

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



PROPERTY DETAILS

1. Office Casita - 2,625 SF. Property consists of four (4) main offices, two conference rooms, lobby and break room. Comes with eight (8) parking spaces. Could be used by the homeowner for a true live work and play setting or leased out as an office space.
2. Residential House - 7,021 SF. A true entertainers dream home. In the heart of Uptown. Seconds away from the Dallas North Tollway and Old Parkland. Future covered land play within PD 193 district that allows for high rise residential, office and retail.

AVAILABLE

- » Total Land = 2 Parcels, 13,782 SF
- » Office Casita - 2,625 SF
- » Residential House - 7,021 SF

RATES

Asking Price: Entire Property = Call for Pricing

For Lease: Office Casita Only = \$42.00 + NNN

2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	39,364	191,3330	381,192
Daytime Population	68,340	366,990	630,776
2030 Proj. Population	44,377	207,861	402,939
Total Households	26,741	106,780	185,820
Median HH Income	\$101,377	\$95,571	\$90,362

TRAFFIC GENERATORS



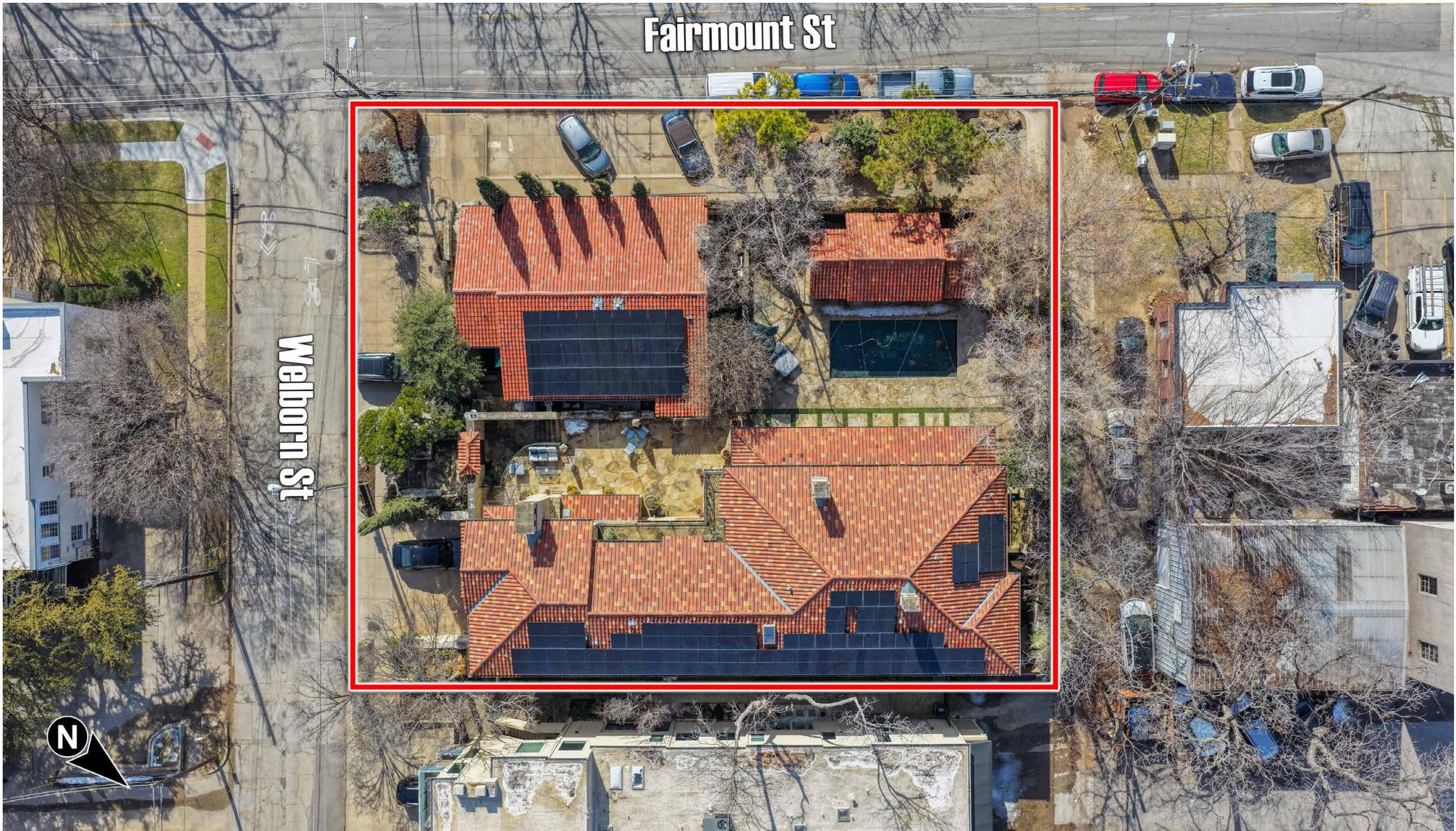
MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



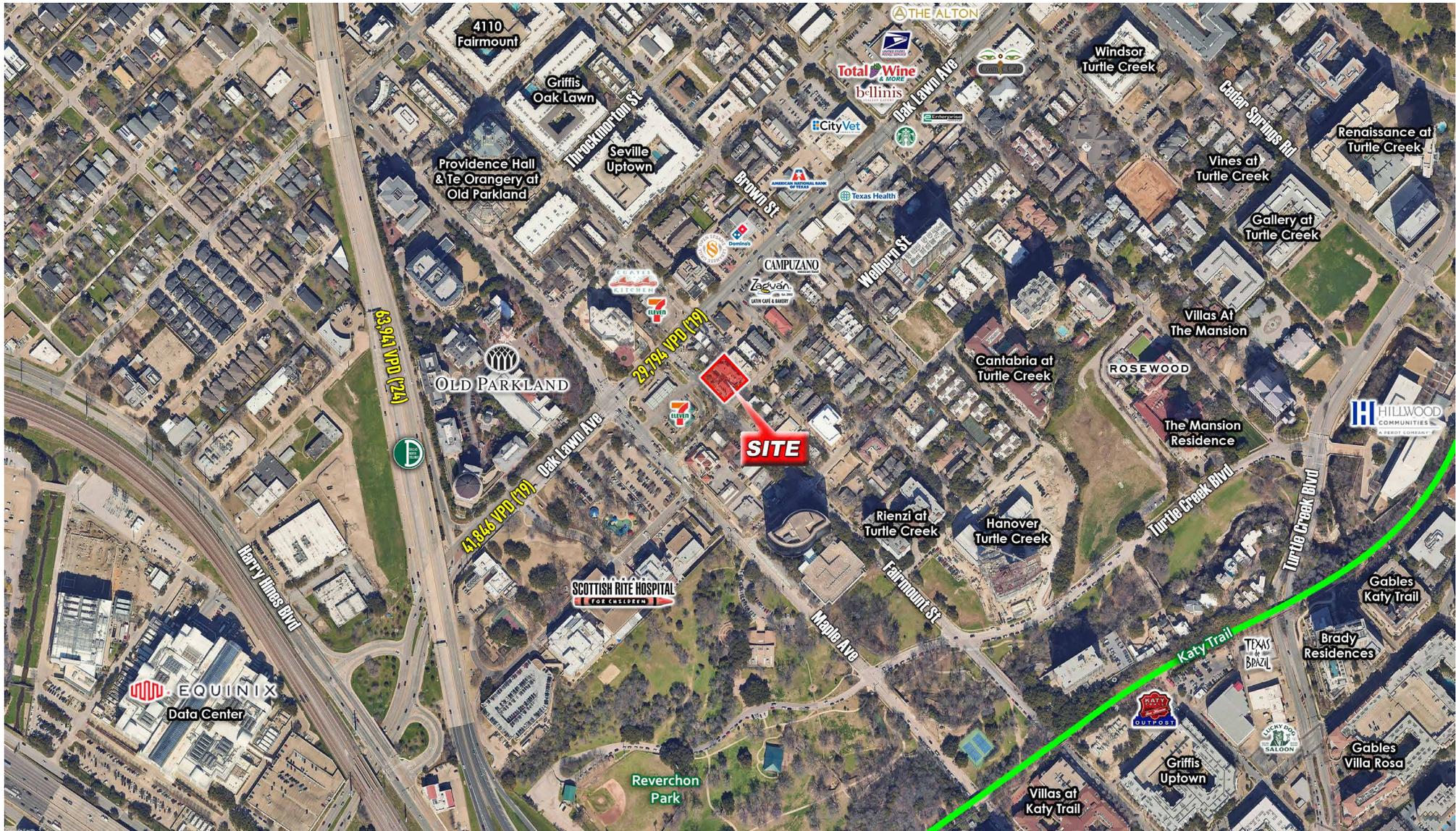
MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



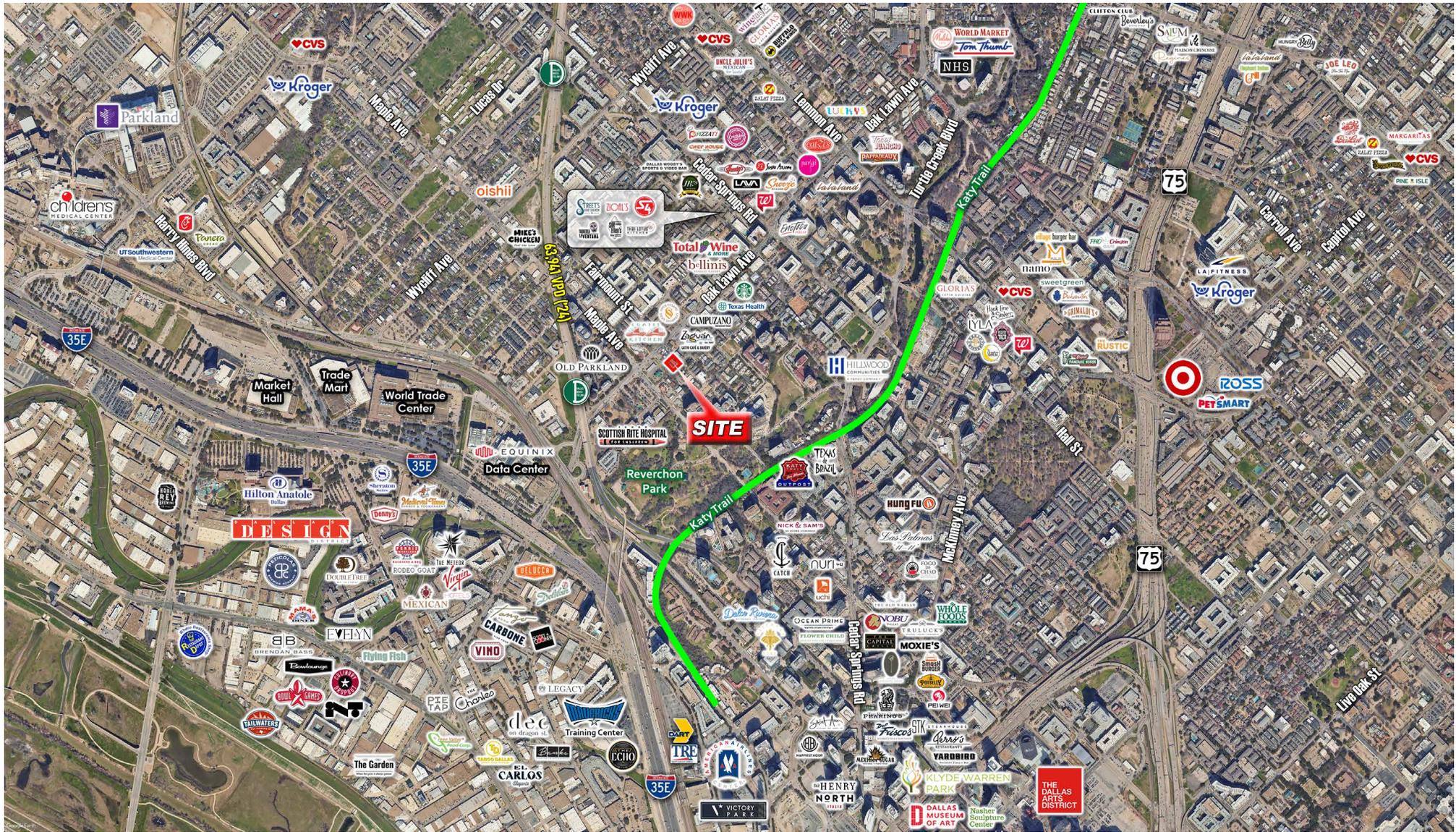
MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



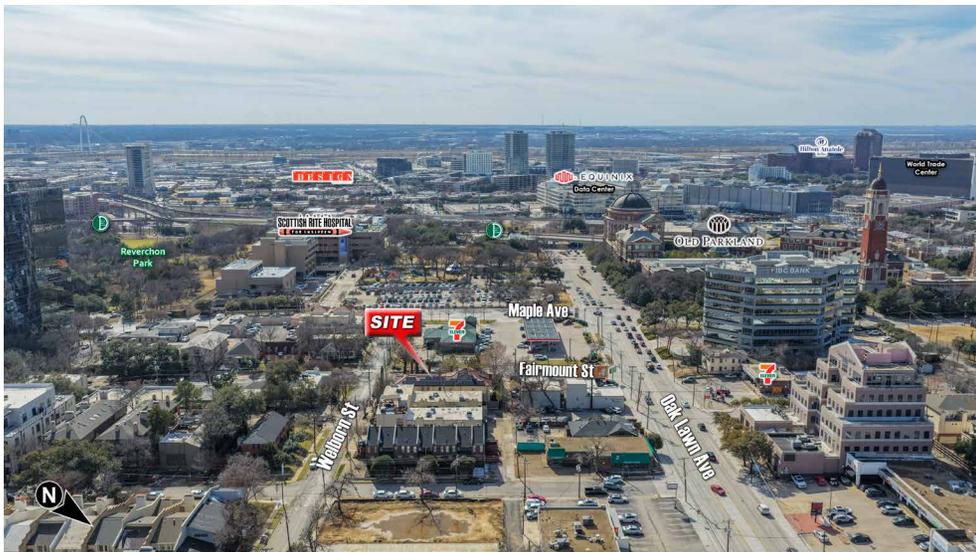
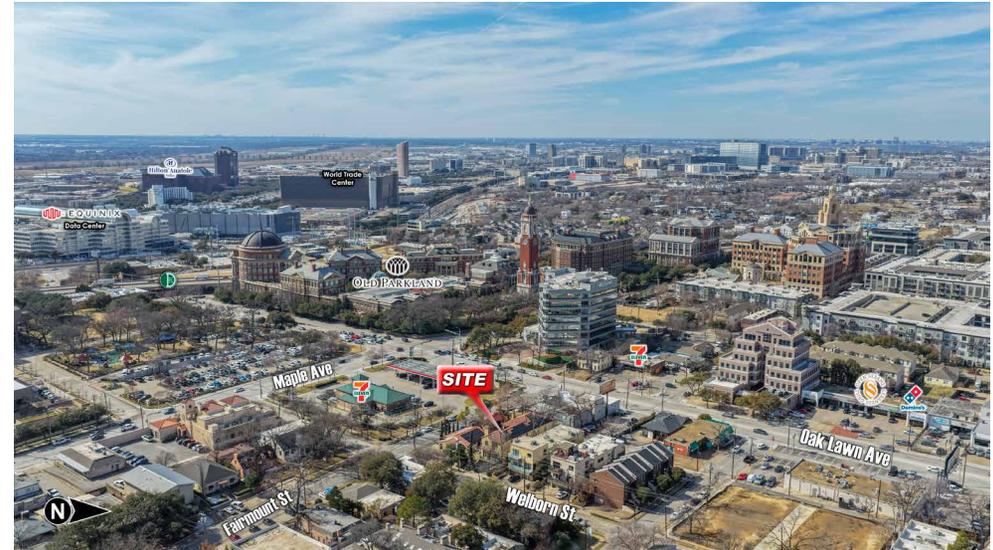
MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



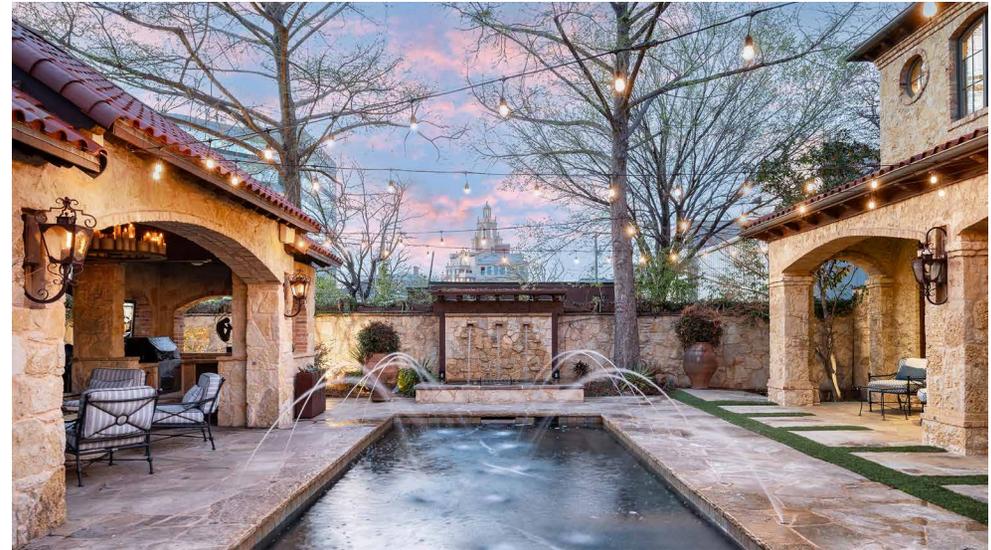
MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

R
THE ROSENFELD
COMPANY



MATTHEW ROSENFELD
214.755.9797 | MATTHEW@ROSENFELDCO.COM

The information was obtained from sources deemed reliable; however, The Rosenfeld Company has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

UPTOWN OPPORTUNITY

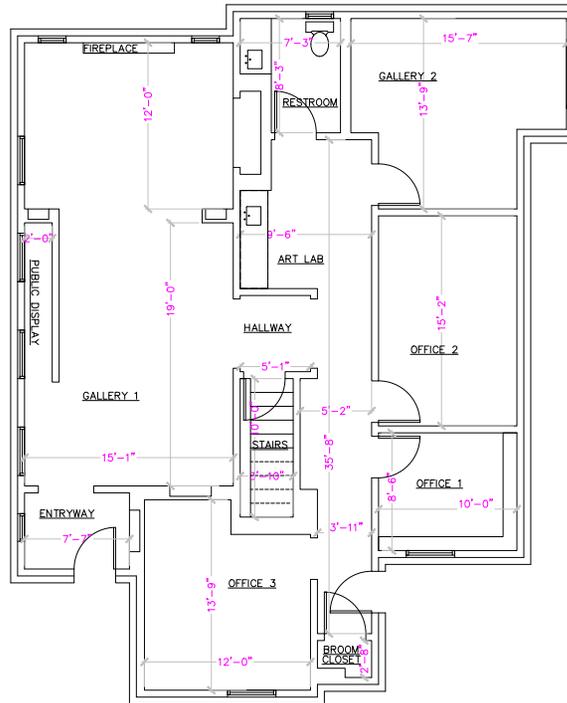
2505 WELBORN ST & 3702 FAIRMOUNT ST, DALLAS, TX 75219

COMMERCIAL SPACE FOR RENT

3702 FAIRMOUNT STREET, DALLAS, TX 75219

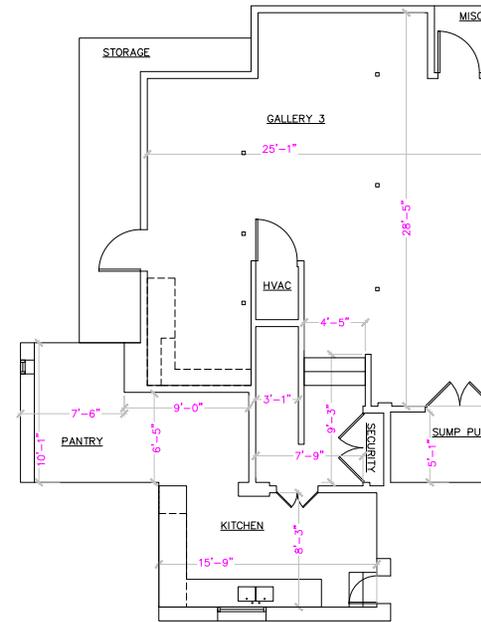
MAIN FLOOR

1721 SQ FT RENTABLE
1540 SQ FT USABLE



BASEMENT

904 SQ FT USABLE



01- FLOOR PLAN

SCALE: 1/4" = 1'-0"

