

# 6300 NCX

+/- .41-Acre Redevelopment/Building Opportunity  
Dallas, Texas







# THE OPPORTUNITY

JLL is pleased to present a 6300 NCX, located within the heart of Dallas, at the doorstep to the city's most prosperous neighborhoods including Highland Park, University Park, Uptown and Lakewood, featuring some of the highest home values in the state of Texas. **The property offers investors the opportunity to take advantage of the existing building or reimagine the infill site as a redevelopment utilizing the flexible zoning in place**







The Site is approximately 0.41 acres with a 17,450 SF owner occupied office building. Property will be delivered vacant.





**DEEP ELLUM**

**DALLAS CBD**  
80,000+ Employees

**UPTOWN**  
55,000+ Employees

**LAKewood**

- Population of ~34,074 residents
- Median home values: \$1.0M

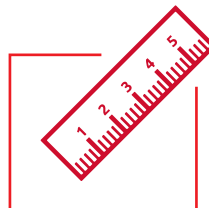
**MOCKINGBIRD STATION**



# PROPERTY HIGHLIGHTS



**6300 N CENTRAL EXPRESSWAY,  
DALLAS, TX**



**BUILDING SIZE:  
17,450 SF  
0.41 ACRES  
(18,065 SF)**





**MEDICAL DISTRICT**  
35,170+ Employees

**HIGHLAND PARK**

- Population of ~8,722 residents
- Median home values: \$1,000,001



SMU Blvd

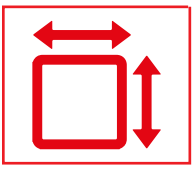
North Central  
Expressway



6300 NCX

## Demographics

Population	1 mile	3 mile	5 mile
2021 Total Population:	24,651	182,874	419,114
2026 Population:	25,264	187,179	430,150
Pop Growth 2021-2026:	0.5%	0.5%	0.5%
Median Age:	32.5	35.4	35.8
Households			
2021 Total Households:	11,310	84,402	187,713
HH Growth 2021-2026:	0.5%	0.4%	0.5%
Avg Household Inc:	\$132,513	\$128,813	\$118,088
Avg Household Size:	1.9	2.1	2.1
2021 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$645,928	\$635,615	\$469,046
Median Year Built:	1972	1970	1974



**ZONING:**  
**MU-3**

- Max Height: 270'
- Dwelling Units: No max density
- Max FAR: 4.5:1
- Lot Coverage: 80%
- Approved Uses: Residential, Office, Lodging, Retail and Personal Services



**DALLAS  
GALLERIA**

**Medical**

**PRESTON HOLL  
VILLAGE**

**PRESTON CENTER**  
12,000+ Employees

**UNIVERSITY PARK**

- Population of ~23,992 residents
- Average home values: \$2.0M

**University Blvd**

Bounded by North Central Expressway to the west and the Katy Trail and DART Mockingbird Station to the south, the immediate area contains numerous high-end residential developments, top entertainment destinations, fine dining options, and best-in-class hotel accommodations, providing tenants one of the only true transit-oriented mixed-use destinations in all of Dallas.

**6300 NCX**



18 minutes to Dallas Love Field Airport  
30 minutes to DFW International Airport

**SMU Blvd**



City

LOW

NORTHPARK

Texas Health  
Presbyterian Hospital



THE SHOPS  
AT PARK LANE

LOVERS LANE  
STATION



Central  
Expressway

Greenville Ave

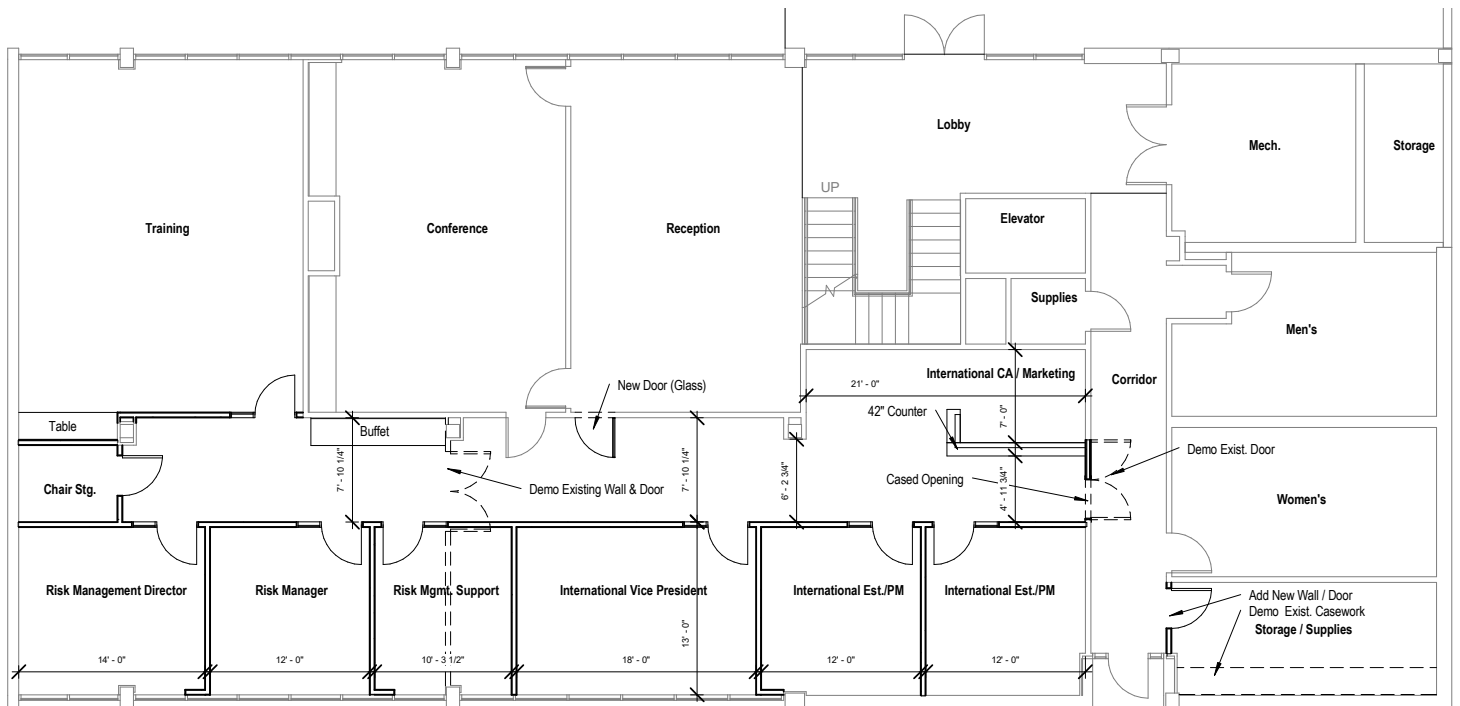


10 minutes to Downtown Dallas  
12 minutes to Dallas North Tollway  
20 minutes to Richardson

21 minutes to Las Colinas  
25 minutes to Plano  
30 minutes to Frisco



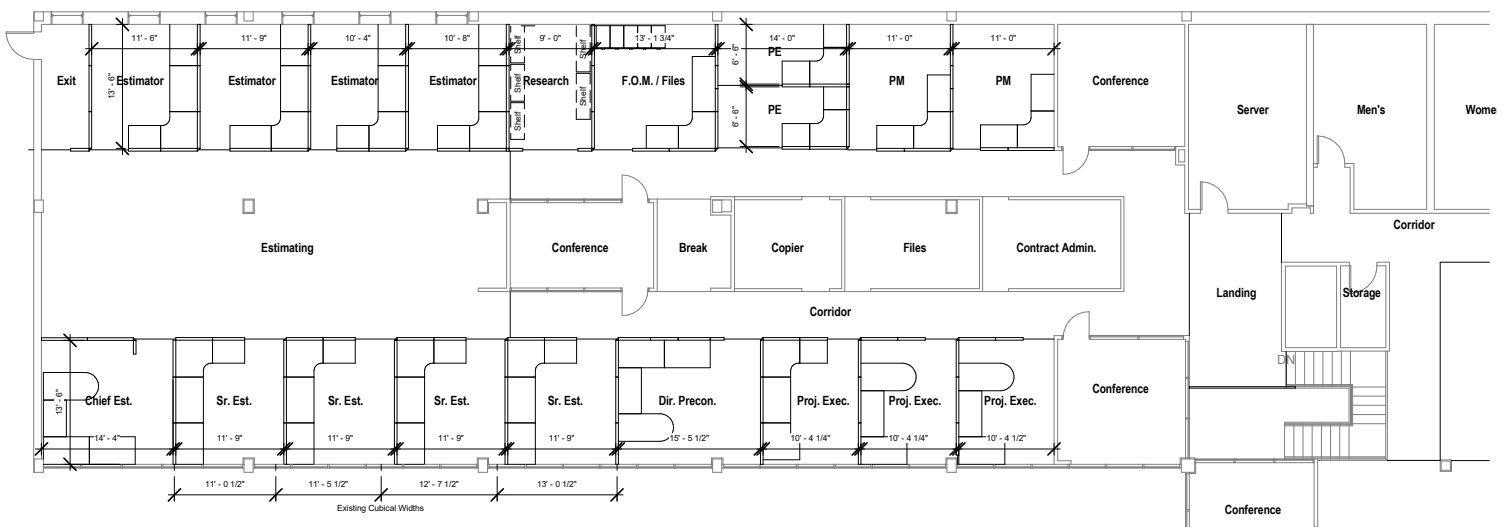
# 1ST FLOOR PLAN







# 2ND FLOOR PLAN







SMU Blvd



**+/- 0.41  
ACRES**

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**17,450 SF  
OFFICE  
BUILDING**







6300 NCX



North Central  
Expressway

azil  
LEE HOUSE™



# NORTH CENTRAL EXPRESSWAY

## WHILE VACANCY HAS RISEN DURING THE PANDEMIC, PRICE ADVANTAGE TO NEIGHBORING SUBMARKETS COULD INCREASE TENANT INTEREST

The North Central Expressway submarket stretches along US-75 from the Dallas CBD to just south of I-635. This area has lower rents than adjacent Preston Center and Uptown, but still provides tenants access to the urban labor force. In Q1 2021, the submarket experienced -250,000 s.f. of net absorption, with CityPlace Tower accounting for -100,000 s.f. of that loss. Asking rental rates in the submarket have been rising over the past few years, in response to rising rents from adjacent submarkets, Preston Center and Uptown, and continued its steady growth during the pandemic.

### OUTLOOK

As businesses reconsider their post-pandemic office space, activity will pick up in North Central Expressway from tenants seeking to be close to downtown but still out of the fray and cost. There is one property under construction in the submarket – the 30,000 s.f. Bookmark Center. Construction has been limited in this submarket, and it is likely developers of proposed projects in this area will require significant pre-leasing before breaking ground.



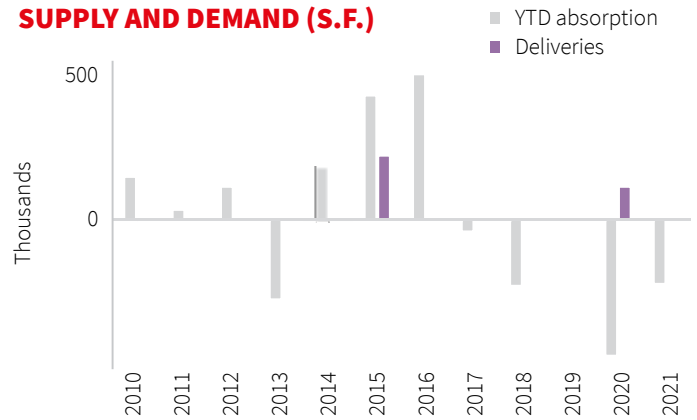




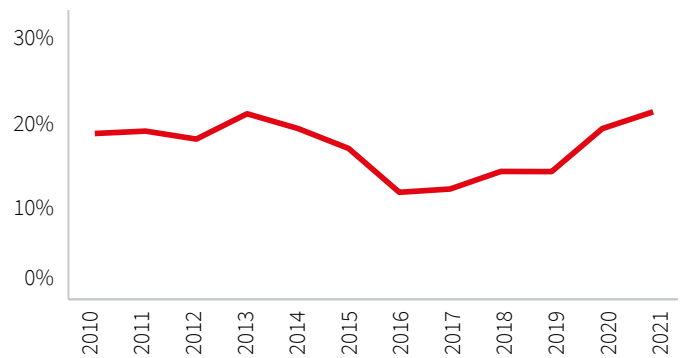
# FUNDAMENTALS

		YoY
Total inventory	10,815,331 s.f.	▲
YTD delivered	0 s.f.	▼
YTD absorption	-208,195 s.f.	▼
Under development	30,252 s.f.	▼
Total vacancy (%)	21.7%	▲
Sublease vacancy	148,639 s.f.	▲
Sublease vacancy (%)	1.4%	▲
Direct asking rent	\$35.44 p.s.f.	▲
Sublease asking rent	\$21.57 p.s.f.	▲

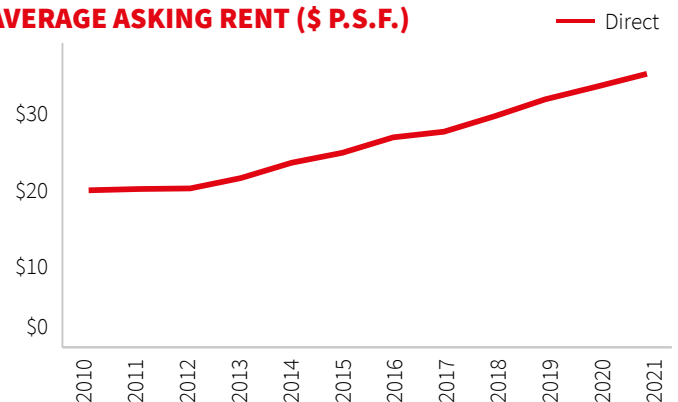
## SUPPLY AND DEMAND (S.F.)



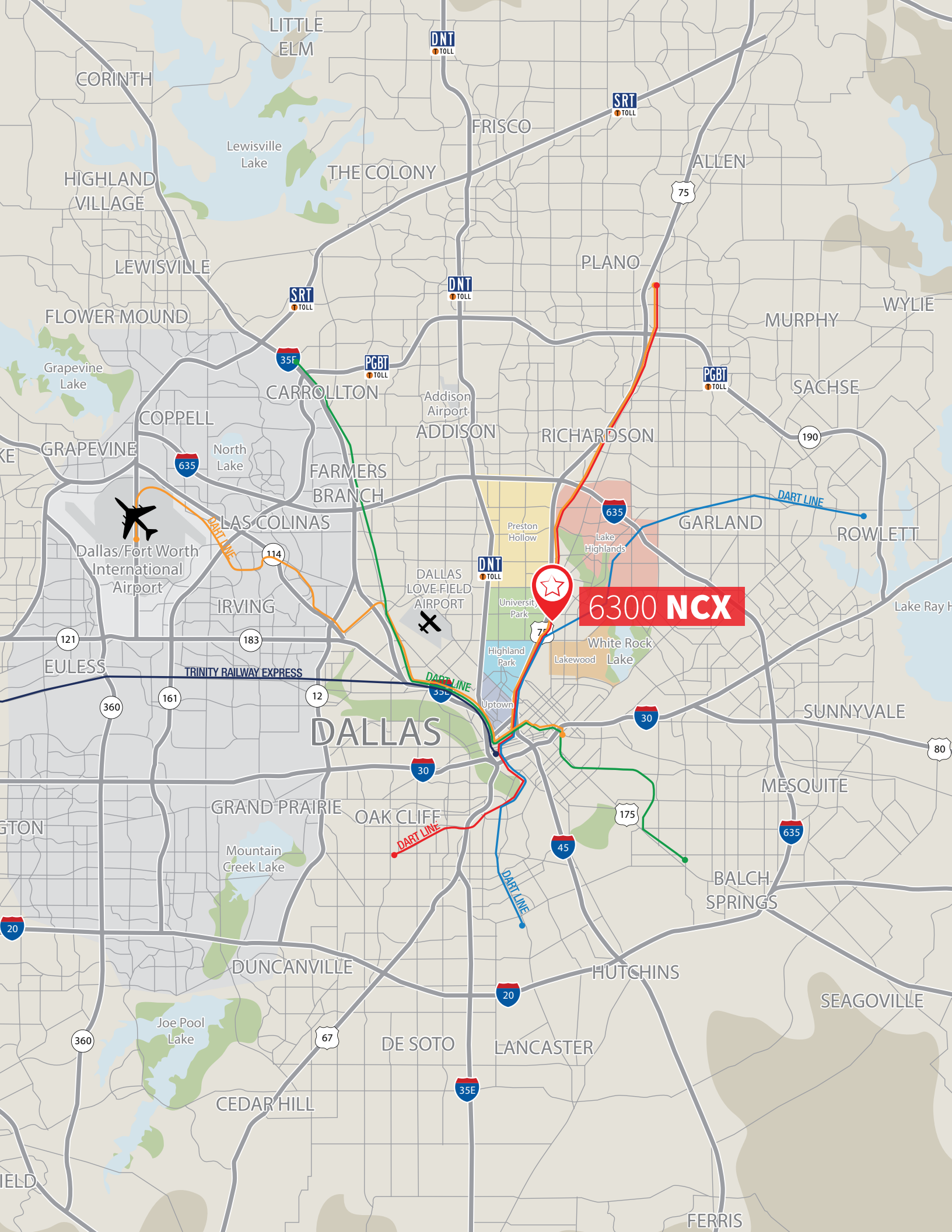
## TOTAL VACANCY (%)



## AVERAGE ASKING RENT (\$ P.S.F.)







6300 NCX

DNT TOLL

SRT TOLL

SRT TOLL

DNT TOLL

PCBT TOLL

PCBT TOLL

DNT TOLL

TRINITY RAILWAY EXPRESS

DART LINE

DART LINE

DART LINE

DART LINE

GRAND PRAIRIE

OAK CLIFF

DUNCANVILLE

DE SOTO

LANCASTER

HUTCHINS

CEDAR HILL

FERRIS

CORINTH

LITTLE ELM

FRISCO

ALLEN

HIGHLAND VILLAGE

THE COLONY

PLANO

MURPHY

WYLIE

FLOWER MOUND

LEWISVILLE

Lewisville Lake

GRAPEVINE

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COPPELL

CARROLLTON

ADDISON

RICHARDSON

SACHSE

IRVING

FARMERS BRANCH

GARLAND

ROWLETT

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DALLAS

SUNNYVALE

MESQUITE

BALCH SPRINGS

DUNCANVILLE

HUTCHINS

SEAGOVILLE

CEDAR HILL

LANCASTER

FERRIS

Joe Pool Lake

Mountain Creek Lake

Grapevine Lake

Preston Hollow

University Park

Highland Park

Uptown

Uptown

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Dallas/Fort Worth International Airport

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# THE DALLAS STORY

#4 REAL ESTATE MARKET FOR 2021  
BY URBAN LAND INSTITUTE &  
PRICEWATERHOUSECOOPERS



## LEADING PRO-BUSINESS ENVIRONMENT

#1 for doing business  
14 years in a row



## FAVORABLE TAX CLIMATE

0% State & Local  
Income Tax



## HIGH-QUALITY OF LIFE

Favorable year-round  
climate and traffic  
commute time



## LOW COST OF DOING BUSINESS

Score of 88.45  
(U.S. avg = 100.00)



## CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

144 corporate headquarter  
relocations since 2010



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living  
create an attractive employment base



## #1 MSA FOR PROJECTED POPULATION GROWTH

461,800 new residents projected  
over the next 5 years

## COST OF LIVING INDEX

Dallas  
165

Chicago  
189

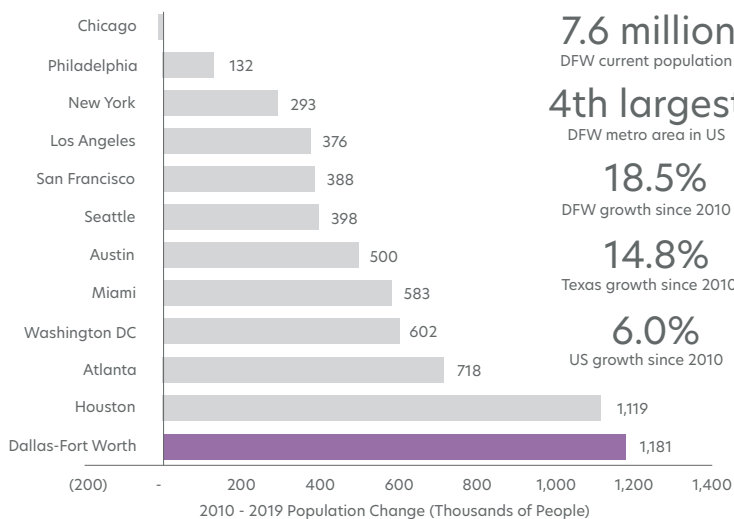
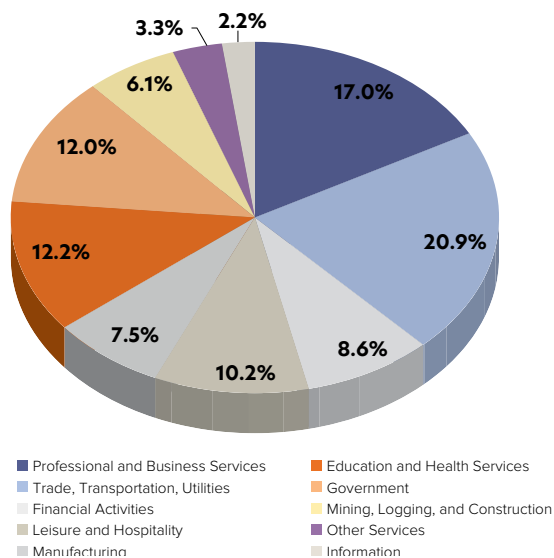
Los Angeles  
204

Boston  
211

Seattle  
201

San Francisco  
241

New York  
254





# DFW

## NATION-LEADING EMPLOYMENT GROWTH



**111,000**

NEW JOBS ADDED  
ONE OF ONLY TWO MARKETS TO ADD  
100,000+ NEW JOBS (2020)



**129,100**

PROJECTED NEW JOBS  
BETWEEN 2020-2023



**4M**

PERSON WORKFORCE,  
ONLY BEHIND NY, LA, AND CHICAGO



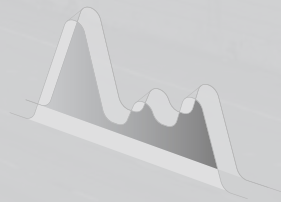
**72%**

OF DFW HIGHER EDUCATION  
GRADUATES STAY AND  
WORK IN THE REGION;  
THE SIXTH HIGHEST RETENTION RATE IN THE US



**#2**

IN THE COUNTRY FOR PERCENT  
JOB GROWTH  
(9.3% GROWTH DECEMBER 2015 - 2020)



**ONLY 7.5%**

OF JOBS LOST DURING COVID  
3RD BEST IN THE COUNTRY

### SALES CONTACTS

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