

FOR SALE



Restaurant still in operation. Do not contact employees.

NAZCA KITCHEN

8041 Walnut Hill Dallas, TX 75231



HENRY S. MILLER

5151 Belt Line Rd, Ste 900
Dallas, Texas 75254
972.419.4000
www.henrysmiller.com

PAUL W. VERNON, EVP

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cviser@henrysmiller.com
p 972.386.1454

NAZCA KITCHEN PROPERTY INFORMATION



LOCATION

8041 Walnut Hill Dallas, TX 75231

BUILDING SIZE

±3,237 SF

YEAR BUILT

2008

SALES PRICE Business:
\$375,000.00

HIGHLIGHTS

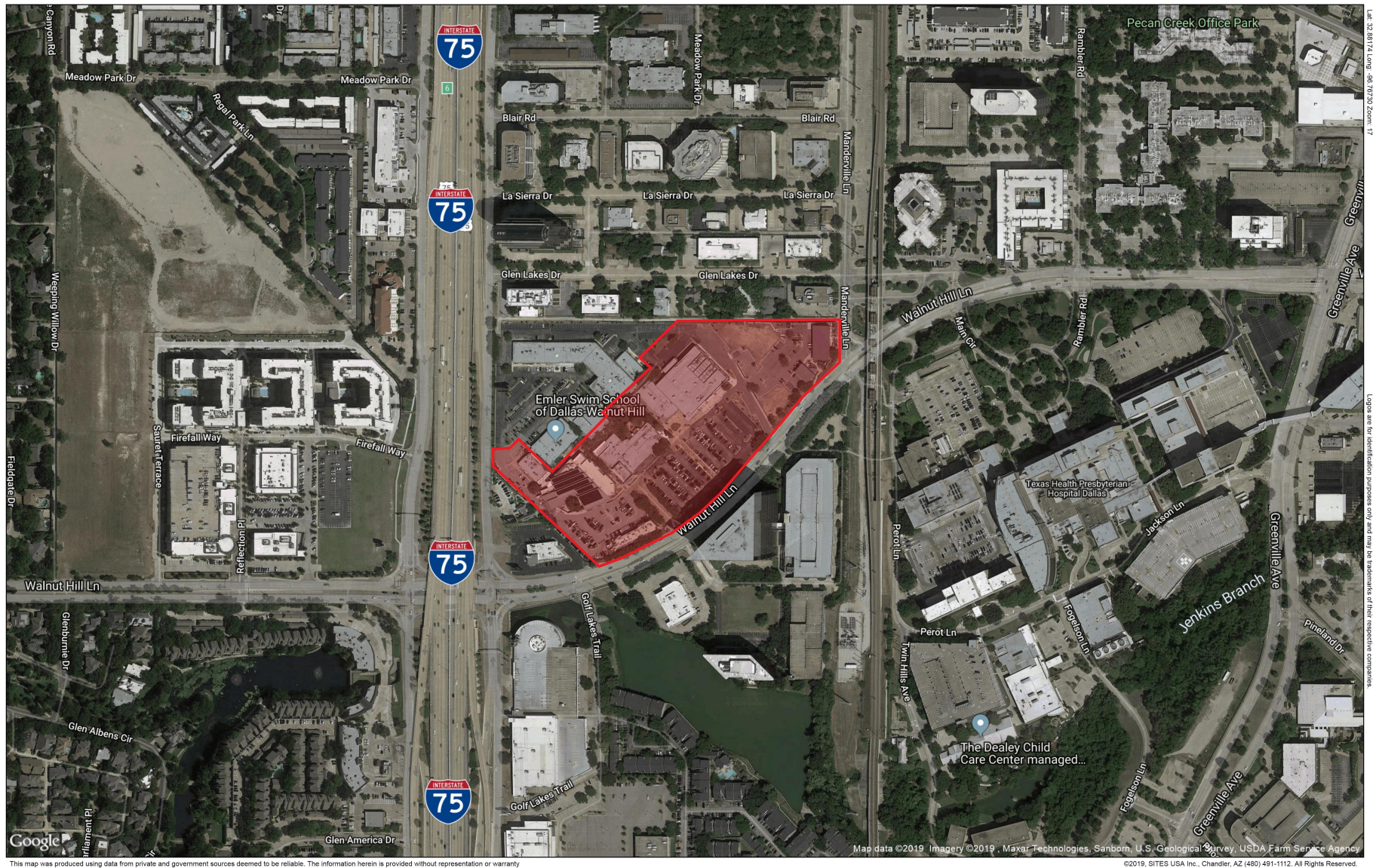
- Established Restaurant
- Frontage on Walnut Hill
- Located in a high retail area
- Below Market Rates

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NASCA KITCHEN PHOTOS



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FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.8814/-96.768

RF1

8041 Walnut Hill Ln

Dallas, TX 75231

1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	27,663	162,794	425,293
	2024 Projected Population	28,284	166,873	436,043
	2010 Census Population	21,399	138,579	370,306
	2000 Census Population	31,630	159,721	396,380
	Projected Annual Growth 2019 to 2024	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	-0.7%	0.1%	0.4%
HOUSEHOLDS	2019 Estimated Households	12,182	75,349	190,790
	2024 Projected Households	12,989	79,699	201,600
	2010 Census Households	9,238	62,017	160,611
	2000 Census Households	14,688	72,364	174,336
	Projected Annual Growth 2019 to 2024	1.3%	1.2%	1.1%
	Historical Annual Growth 2000 to 2019	-0.9%	0.2%	0.5%
AGE	2019 Est. Population Under 10 Years	15.0%	13.5%	13.9%
	2019 Est. Population 10 to 19 Years	11.9%	11.5%	11.6%
	2019 Est. Population 20 to 29 Years	17.1%	16.3%	16.1%
	2019 Est. Population 30 to 44 Years	22.4%	22.1%	23.1%
	2019 Est. Population 45 to 59 Years	16.1%	17.7%	17.5%
	2019 Est. Population 60 to 74 Years	11.5%	12.6%	12.2%
	2019 Est. Population 75 Years or Over	5.9%	6.2%	5.5%
	2019 Est. Median Age	34.3	36.0	35.1
MARITAL STATUS & GENDER	2019 Est. Male Population	51.0%	49.6%	49.5%
	2019 Est. Female Population	49.0%	50.4%	50.5%
	2019 Est. Never Married	41.4%	36.3%	36.5%
	2019 Est. Now Married	32.9%	42.6%	43.3%
	2019 Est. Separated or Divorced	20.7%	16.6%	16.1%
	2019 Est. Widowed	5.1%	4.5%	4.1%
INCOME	2019 Est. HH Income \$200,000 or More	6.3%	16.9%	15.7%
	2019 Est. HH Income \$150,000 to \$199,999	3.1%	7.1%	7.5%
	2019 Est. HH Income \$100,000 to \$149,999	7.8%	11.7%	12.7%
	2019 Est. HH Income \$75,000 to \$99,999	9.8%	10.9%	11.3%
	2019 Est. HH Income \$50,000 to \$74,999	15.3%	15.0%	15.8%
	2019 Est. HH Income \$35,000 to \$49,999	20.7%	12.9%	12.7%
	2019 Est. HH Income \$25,000 to \$34,999	13.0%	8.0%	8.2%
	2019 Est. HH Income \$15,000 to \$24,999	12.9%	8.6%	8.4%
	2019 Est. HH Income Under \$15,000	11.1%	8.8%	7.8%
	2019 Est. Average Household Income	\$71,296	\$140,562	\$135,288
	2019 Est. Median Household Income	\$54,359	\$94,698	\$91,479
	2019 Est. Per Capita Income	\$31,471	\$65,124	\$60,735
	2019 Est. Total Businesses	2,935	12,311	27,305
	2019 Est. Total Employees	31,447	117,900	254,647

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RACE	2019 Est. White	47.5%	60.1%	58.9%
	2019 Est. Black	16.1%	17.1%	17.2%
	2019 Est. Asian or Pacific Islander	12.5%	9.2%	8.6%
	2019 Est. American Indian or Alaska Native	1.2%	0.7%	0.7%
	2019 Est. Other Races	22.6%	13.0%	14.7%
HISPANIC	2019 Est. Hispanic Population	11,208	43,210	129,018
	2019 Est. Hispanic Population	40.5%	26.5%	30.3%
	2024 Proj. Hispanic Population	40.3%	27.4%	31.0%
	2010 Hispanic Population	42.5%	21.5%	25.8%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	18,214	110,513	287,787
	2019 Est. Elementary (Grade Level 0 to 8)	16.6%	6.0%	6.5%
	2019 Est. Some High School (Grade Level 9 to 11)	6.5%	4.2%	5.4%
	2019 Est. High School Graduate	19.0%	12.9%	14.2%
	2019 Est. Some College	18.6%	15.8%	16.1%
	2019 Est. Associate Degree Only	4.8%	4.7%	5.0%
	2019 Est. Bachelor Degree Only	23.5%	33.4%	31.6%
	2019 Est. Graduate Degree	11.0%	23.0%	21.3%
HOUSING	2019 Est. Total Housing Units	12,799	78,329	198,488
	2019 Est. Owner-Occupied	18.4%	37.4%	40.8%
	2019 Est. Renter-Occupied	76.8%	58.8%	55.3%
	2019 Est. Vacant Housing	4.8%	3.8%	3.9%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	4.5%	7.3%	6.7%
	2019 Homes Built 2000 to 2009	4.9%	8.9%	8.9%
	2019 Homes Built 1990 to 1999	6.1%	9.0%	8.3%
	2019 Homes Built 1980 to 1989	22.1%	19.6%	17.9%
	2019 Homes Built 1970 to 1979	36.6%	24.4%	21.2%
	2019 Homes Built 1960 to 1969	14.5%	12.5%	13.4%
	2019 Homes Built 1950 to 1959	4.3%	9.8%	11.2%
	2019 Homes Built Before 1949	2.3%	4.8%	8.5%
HOME VALUES	2019 Home Value \$1,000,000 or More	3.6%	9.2%	7.6%
	2019 Home Value \$500,000 to \$999,999	34.6%	25.8%	24.8%
	2019 Home Value \$400,000 to \$499,999	10.7%	11.6%	12.2%
	2019 Home Value \$300,000 to \$399,999	7.2%	14.3%	14.7%
	2019 Home Value \$200,000 to \$299,999	12.5%	12.9%	16.0%
	2019 Home Value \$150,000 to \$199,999	11.3%	8.8%	11.3%
	2019 Home Value \$100,000 to \$149,999	9.5%	6.5%	7.7%
	2019 Home Value \$50,000 to \$99,999	12.1%	6.0%	5.2%
	2019 Home Value \$25,000 to \$49,999	5.0%	1.1%	1.1%
	2019 Home Value Under \$25,000	2.9%	0.9%	0.9%
	2019 Median Home Value	\$357,299	\$602,407	\$524,199
	2019 Median Rent	\$892	\$983	\$971

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LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	21,468	129,234	335,751
	2019 Est. Civilian Employed	67.3%	67.4%	69.7%
	2019 Est. Civilian Unemployed	2.5%	1.9%	1.8%
	2019 Est. in Armed Forces	0.2%	-	-
	2019 Est. not in Labor Force	30.0%	30.7%	28.4%
	2019 Labor Force Males	51.1%	49.2%	49.1%
	2019 Labor Force Females	48.9%	50.8%	50.9%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	14,458	87,094	234,050
	2019 Mgmt, Business, & Financial Operations	11.8%	22.6%	21.4%
	2019 Professional, Related	16.7%	25.1%	23.4%
	2019 Service	24.1%	14.8%	16.2%
	2019 Sales, Office	23.8%	22.5%	22.9%
	2019 Farming, Fishing, Forestry	0.5%	0.1%	0.1%
	2019 Construction, Extraction, Maintenance	10.9%	6.6%	7.5%
	2019 Production, Transport, Material Moving	12.1%	8.3%	8.4%
	2019 White Collar Workers	52.4%	70.1%	67.7%
	2019 Blue Collar Workers	47.6%	29.9%	32.3%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	73.1%	76.7%	77.2%
	2019 Drive to Work in Carpool	11.8%	8.8%	9.4%
	2019 Travel to Work by Public Transportation	6.5%	4.1%	3.5%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	2.7%	2.3%	2.4%
	2019 Other Means	1.1%	0.8%	0.7%
	2019 Work at Home	4.7%	7.1%	6.9%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	20.6%	22.4%	24.2%
	2019 Travel to Work in 15 to 29 Minutes	38.6%	43.3%	43.4%
	2019 Travel to Work in 30 to 59 Minutes	33.4%	31.6%	32.5%
	2019 Travel to Work in 60 Minutes or More	8.1%	6.0%	6.2%
	2019 Average Travel Time to Work	24.2	22.9	22.8
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$655.52 M	\$6.79 B	\$16.71 B
	2019 Est. Apparel	\$23.17 M	\$245.25 M	\$601.78 M
	2019 Est. Contributions, Gifts	\$37.82 M	\$433.88 M	\$1.05 B
	2019 Est. Education, Reading	\$21.23 M	\$254.81 M	\$614.7 M
	2019 Est. Entertainment	\$36.26 M	\$392.42 M	\$962.97 M
	2019 Est. Food, Beverages, Tobacco	\$100.99 M	\$1.01 B	\$2.5 B
	2019 Est. Furnishings, Equipment	\$22.48 M	\$241.95 M	\$594.38 M
	2019 Est. Health Care, Insurance	\$59.03 M	\$596.73 M	\$1.47 B
	2019 Est. Household Operations, Shelter, Utilities	\$216.21 M	\$2.19 B	\$5.38 B
	2019 Est. Miscellaneous Expenses	\$12.35 M	\$129.56 M	\$318.37 M
	2019 Est. Personal Care	\$8.77 M	\$90.68 M	\$223.28 M
	2019 Est. Transportation	\$117.21 M	\$1.21 B	\$2.98 B

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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