

FOR SALE

4906 DON DRIVE
4906 Don Dr Dallas, TX 75247



PROPERTY DESCRIPTION

Located at 4906 Don Drive, Dallas, this well-maintained 3-star flex building offers approximately 4,150 total square feet of versatile space ideal for showroom, office, or light industrial use. Built in 1985 and currently owner-occupied, the property is thoughtfully configured to support both professional and operational needs. The building features a welcoming reception entry area, five private offices, two restrooms, and a functional showroom equipped with a 10' x 14' drive-in loading door, providing convenient access to the showroom or warehouse space. Both the office and showroom areas are fully equipped with air conditioning and heating, ensuring year-round comfort. Additional amenities include custom lighting, security system with motion detectors, an iron security gate at the entrance, large kitchen, mezzanine storage, and Wi-Fi connectivity. The site offers 12 surface parking spaces. Strategically located with easy access to Highway 183 and Interstate 35, the property provides excellent connectivity throughout the Dallas metro area. Zoned IR (Industrial Research District), this property is well-suited for a variety of industrial, research, or flex-use applications.

Mark Wykes
(972) 896-0054
TX #0758527

OFFERING SUMMARY

Sale Price:	\$829,000
Number of Units:	1
Lot Size:	7,472 SF
Building Size:	4,140 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	191	357
Total Population	133	292	763
Average HH Income	\$92,012	\$92,012	\$71,224



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PROPERTY DETAILS

4906 DON DRIVE

4906 Don Drive

SALE PRICE

\$829,000

LOCATION INFORMATION

Building Name	4906
Street Address	4906 Don Drive
City, State, Zip	Dallas, TX 75247
County	Dallas

BUILDING INFORMATION

Building Size	4,140 SF
Building Class	B
Tenancy	Single
Number of Grade Level Doors	1
Number of Drive in Bays	1
Ceiling Height	24 ft
Minimum Ceiling Height	20 ft
Number of Floors	1
Year Built	1985
Condition	Good
Roof	Metal
Number of Buildings	1

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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	IR
Lot Size	7,100 SF
APN #	0000057484000000
Lot Depth	1,420 ft

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	12

UTILITIES & AMENITIES

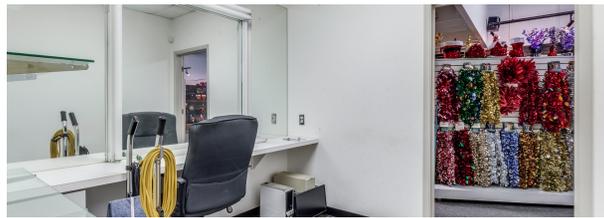
HVAC	Office and Warehouse
Restrooms	2



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OFFICE AND WAREHOUSE

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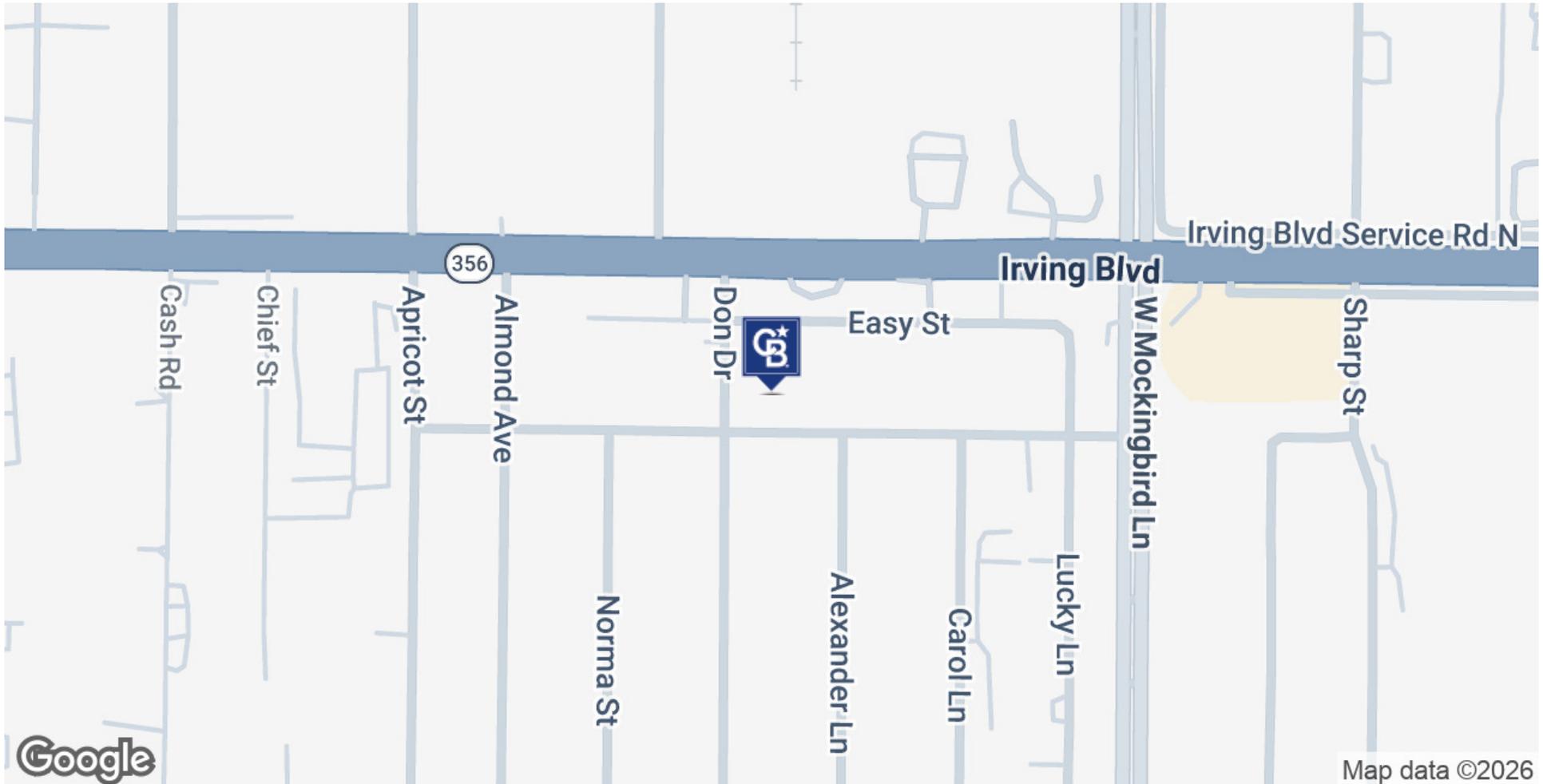


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LOCATION MAP

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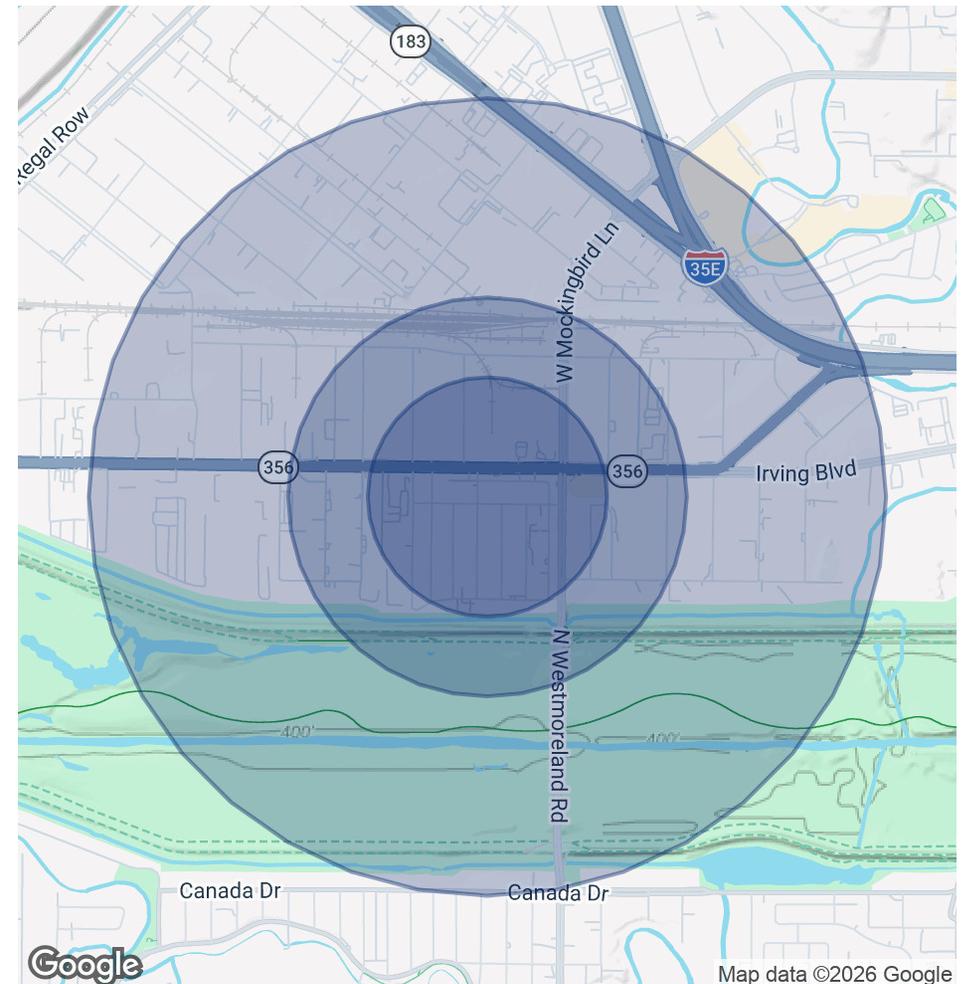
DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	133	292	763
Average Age	35	35	37
Average Age (Male)	38	38	38
Average Age (Female)	33	33	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	191	357
# of Persons per HH	1.5	1.5	2.1
Average HH Income	\$92,012	\$92,012	\$71,224
Average House Value	\$242,708	\$242,708	\$290,101

Demographics data derived from AlphaMap



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LOCATION MAP

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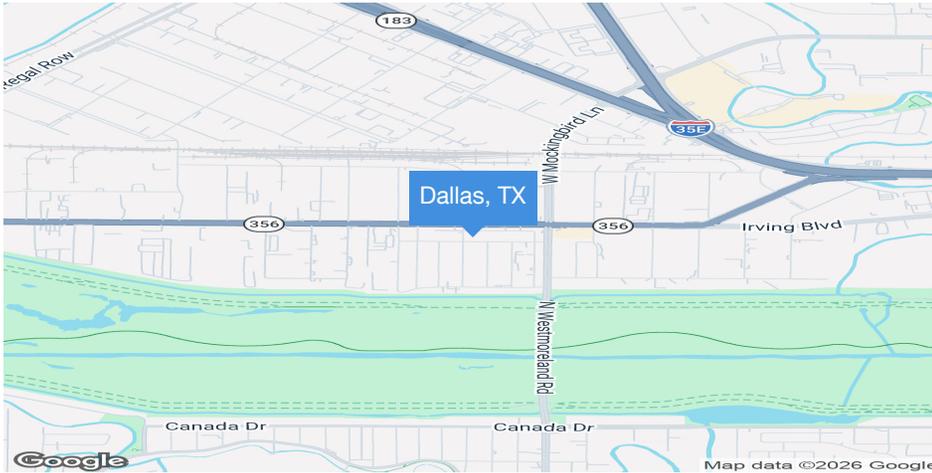
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LOCATION

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LOCATION DESCRIPTION

Discover the unparalleled potential of the area surrounding 4906 Don Drive, Dallas. This prime location offers convenient access to major transportation routes, including close proximity to Interstates 35 and 30, making it a strategic hub for industrial and flex space investors. Nearby, the Dallas Market Center and Design District showcase the city's vibrant commercial energy, while the Trinity Groves dining and entertainment district provides endless opportunities for networking and client engagement. Embrace the dynamic fusion of industry and innovation in this thriving Dallas locale, where the promise of growth and success awaits.

LOCATION DETAILS

County	Dallas
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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Commercial Realty	-	-	555.555.5555
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mark Wykes	TX #0758527	mark.wykes@cbrealty.com	(972) 896-0054
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date