

For Sale or Lease - 2nd Generation Restaurant

15225 Montfort Dr | Dallas, TX 75248



MARK REEDER

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TX License No. 318755-B

MATT MCNEILL

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CA License No. 01486968





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2nd Generation Restaurant
15225 Montfort Dr
Dallas, TX 75248

Property Specifications

BUILDING SIZE

±7,720 SF

LAND

±1.68 AC

YEAR BUILT:

2007

PRICE

\$3,500,000

RATE

\$40.00/PSF (range) + NNN

DELIVERY

"As-Is"

ZONING

PD 614 (Tract 5)

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About the Property

- A premier freestanding restaurant opportunity in the heart of North Dallas' highly affluent Prestonwood trade area in the Addison submarket.
- Ideally positioned just off Belt Line Road and minutes from the Dallas North Tollway, the property benefits from exceptional visibility, strong traffic counts, multiple points of ingress/egress, and direct access to one of the region's most established retail corridors.
- Surrounded by national retailers, major employment centers, and dense residential neighborhoods with excellent household incomes, this high-profile location provides an outstanding opportunity for retailers, restaurants, or entertainment users seeking maximum exposure in a premier infill market.

Traffic Counts

Montfort Dr	8,800 VPD
Dallas North Tollway	176,530 VPD
Belt Line Rd	44,054 VPD

Year: 2024 | Source:TXDOT

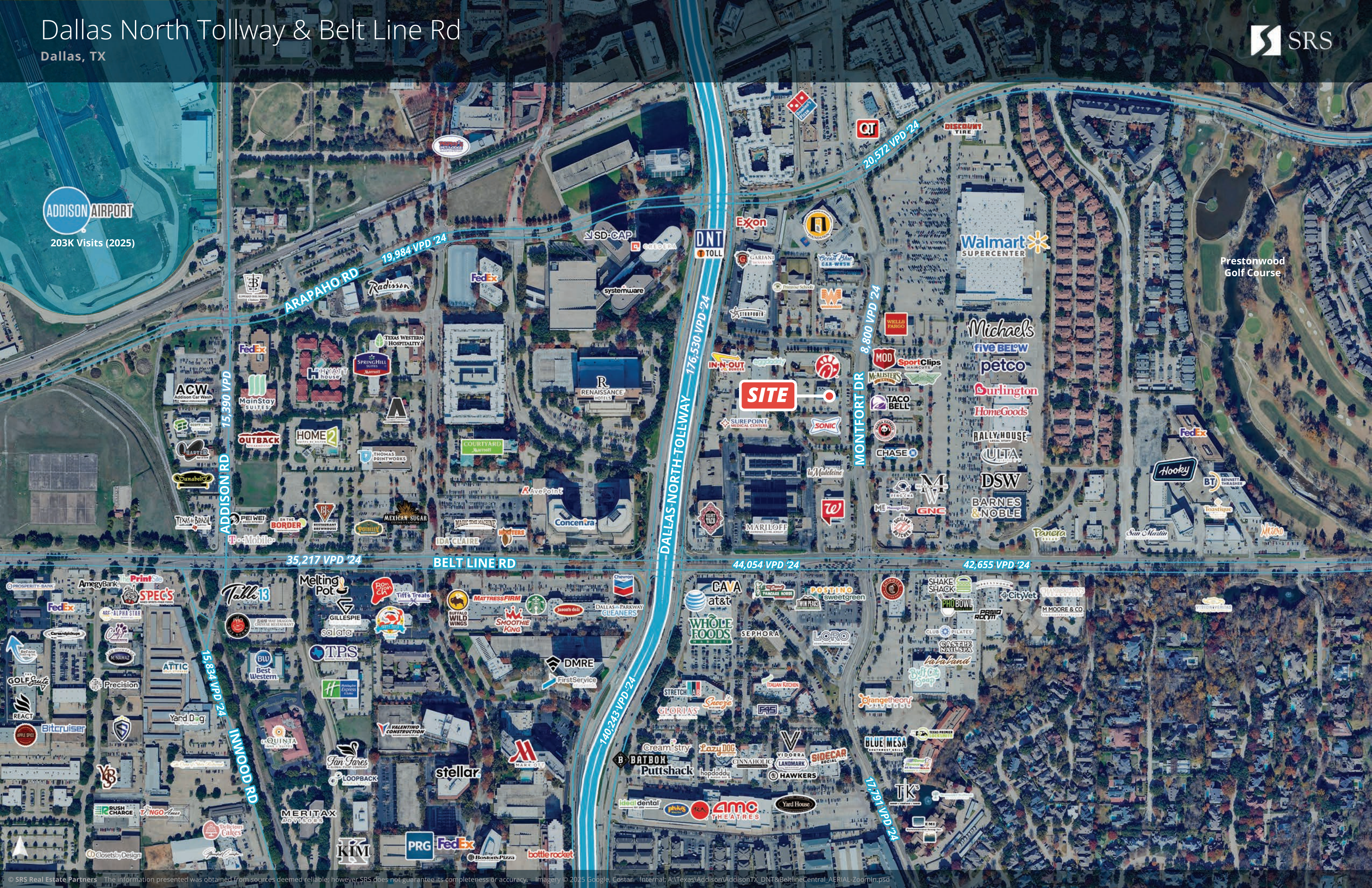
Join These Retailers



SRS REAL ESTATE PARTNERS

Dallas North Tollway & Belt Line Rd

Dallas, TX



ADDISON AIRPORT
203K Visits (2025)

Prestonwood
Golf Course

SITE

Belt Line Rd & Montfort Dr

Dallas, TX | Addison, TX



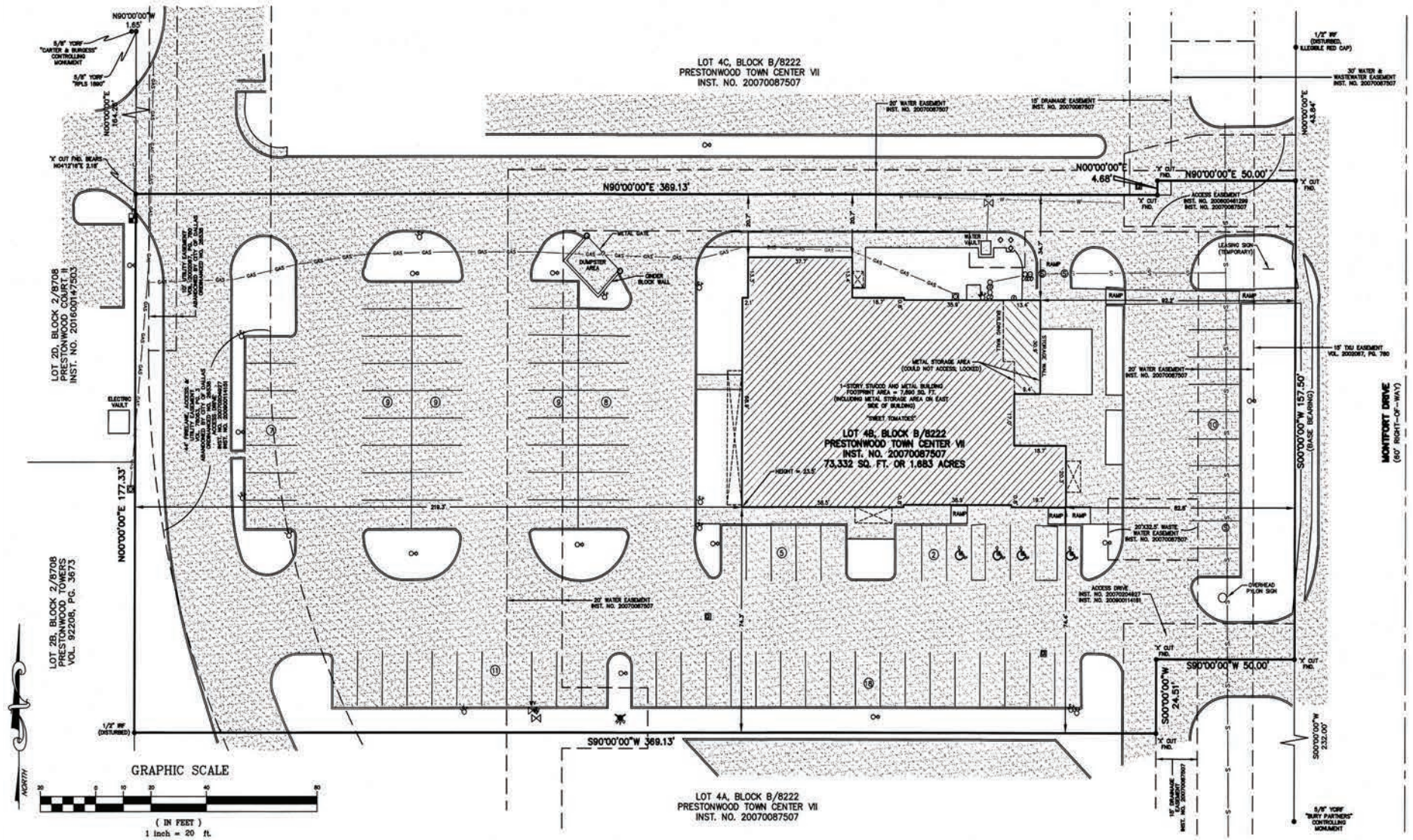
SITE

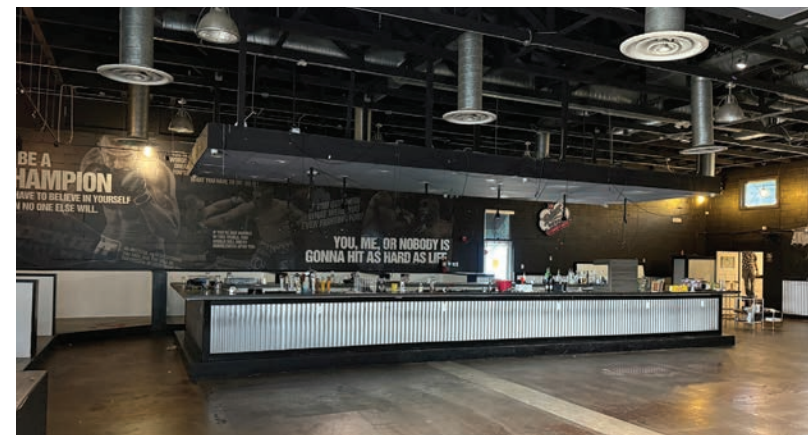
Village on the Parkway

- AMC THEATRES
- SIDECAR SOCIAL
- Swooze
- Nando's
- Puttshack
- Yard House
- FLYING FISH
- Parisienne
- Creamistry BOARDROOM
- BATBOX
- STRETCH LAB
- PHEEZE
- FLIGHT CLUB
- PIE TAP
- GLORIA'S
- GORJI
- NSH
- R&B ADDISON
- verizon
- COOKIE SOCIETY
- HAWKERS
- LANDMARK
- PLAYA BOWLS
- LAZY DOG
- hopdoddy
- pickles

Prestonwood Place

- Jeno's
- GOLFTEC
- Mendocino Farms
- Logie's
- MASSAGE HEIGHTS
- Orange Theory
- Buff City Soap
- SWEET PARIS
- Gyu-Kaku
- LITTLE GREEK
- Pizzeria



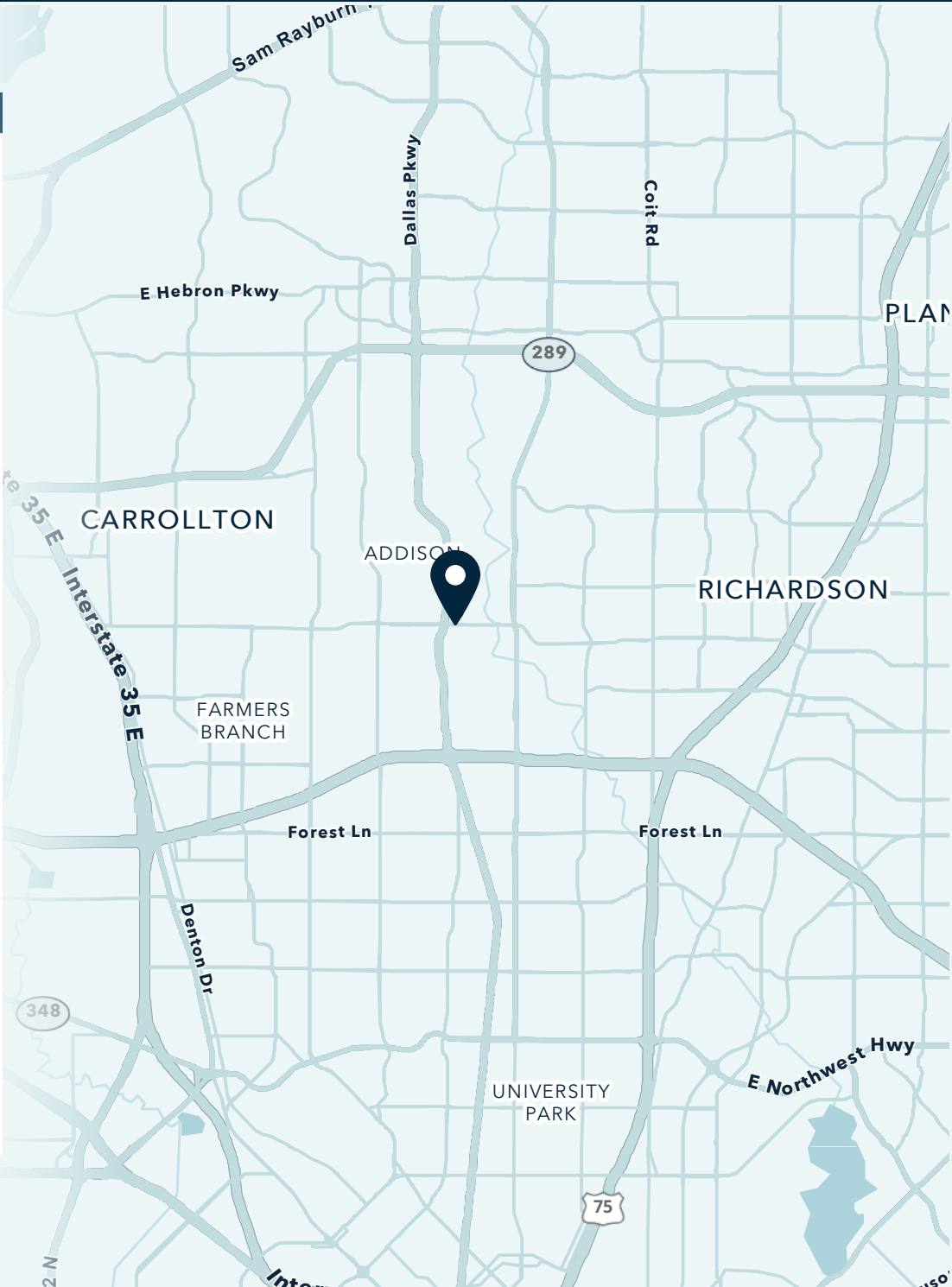






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	25,493	137,595	381,570
2031 Projected Population	26,410	142,600	390,012
Proj. Annual Growth 2026 to 2031	0.71%	0.72%	0.44%
Daytime Population			
2026 Daytime Population	52,313	242,654	519,048
Workers	44,729	188,382	355,347
Residents	7,584	54,272	163,701
Income			
2026 Est. Average Household Income	\$104,737	\$143,050	\$146,967
2026 Est. Median Household Income	\$82,662	\$89,927	\$91,247
Households & Growth			
2026 Estimated Households	15,381	69,015	169,592
2031 Estimated Households	16,174	72,629	176,258
Proj. Annual Growth 2026 to 2031	1.01%	1.03%	0.77%
Race & Ethnicity			
2026 Est. White	45%	49%	46%
2026 Est. Black or African American	21%	16%	14%
2026 Est. Asian or Pacific Islander	9%	8%	10%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	24%	26%	29%
2026 Est. Hispanic (Any Race)	25%	27%	32%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 3 Miles

Key Facts

137,595

Total
Population

243K

Total Daytime
Population

0.72%

Population
Annual Growth
Rate

37.6

Median Age

69,015

2026 Total
Households

\$89.9K

2026 Median
Household
Income

18.0K

Population 12
Years & Younger

69.6K

Female
Population

Annual Household Spending



\$3,127
Apparel &
Services



\$280
Computers &
Hardware



\$5,479
Eating Out



\$9,385
Groceries



8,622
2026 Health
Care (Avg)

Restaurants & Housing Growth



13,826

Total Businesses



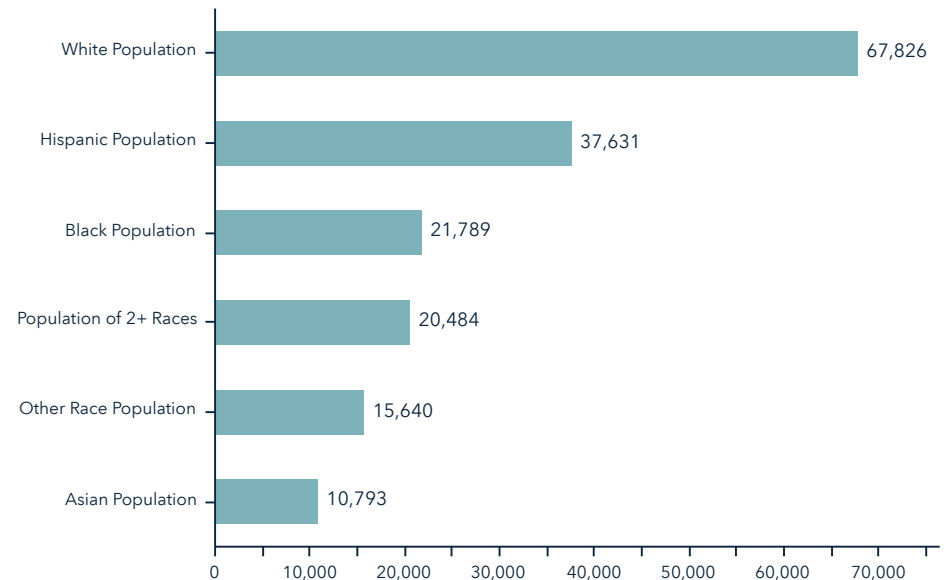
155,024

2026 Total Employees
(NAICS)



1,436

HHUs/Year Built:
2020/Later





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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