

FOR LEASE

2602-2616 Martin Luther King Jr Blvd, Dallas TX 75215



Established Southeast Dallas Office Building with Flexible Suites & Ample Parking



KWC TEAM
YOUR VISION, OUR EXPERTISE, UNSTOPPABLE RESULTS

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Each Office is Independently
Owned and Operated.



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Confidentiality Agreement

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

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Executive Summary

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Property Summary

Property Details

Building Size	17,019 SF
Stories	2
Zoning	Com Ret (Commercial Retail)
Year Built	1963
Parking	75 Surface Spaces (4,400/10,000 SF)
Tenancy	Multiple Tenants
Occupancy	Not Owner-Occupied

Now Leasing! Take advantage of three available suites in a well-maintained, two-story office building located in the heart of Southeast Dallas. The property offers a professional environment with flexible suite sizes and configurations, ideal for a range of businesses including medical, nonprofit, or general office use. Conveniently located near major roads and residential neighborhoods, the building also features an established tenant base of professional and nonprofit co-tenants, creating a collaborative and community-focused atmosphere.

MLK Building Vacancies

Suite Number	Unit Size
2606-201	462 SF
2606-204	524 SF
2606-205	531 SF



Investment Highlights



Accessible & Strategically Located

Offers a Walk Score of 71 and Transit Score of 53, with proximity to commuter rail, major bus lines, and quick access to Love Field (17 mins) and DFW Airport (32 mins).



Vibrant Tenant Mix

Join a property with active, trusted tenants including healthcare and community organizations that generate steady foot traffic and foster a collaborative, service-driven downtown environment.



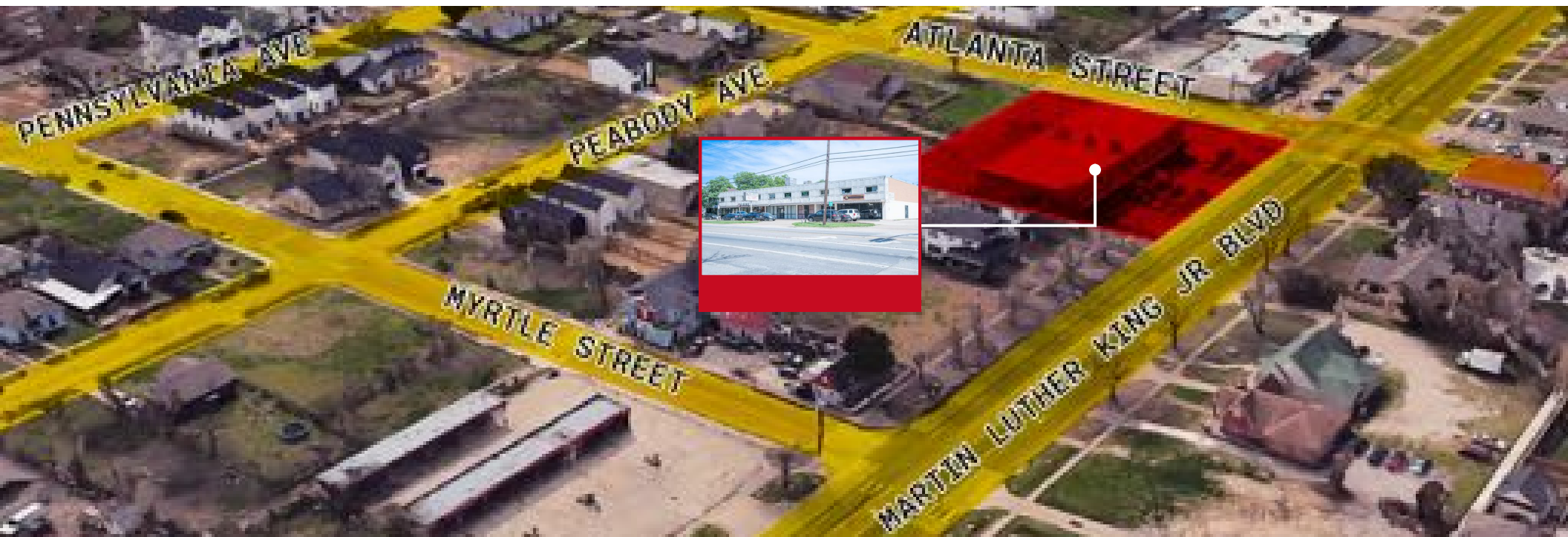
Strong Growth & Traffic Exposure

Located along major corridors with over 58,000 combined daily vehicles on Atlanta Street and Grand Ave—excellent signage exposure for tenants.



Flexible Commercial Site

17,019 SF building on 0.54 acres with Com Ret zoning and 75 surface parking spaces (44/1000 SF ratio)—ideal for office, medical, or non-profit users.



Property Gallery

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Key Businesses & Retailers

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Demographic & Traffic Count Report

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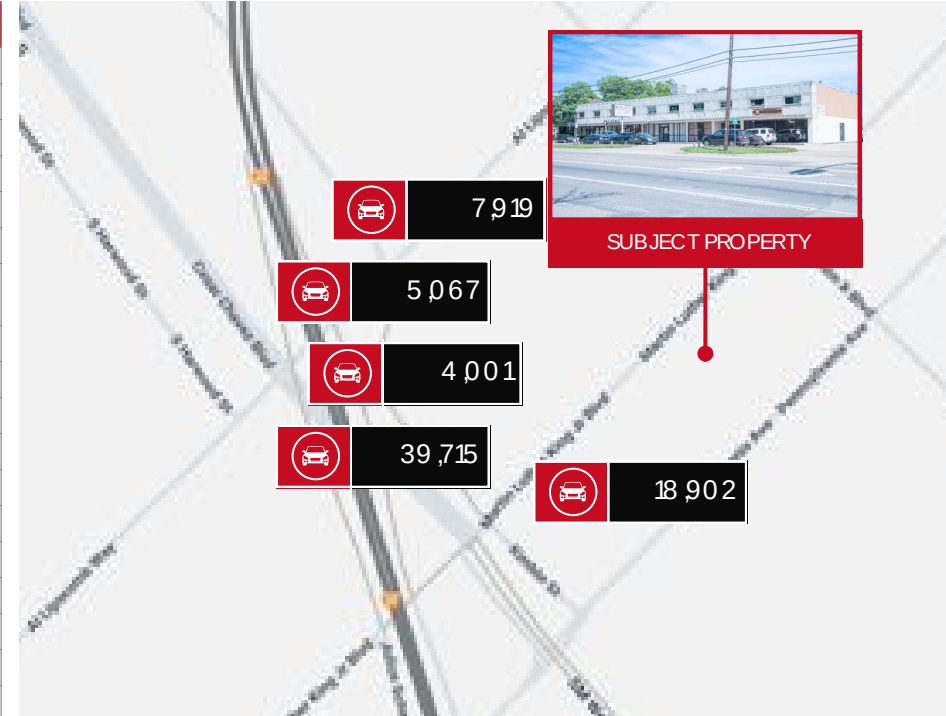


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Demographic and Traffic Count Report

Category	3 Miles		5 Miles		10 Miles	
Population						
2029 Projection	133,080		384,702		1,181,634	
2024 Estimate	130,353		381,748		1,184,565	
2020 Census	113,549		358,067		1,173,226	
Growth 2024 - 2029	2.09%		0.77%		-0.25%	
Growth 2020 - 2024	14.80%		6.61%		0.97%	
2024 Population by Hispanic Origin						
2024 Population	130,353		381,748		1,184,565	
White	45,914	35.22%	150,745	39.49%	405,950	34.27%
Black	40,546	31.10%	86,071	22.55%	266,929	22.53%
American Indian & Alaskan	871	0.67%	2,552	0.67%	9,072	0.77%
Asian	4,208	3.23%	11,485	3.01%	33,883	2.86%
Hawaiian & Pacific Islander	42	0.03%	127	0.03%	368	0.03%
Other	38,772	29.74%	130,768	34.26%	468,362	39.54%
U.S. Armed Forces	73		173		617	
Households						
2029 Projection	62,850		171,899		455,805	
2024 Estimate	61,427		170,305		456,399	
2020 Census	52,658		158,213		449,167	
Growth 2024 - 2029	2.32%		0.94%		-0.13%	
Growth 2020 - 2024	16.65%		7.64%		1.61%	
Owner Occupied	13,530	22.03%	58,855	34.56%	191,513	41.96%
Renter Occupied	47,897	77.97%	111,451	65.44%	264,886	58.04%
2024 Households by HH Income						
Income: < \$25,000	61,428	100.00%	170,307	100.00%	456,397	100.00%
Income: \$25,000 - \$50,000	15,198	24.74%	36,029	21.16%	99,797	21.87%
Income: \$50,000 - \$75,000	10,612	17.28%	29,132	17.11%	97,896	21.45%
Income: \$75,000 - \$100,000	10,488	17.07%	30,487	17.90%	84,502	18.52%
Income: \$100,000 - \$125,000	6,629	10.79%	17,807	10.46%	46,108	10.10%
Income: \$125,000 - \$150,000	5,041	8.21%	13,825	8.12%	33,607	7.36%
Income: \$150,000 - \$200,000	3,701	6.02%	10,524	6.18%	23,214	5.09%
Income: \$200,000+	4,497	7.32%	11,847	6.96%	25,060	5.49%
2024 Avg Household Income	5,262	8.57%	20,656	12.13%	46,213	10.13%
2024 Med Household Income	\$86,475		\$96,761		\$87,466	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles From Subject Prop
1	Forest Ave	Atlanta St	0.03 NE	2025	18,902	MPSI	0.06
2	Pennsylvania Ave	Atlanta St	0.04 NE	2025	6,388	MPSI	0.14
3	Pennsylvania Ave	Kimble St	0.03 SW	2025	3,805	MPSI	0.28
4	Kimble Ave	Kimble St	0.02 NW	2024	2,260	MPSI	0.29
5	Kimble Ave	Kimble St	0.02 NW	2025	2,310	MPSI	0.29
6	Grand Ave	SGood Latimer Expy	0.04 SW	2025	7,919	MPSI	0.31
7	SGood Latimer Expy	Edgewood St	0.02 S	2024	3,915	MPSI	0.32
8	SGood Latimer Expy	Edgewood St	0.02 S	2025	4,001	MPSI	0.32
9	Grand Ave	Edgewood St	0.01 SW	2025	5,067	MPSI	0.34
10	SCentral Expy	Grand Ave	0.02 NW	2025	39,715	MPSI	0.35

Discover Growth & Opportunity

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About Dallas, Texas

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Dallas, Texas, a major economic and cultural hub of the southern United States, presents a dynamic and resilient environment for investment and growth. Anchored by a strong presence in finance, technology, healthcare, and transportation, Dallas boasts a diverse economy supported by a skilled and expanding workforce. The city's renowned institutions, such as UT Southwestern Medical Center and a network of universities and research centers, fuel innovation and attract businesses seeking long-term opportunities. This thriving metropolitan area offers a high quality of life with a rich blend of cultural amenities, professional sports, and a vibrant arts scene. Its strategic location within the DFW Metroplex provides access to a massive consumer base and seamless connectivity through one of the nation's busiest transportation hubs. The blend of corporate headquarters, a fast-growing startup ecosystem, and a robust infrastructure contributes to a forward-looking business climate. Furthermore, Dallas's relatively competitive cost of living compared to other major U.S. cities enhances its appeal, while ongoing urban development and sustainability efforts ensure continued growth and investment potential for years to come.



Discover Dallas' Growth and Opportunity

Economic Expansion

- **Resilient Job Market:** The Dallas-Fort Worth area demonstrated a strong labor market with an annualized job growth of 2.9% in February 2025 and an unemployment rate of 3.7%, outperforming both state and national averages. This growth is supported by diverse sectors including energy, financial services, and construction.
- **Strategic Economic Development:** Recognizing the importance of sustained growth, local economic development efforts are emphasizing key incentives and investments in critical areas like research and infrastructure to maintain a competitive and prosperous environment.



Infrastructure and Transportation

- **Extensive Transportation Network:** Dallas-Fort Worth features a robust infrastructure, including a comprehensive freeway system and a growing network of mass transit options like DART and TRE, crucial for connecting residents and facilitating the movement of goods.
- **Ongoing Infrastructure Investment:** Billions of dollars are being invested to maintain and expand the region's transportation infrastructure to address the demands of increasing population and economic activity, focusing on relieving congestion and enhancing safety across critical corridors.



Urban Revitalization and Development Projects

- **University Hills Development:** A significant \$1 billion mixed-use project broke ground in Southern Dallas in May 2025. The 270-acre University Hills aims to spur growth in a historically underinvested area with a mix of residential, commercial, and potential sports facilities, supported by city incentives.
- **Collin Creek Mall Redevelopment:** The transformation of Plano's Collin Creek Mall into a \$1 billion pedestrian-friendly mixed-use destination is underway. Phase one includes townhomes and apartments, with future plans for retail, office space, parks, and trails to create a vibrant live-work-play environment.



Population Growth and Community Development

- **Continued Population Influx:** The Dallas-Fort Worth metropolitan area remains one of the fastest-growing in the U.S., adding a significant number of residents annually, primarily driven by strong in-migration, which supports housing demand and economic expansion.
- **Northern Suburban Growth:** Northern suburban areas like Frisco and Prosper are at the forefront of residential construction activity, reflecting the ongoing demographic and economic expansion in these regions, which have seen substantial population increases over the past decade.





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