



# MULTI-PURPOSE COMMERCIAL BUILDING FOR SALE

2661 Walnut Hill Lane,  
Dallas, TX 75229

Ideally located just east of I-35E and near I-635, the Dallas North Tollway, and Northwest Highway—and within walking distance of DART Rail—this site offers excellent accessibility and strong potential within one of the nation's fastest-growing economies in the heart of Dallas.

## FEATURES

Built in 2021, this 3,215 SF building sits on a 36,240 SF lot and features three large offices, a full kitchen, two bathrooms, and three mechanic bays. Additional highlights include:

- Spacious, fenced exterior storage
- Excellent opportunity for an owner-occupier or investor
- Abundant parking ideal for auto dealership use

**3,215**  
Building SF

**36,240**  
Land SF

**Dallas**  
County

**25,280**  
Vehicles per Day

**Z116/IR**  
Zoning



**423,673**  
5 mile daytime  
population



**\$147,496**  
5 mile average  
household income

## FOR MORE INFORMATION

**Stacy Byassee | Realtor**

Fathom Realty, LLC

C: 940.600.8883

[sbyassee@fathomrealty.com](mailto:sbyassee@fathomrealty.com)

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I-635 (229,9289 VPD)



T Mobile

**Dallas, TX** is a vibrant, fast-growing metropolitan hub and a central driver of the North Texas economy. As one of the nation's largest and most economically diverse cities, Dallas continues to experience strong population growth, expanding employment opportunities, and sustained investment from major corporations and developers. Key commercial corridors—including areas surrounding Walnut Hill Lane—benefit from high traffic volumes, excellent transportation access, and ongoing public and private infrastructure improvements. As Dallas continues its upward trajectory, well-positioned commercial properties in this market offer strong potential for long-term growth and investment success.

I-35E (232,395 VPD)

Public Storage

FP CAILLET  
ELEMENTARY  
SCHOOL



Public Storage

WALNUT HILL LN (25,280 VPD)



FERGUSON



chilis



PAPPAS BROS.  
-Reckhouse-

WAFFLE  
HOUSE



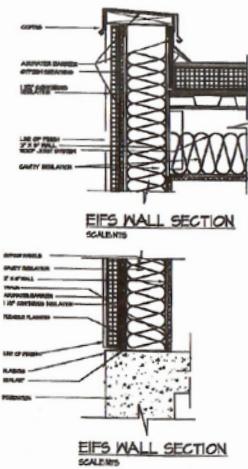
STATE RTE 348 (31,344 VPD)

# FLOOR PLAN

**COVERT + ASSOCIATES**

RESIDENTIAL DESIGN

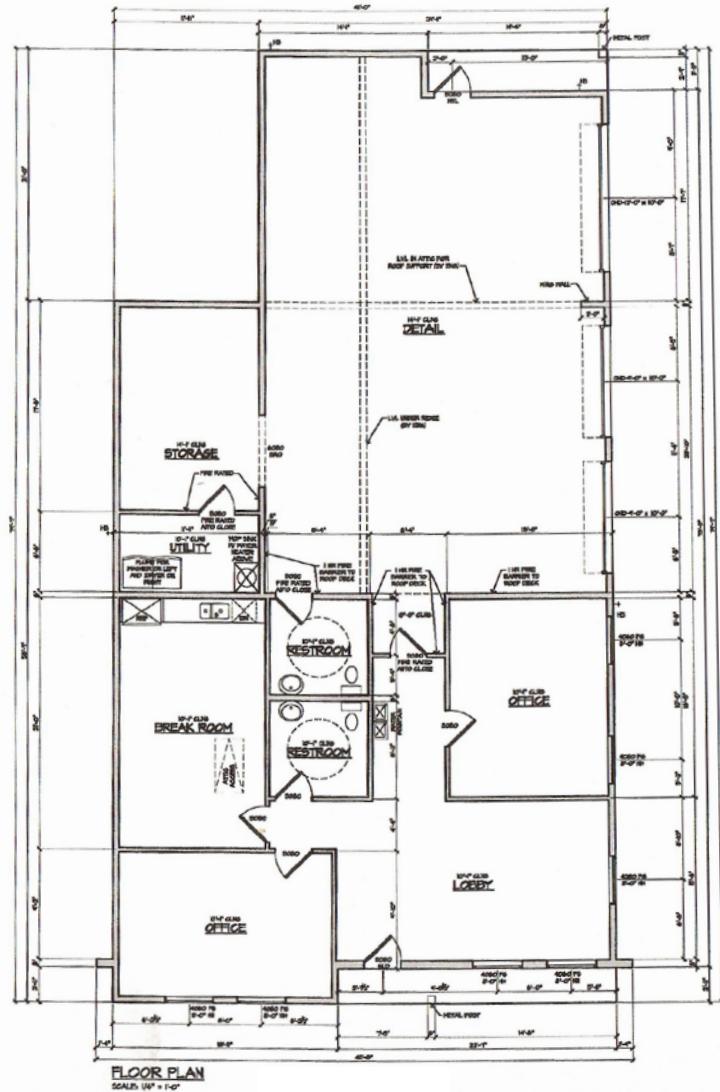
17810 DAVENPORT ROAD, SUITE 111 DALLAS, TEXAS 75252  
972.783.4460 SHADDOCK@COVERTANDASSOCIATES.COM



MARK MURPHY-STAR TEXAS MOTORS  
A CIRCUIT INDUSTRIES CO.  
2661 WALNUT HILL LANE  
DALLAS, TEXAS 75229  
LOISBA ELLIOTT, PRESIDENT  
KANG ADDISON

07-21-00

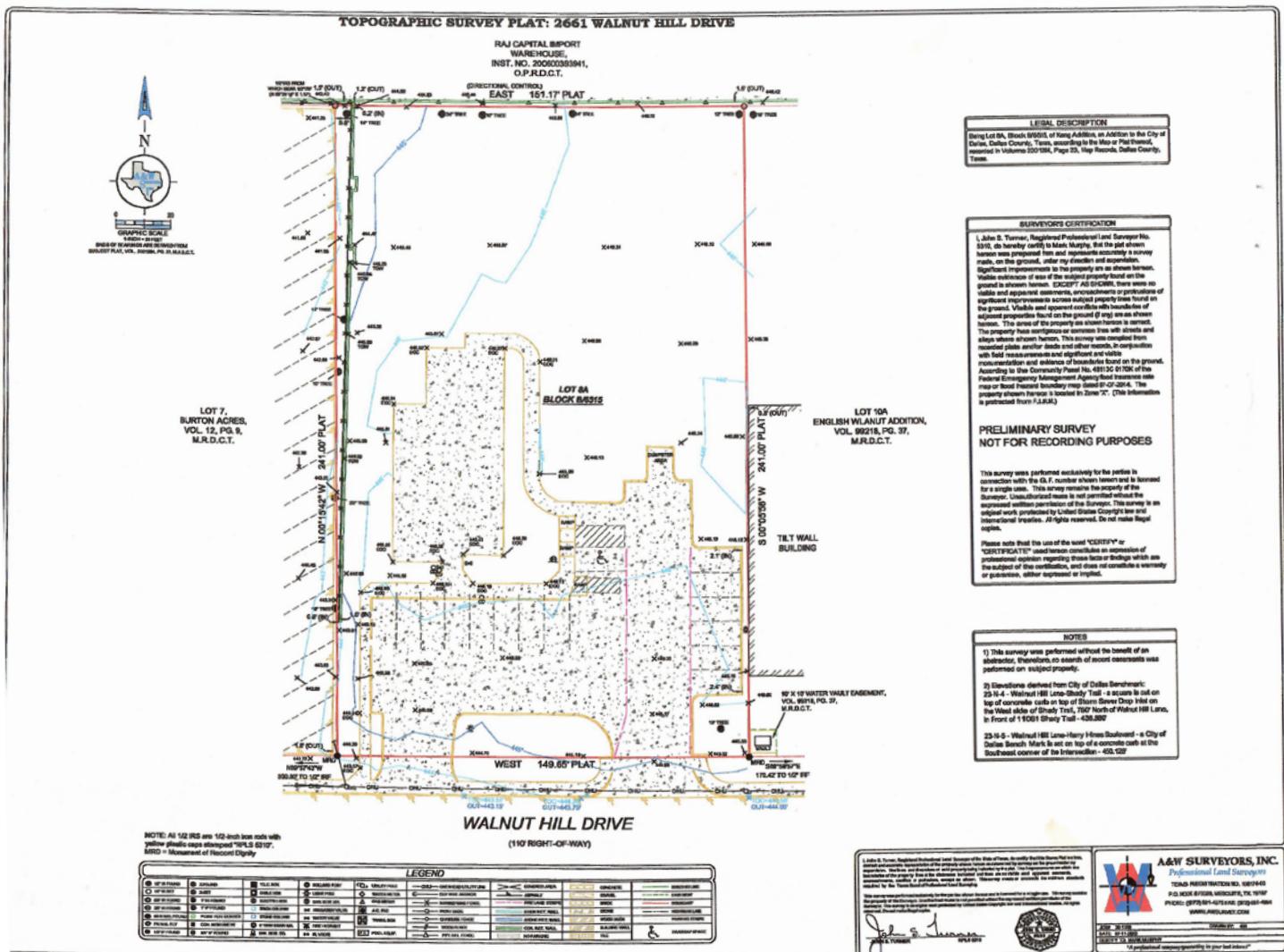
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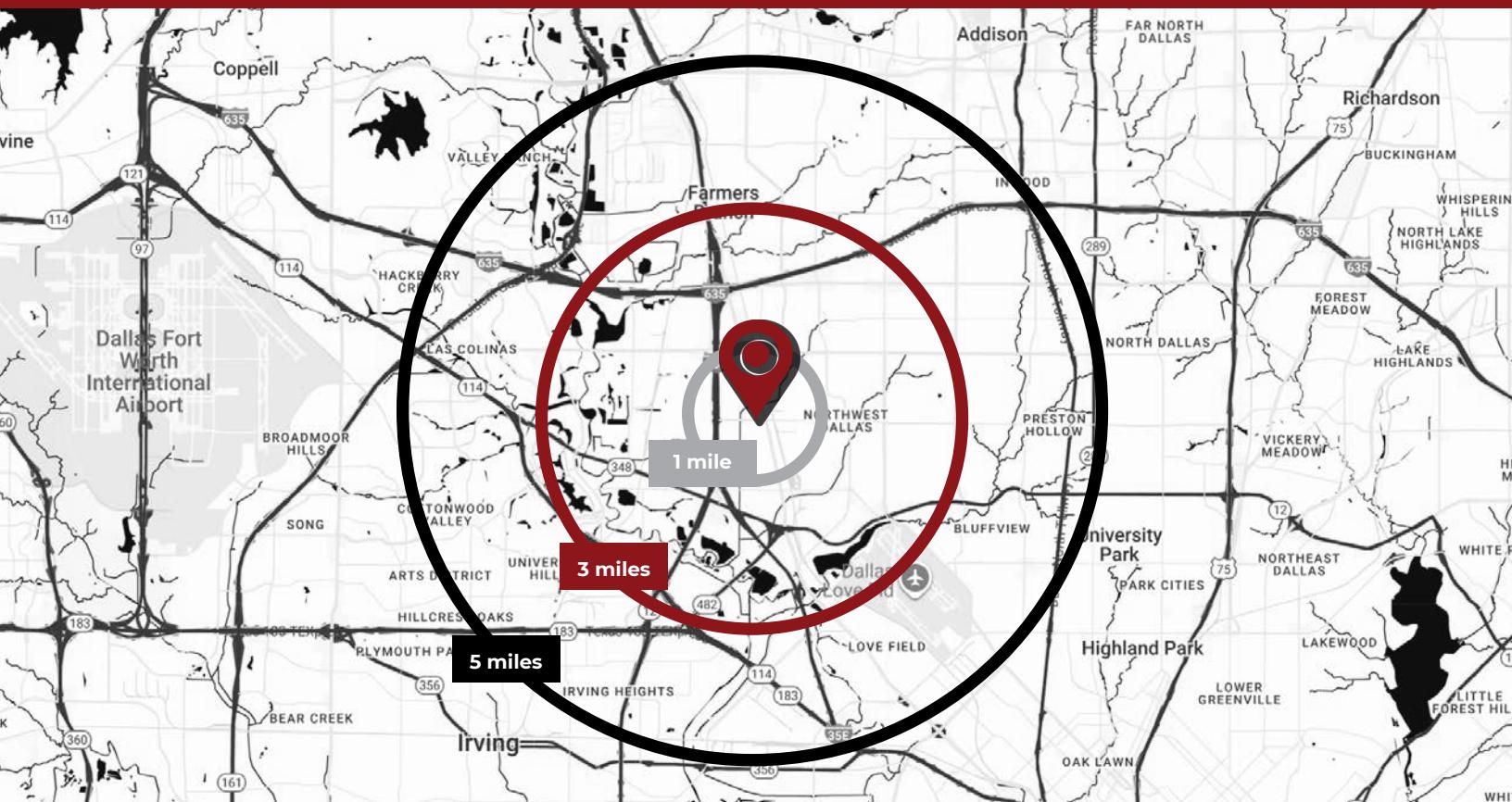


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# SURVEY



2661 Walnut Hill Lane,  
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2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,443	92,587	249,456
Households	1,749	37,790	101,722
Families	1,221	21,384	58,973
Average Household Size	3.10	2.44	2.43
Owner Occupied Housing Units	865	12,955	41,217
Renter Occupied Housing Units	884	24,835	60,505
Median Age	33.9	34.2	35.1
Median Household Income	\$77,150	\$87,645	\$93,303
Average Household Income	\$111,335	\$131,895	\$147,496
2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,315	93,302	253,300
Households	1,725	38,696	104,711
Families	1,204	21,687	60,250
Average Household Size	3.07	2.40	2.40
Owner Occupied Housing Units	895	13,281	42,382
Renter Occupied Housing Units	830	25,415	62,329
Median Age	34.9	35.0	36.2
Median Household Income	\$84,243	\$95,928	\$102,189
Average Household Income	\$127,574	\$144,686	\$162,383



## 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.

2-10-2025



### 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. **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.

<b>Fathom Realty, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0601430</b> License No.	<b>BrokerTexas@FathomRealty.com</b> Email	<b>(888) 455-6040</b> Phone
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<b>Stacy Byassee</b> Sales Agent/Associate's Name	<b>0575770</b> License No.	<b>sbyassee@fathomrealty.com</b> Email	<b>940-600-8883</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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