



PATTON PLAZA  
FOR LEASE

# Patton Plaza

428 East Jefferson Road, Dallas, TX 75203

eXp Commercial | 7005 Chase Oaks Blvd., Ste. 200 | Plano, TX 75025 | [expcommercial.com](http://expcommercial.com)

Daniel Eng |  
CCIM

469.916.8888 x801  
[daniel@engvest.com](mailto:daniel@engvest.com)

Judy Ratsamy

817.915.5075  
[judy@engvest.com](mailto:judy@engvest.com)

Calvin Wong |  
CCIM

469.916.8888 x902  
[calvin@engvest.com](mailto:calvin@engvest.com)

# FOR SALE | Patton Plaza



## Offering Summary

Sale Price:	N/A
Building Size:	13,000 SF
Available SF:	1,242 SF
Year Built:	2001
Zoning:	Regional Retail District

## Property Overview

## Property Highlights

Daniel Eng |  
CCIM

469.916.8888 x801  
daniel@engvest.com

Judy Ratsamy

817.915.5075  
judy@engvest.com

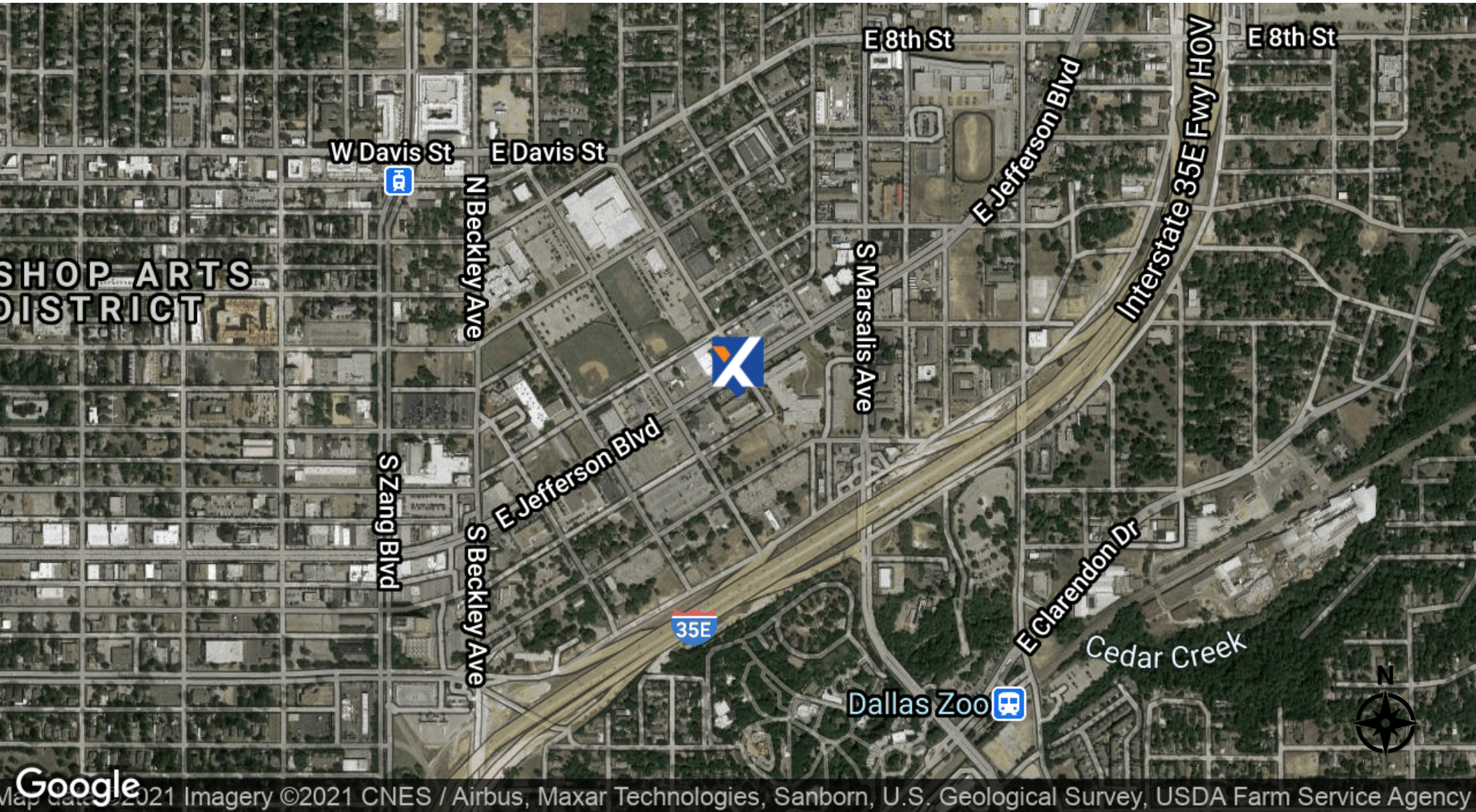
Calvin Wong |  
CCIM

469.916.8888 x902  
calvin@engvest.com

exp<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR SALE | Patton Plaza



Daniel Eng |  
CCIM

469.916.8888 x801

daniel@engvest.com

Judy Ratsamy

817.915.5075

judy@engvest.com

Calvin Wong |  
CCIM

469.916.8888 x902

calvin@engvest.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# FOR SALE | Patton Plaza



Daniel Eng |  
CCIM

Judy Ratsamy

Calvin Wong |  
CCIM

469.916.8888 x801

817.915.5075

469.916.8888 x902

daniel@engvest.com

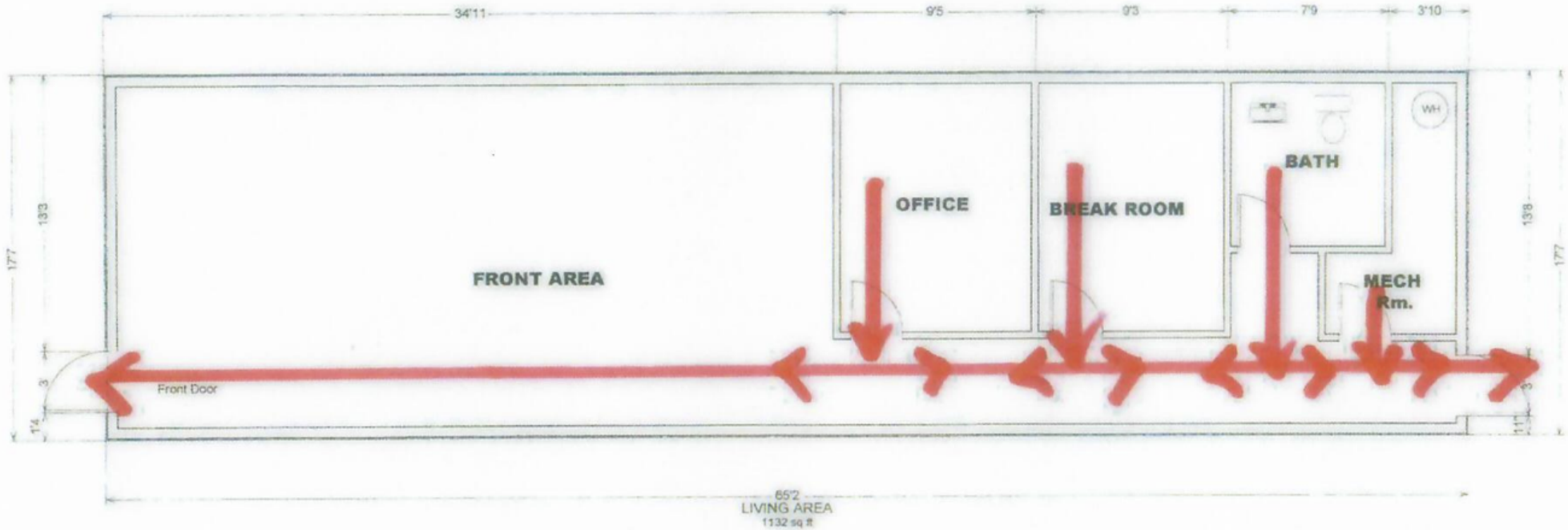
judy@engvest.com

calvin@engvest.com

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

exp<sup>TM</sup>  
COMMERCIAL

# FOR SALE | Patton Plaza



**428 E. Jefferson Blvd., Ste. 123  
Dallas, Texas 75023**

Scale :- 1/8" = 1' 0"

**Daniel Eng |  
CCIM**

**Judy Ratsamy**

**Calvin Wong |  
CCIM**

469.916.8888 x801

817.915.5075

469.916.8888 x902

daniel@engvest.com

judy@engvest.com

calvin@engvest.com

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

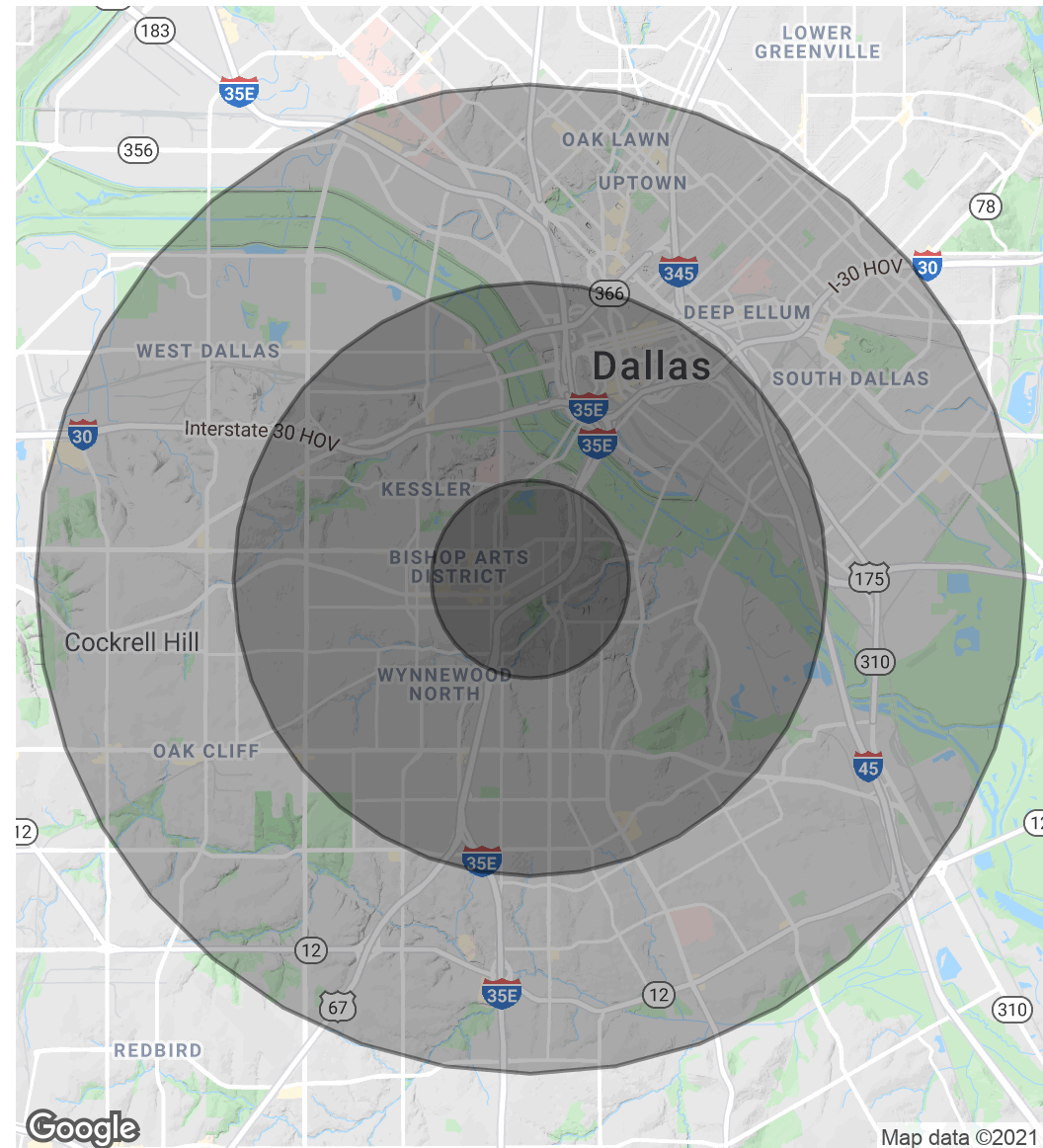
**exp**<sup>TM</sup>  
COMMERCIAL

# FOR SALE | Patton Plaza

Population	1 Mile	3 Miles	5 Miles
Total Population	16,768	118,767	326,966
Average age	30.1	30.9	31.7
Average age (Male)	29.8	30.3	30.9
Average age (Female)	30.5	31.5	32.3

Households & Income	1 Mile	3 Miles	5 Miles
Total households	5,098	38,660	117,166
# of persons per HH	3.3	3.1	2.8
Average HH income	\$40,331	\$50,124	\$53,107
Average house value	\$63,026	\$128,638	\$121,498

\* Demographic data derived from 2010 US Census



Daniel Eng |  
CCIM

Judy Ratsamy

Calvin Wong |  
CCIM

469.916.8888 x801

817.915.5075

469.916.8888 x902

daniel@engvest.com

judy@engvest.com

calvin@engvest.com

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

exp<sup>TM</sup>  
COMMERCIAL

Map data ©2021

# FOR SALE | Patton Plaza



**Daniel Eng | CCIM**

Broker Associate

C: 214.926.3666

daniel@engvest.com

TX #514529



**Judy Ratsamy**

Associate

judy@engvest.com



**Calvin Wong | CCIM**

Broker Associate

C: 972.904.2888

calvin@engvest.com

TX #0570017

**Daniel Eng |  
CCIM**

469.916.8888 x801

daniel@engvest.com

**Judy Ratsamy**

817.915.5075

judy@engvest.com

**Calvin Wong |  
CCIM**

469.916.8888 x902

calvin@engvest.com

**exp**<sup>TM</sup>  
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.