

Former El Rey Del Grill Restaurant

Dallas 2nd Gen Restaurant Available for Sale

4535 Maple Ave | Dallas, TX 75219

Retail Sale Opportunity

Offering Memorandum

Premier Central Dallas drive-thru location — positioned within a dense, high-demand urban corridor



MATTHEWS™

Exclusively Listed By



Laila Tallides

Associate

(214) 420-1951

laila.tallides@matthews.com

License No. 848860 (TX)



Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

MATTHEWS™

Maple Ave ±19,111 VPD





Project Scope

4535 Maple Ave
Dallas, TX 75219

2021
Year Built

±2,750 SF
Building Size

Investment Highlights

- **Premier Maple Avenue Location** - Strategically positioned along Maple Avenue, one of Dallas' most established and desirable urban corridors. The property offers a prominent central Dallas location with convenient access to the Medical District, Uptown, Oak Lawn, Turtle Creek, the Park Cities, and Dallas Love Field
- **Rare Drive-Thru Restaurant Opportunity** - The property features an existing drive-thru configuration, providing a highly sought-after amenity in a dense urban Dallas location. The site is well suited for a variety of restaurant concepts, including QSR, fast-casual, coffee, and other food-and-beverage users
- **Strong Medical District & Surrounding Demand** - Located near UT Southwestern and the Dallas Medical District, the property benefits from a significant concentration of healthcare professionals, employees, patients, and visitors. The surrounding residential neighborhoods and nearby employment and entertainment districts provide additional demand throughout the day
- **Flexible Owner-User Or Value-Add Opportunity** - Delivered vacant, 4535 Maple Avenue provides immediate flexibility for an owner-user or investor. The combination of existing restaurant infrastructure, dedicated parking, drive-thru functionality, prominent Maple Avenue frontage, and a premier infill location creates a compelling opportunity for occupancy, lease-up, or repositioning



Nearby Retailers



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	30,024	193,383	400,210
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,341	101,914	189,164
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$130,624	\$167,705	\$169,458

Interior Photos





5225 Maple Avenue Apartments
224 Lots

Polanco Place
153 Lots

Berkshire Medical District Apartments
325 Lots

The Dylan Apartments
125 Lots



The Lucas Apartments
113 Lots



Archer Medical District Apartments
396 Lots

Parea Oak Lawn Apartments
138 Lots



Esperanza "Hope" Medrano Elementary School
±349 Students



Google Earth

Dallas North Tollway ± 107,152 VPD

Maple Ave ± 19,111 VPD



Maple + Denton Apts.

287 Lots

Atera Apartments

381 Lots

Maple District Lofts

342 Lots

Dallas Hybrid Prep at Stephen J. Hay

±165 Students

**EL REY DEL GRILL**
Subject Property

CVS
pharmacy

Kroger

FAMILY
DOLLAR

WHOLE
FOODS
MARKET



Wendy's

Panera
BREAD

PAPPADEAUX
SEAFOOD RESTAURANT

Snooze
AMERICAN DINING

Java Java

The Fresh Bread Co.

Sam Houston Elementary School

±250 Students

North Dallas High School

±1,300 Students

+ 212.680 VPD

LA FITNESS

TARGET

75

Walmart
Supercenter

Kroger



The Crescent

Axis at Wycliff

334 Lots

The Fairmount at
Oak Lawn Apts.

368 Lots

Old Parkland



R
RENAISSANCE
DALLAS HOTEL

INTERSTATE
35E

Public
Storage

ExtraSpace
Storage

children'shealth

Parkland
Community Health Plan

Google Earth

EQUINIX

DALLAS, TX

1,329,491

Total Population

533,915

of Households

913,000

Employed Population

\$31.9B

Annual Retail Sales



Local Market Overview

Dallas, Texas, benefits from a large and diverse economy that supports continued demand for commercial real estate and business activity. The city has developed into a major regional center for employment, commerce, entertainment, and professional services, attracting both residents and visitors from across the broader Dallas-Fort Worth Metroplex. A wide range of established industries, growing businesses, and residential communities contributes to consistent activity throughout the market, supporting a variety of commercial property types.

The surrounding area offers a strong combination of urban accessibility, established neighborhoods, and continued development. Dallas provides convenient access to major employment centers, transportation corridors, retail destinations, and expanding residential areas throughout the DFW region. Ongoing investment in infrastructure, mixed-use development, and commercial districts continues to enhance the city's appeal, creating a favorable environment for businesses and investors seeking a well-connected location with long-term market potential.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	30,024	193,383	400,210
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,341	101,914	189,164
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$130,624	\$167,705	\$169,458

MATTHEWS™



Laila Tallides

Associate

(214)-420-1951

laila.tallides@matthews.com

License No. 848860 (TX)



Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4535 Maple Ave, Dallas, TX 75219 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.



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:
 - 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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