ITEMS ARE PLOTTED AND SHOWN HEREON.**
- 102. The following easements or interests of record (including but not limited to easements, covenants, conditions, restrictions, and other interests) are shown on the plat and are subject to the provisions of the plat. The location of these items cannot be determined from the information provided in the record documents. **THESE ITEMS ARE PLOTTED AND SHOWN HEREON.**
- 103. The following easements or interests of record (including but not limited to easements, covenants, conditions, restrictions, and other interests) are shown on the plat and are subject to the provisions of the plat. The location of these items cannot be determined from the information provided in the record documents. **THESE ITEMS ARE PLOTTED AND SHOWN HEREON.**
- 104. The following easements or interests of record (including but not limited to easements, covenants, conditions, restrictions, and other interests) are shown on the plat and are subject to the provisions of the plat. The location of these items cannot be determined from the information provided in the record documents. **THESE ITEMS ARE PLOTTED AND SHOWN HEREON.**

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "MUL-D" - MIXED USE DISTRICT.
FRONT SETBACK: 10' MIN.
SIDE SETBACK: 0' MIN.; 20' MIN. ADJACENT TO RES.
REAR SETBACK: 0' MIN.; 20' MIN. ADJACENT TO RES.
HEIGHT RESTRICTIONS: 27'0" AND 20' STORES
MAXIMUM LOT COVERAGE: 80%
PARKING REQUIREMENTS (FORMULA): Restaurant without drive-in or drive-through service: 1 space per 100 sq. ft.
THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM BOCK & CLARK ZONING REPORT DATED JUNE 21, 2023, PROJECT NO. 752323004, PURSUANT TO TABLE A.6.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1. SURVEY PERFORMED BY BOCK & CLARK CORPORATION, AN NYS COMPANY, 3850 W. MARKET STREET, SUITE 200, AARON, OH 44303. PHONE: (800) 787-6304 FAX: (734) 334-4062. BYRON@BOCKANDCLARK.COM
- MN2. THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.
- MN3. TABLE A.3, AN ADDRESS OF 9069 VANTAGE POINT DRIVE WAS POSTED ON THE SURVEYED PROPERTY.
- MN4. TABLE A.4; THE SUBJECT PROPERTY SURVEYED CONTAINS AN AREA OF 3.26+/- ACRES (90,619+/- SQUARE FEET), MORE OR LESS.
- MN5. TABLE A.5; ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY, ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN6. TABLE A.6; THERE ARE 145 STRIPED REGULAR PARKING SPACES AND 8 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 153 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN7. TABLE A.10; NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN8. TABLE A.14; AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN9. TABLE A.15; AT THE TIME OF THE SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN10. THE SURVEYED PROPERTY HAS VISIBLE EVIDENCE OF DIRECT PHYSICAL ACCESS (E.G., CURB CUTS, DIRECT ACCESS DRIVEWAYS) TO VANTAGE POINT DRIVE, A 66 FOOT WIDE DESIGNATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN11. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN12. THERE ARE NO GAPS, COVERS, OVERLAPS OR STRIPS PER REFERENCED TITLE COMMITMENT INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED.
- MN13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF VANTAGE POINT DRIVE, DALLAS COUNTY, TEXAS TO BEAR N 0°19'00" W, AS SHOWN HEREON.
- MN14. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN15. THIS SURVEY CONFORMS TO THE TEXAS SOCIETY FOR PROFESSIONAL LAND SURVEYORS FOR A BOUNDARY SURVEY UNDER CATEGORY "A" URBAN SURVEY.
- MN16. CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- MN17. SURVEYOR NOT LIABLE FOR UTILITIES OBTSTRUCTED OR COVERED FROM VIEW. CLIENT RESPONSIBLE FOR ALL INSPECTION OF SUBSURFACE UTILITIES AND SURVEYOR ASSUMES NO LIABILITY FOR ANY SUBSURFACE DAMAGE.
- MN18. THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
- MN19. ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONTAINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- MN20. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN21. BUILDING HEIGHT DOES NOT TAKE INTO ACCOUNT THE HEIGHT OF PARAPET WALLS.
- MN22. ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. NO UTILITY ONE CALL WAS PERFORMED. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY ESTIMATED.

FLOOD NOTE

PURSUANT TO TABLE A.3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113G 0215 K, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (FLOODING.ZENAGO.VI) BY FIRMETTE CREATED ON MAY 28, 2023. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEY WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

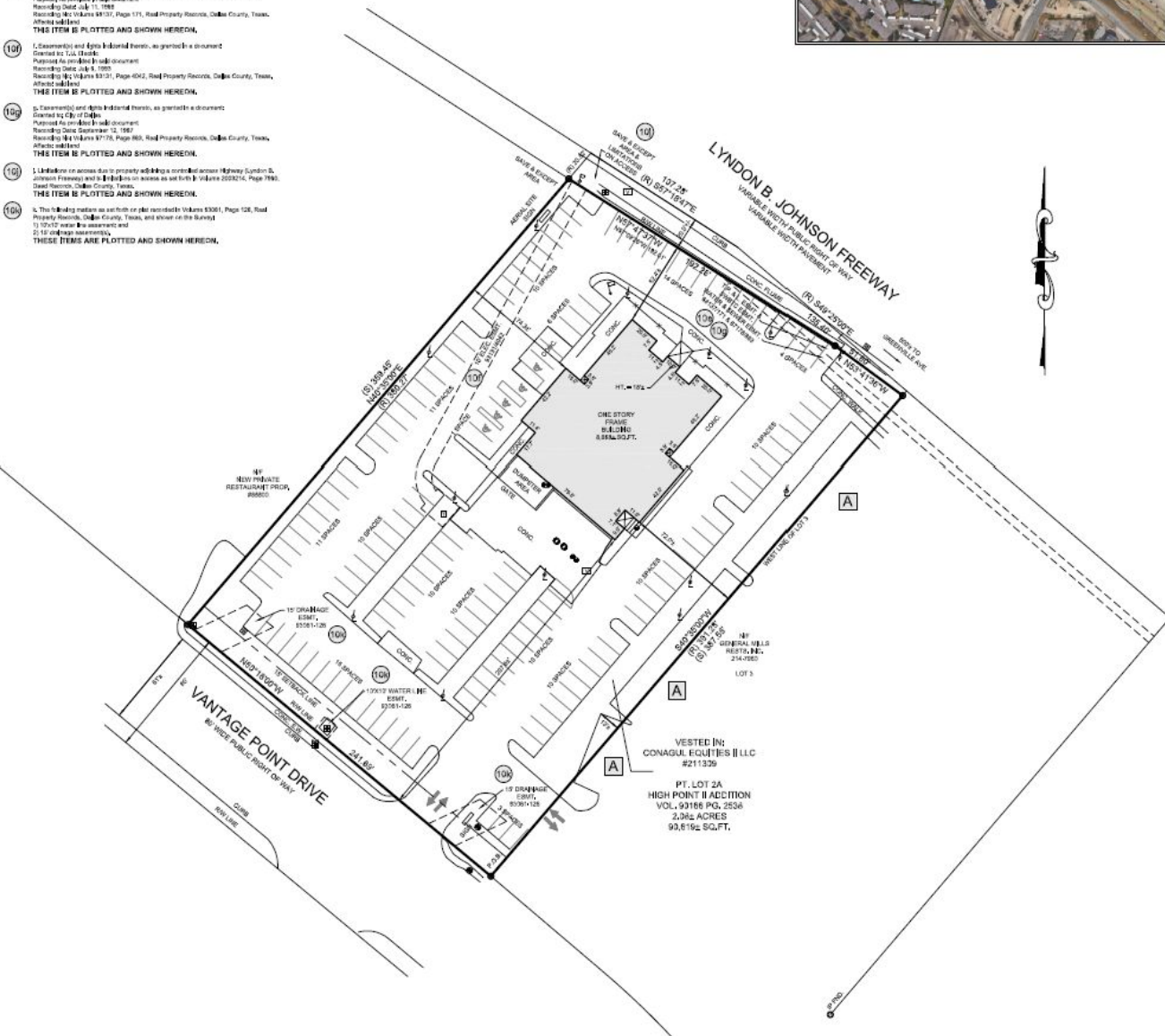
DATE	DESCRIPTION	DATE	DESCRIPTION
5/29/2023	FIRST DRAFT	7/7/2023	COMMENTS
8/29/2023	NETWORK COMMENTS	7/12/2023	REVISED TITLE
8/8/2023	COMMENTS		
FIELD WORK: JB	DRAFTED: BRM	CHECKED BY: BH	FB & PC

SIGNIFICANT OBSERVATIONS

A ADJOINERS PARKING AREA CROSSES PROPERTY LINE WITHOUT THE BENEFIT OF A KNOWN EASEMENT

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THE REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION



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9069 VANTAGE POINT DR
Dallas, TX, 75243



INFINITY ON THE POINT
249 UNITS



7,698 SF
AVAILABLE

± 204,000 VPD



VANTAGE POINT DR



THE PAVILIONS
636 UNITS



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Available for Lease

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

9069 VANTAGE POINT DR
Dallas, TX, 75243



**SUBJECT
PROPERTY**



INFINITY ON THE POINT
249 UNITS

SONESTA
Simply Suites

PARK ON GREENVILLE
452 UNITS

CONCORDE
CAREER COLLEGE
545 STUDENTS



Olive Garden

Holiday Inn

THE PAVILIONS
636 UNITS

INFINITY ON THE MARK
373 UNITS

THE ESSENCE
CENTER

extended
STAY
AMERICA

Fairfield
BY MARRIOTT

± 204,000 VPD

RaceTrac

HOMEWOOD
SUITES by Hilton



THE GLEN AT HIGHPOINT
708 UNITS

Public Storage



**TEXAS
INSTRUMENTS**

DISTRICT AT GREENVILLE
350 UNITS

smith
family
dentistry

Chick-fil-A

Walmart
Supercenter

planet
fitness

DOLLAR TREE

MoMo

O'Reilly AUTO PARTS

KinderCare

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Available for Lease

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

9069 VANTAGE POINT DR

Dallas, TX, 75243



±26,100 VPD

CUTTER'S POINT
196 UNITS

**SUBJECT
PROPERTY**

GREENVILLE AVE ± 231,800 VPD

PARK ON GREENVILLE
452 UNITS

**COSTCO
WHOLESALE**

TEXAS
INSTRUMENTS

SONESTA
Simply Suites

CONCORDE
CAREER COLLEGES
545 STUDENTS

ARIZONA COLLEGE
of Nursing
524 STUDENTS

INFINITY ON THE POINT
249 UNITS

DALLAS
COLLEGE
20,000 STUDENTS

N CENTRAL EXPY

VANTAGE POINT DR

THE PAVILIONS
636 UNITS

OUTBACK
STEAKHOUSE
Holiday Inn

HOMESUITES
Fairfield
BY MARRIOTT
extended
STAY
AMERICA

HAMILTON PARK PACESETTER MAGNET ELEMENTARY
625 STUDENTS

WHATABURGER
KFC
POPEYES

ESSENCE
CENTER

ExtraSpace
Storage

THE GLEN AT HIGHPOINT
708 UNITS

Walmart
Supercenter

Chick-fil-A

THE HOME
DEPOT

TEXAS
INSTRUMENTS

Kroger





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.



11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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
IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **9069 Vantage Point Dr, Dallas, TX, 75243** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.