



7901 John W Carpenter Freeway

Dallas, Texas 75247

Listing Contacts:

Kolby Dickerson
kdickerson@txreproperties.com
m 214-534-1599

Sam Davis
sdavis@txreproperties.com
m 214-684-7197

PROPERTY OVERVIEW



Submarket	Brookhollow / Stemmons Freeway
Address	7901 John W. Carpenter Freeway
County	Dallas
Property Size	17,254
Occupancy	Multi
Land Size	1.57 acres
# Buildings	1
# Tenants	2- Able to vacate within 60 days
Year Built (Remodel)	1957 (2022)
Office/Retail Finish	100%
Clear Height	12'
Zoning	Industrial Research



PROPERTY OVERVIEW

TXRE Properties is pleased to exclusively present the opportunity to acquire 7901 John W. Carpenter Freeway (the "Property"), a 1.57-acre, 17,254 square foot two-story office building located within the Stemmons Freeway submarket of Dallas, Texas. Current ownership invested +/- \$500,000 into building renovations in 2022. Ideally positioned along John W. Carpenter Freeway and near the intersection of Mockingbird Lane, the Property boasts numerous highlights but none of which is more predominant than location. Just minutes away from some of Dallas' most affluent neighborhoods, 7901 John W. Carpenter Freeway sits amidst two of the metroplexes most booming submarkets (Brookhollow & Dallas Design District), it lends itself to high traffic counts commuting to a myriad of diverse attractions, businesses, cultures and nightlife.

Situated in one of the most lenient zoning districts the City of Dallas has to offer, Industrial Research, the options for a successful and lucrative business are endless; giving the Property excellent long-term redevelopment potential. Industrial, wholesale distribution and storage, office and retail are all permitted; and the nearby amenities will meet your everyday business, staff and customer needs. The Property includes a billboard, that can provide additional income from an investment standpoint, or as an advertisement booster for any owner/user. Additional storage areas provide further flexibility to this quality offering with those businesses who benefit from having an outside showcase area.

PROPERTY HIGHLIGHTS



LOCATION, LOCATION, LOCATION

The proximity to Dallas Central Business District, Dallas Love Field Airport, etc., makes for a highly desirable location for any business. Just minutes away from Downtown Dallas and less than 15 miles from DFW International Airport, 7901 John Carpenter Freeway is the perfect location for multiple business types.



EASE OF ACCESS

The highway accessibility is seamless at this location as customers and employees can exit the highway at Mockingbird Lane when arriving on site and reenter the highway without any intersection or stoplights.



PROPERTY HIGHLIGHTS



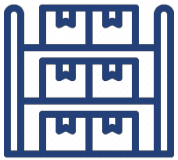
TRAFFIC CAN BE A GOOD THING...SOMETIMES

Highway frontage that brings an average traffic count of over 328,000 cars per day. Excellent visibility accompanied by viewpoints from 10 different high traffic intersections with a line of sight of less than 0.35 miles, makes for advertising for any company that occupies the building.



PARKING AND STORAGE

Boasting an impressive parking ratio of 3.94/1,000 SF this is ideal for any business. With 18 spots available in the front of the building and an additional secured lot containing 50 spots at the rear of the building; leaves any business owner rest assured that customers will never be turned away due to parking restraints.



Additionally, the approximately 19,000 square foot rear lot can be used as outside storage for product or as an outdoor showcase area. Fully secured lot with gate & keypad, security system and flood lights.

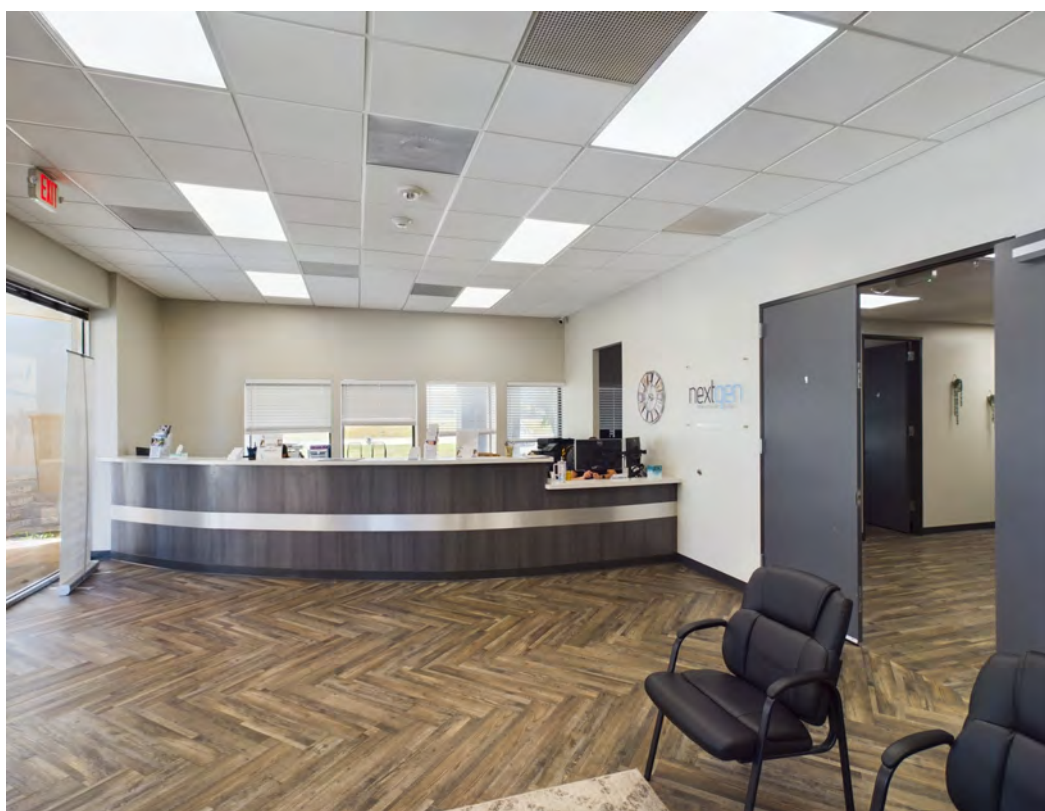


POTENTIAL RENTAL INCOME

A high-return option to add to an investment portfolio, this properties diverse zoning district allows an investor to acquire and unlock a proven income-generator in an established area. This location caters exceptionally well to Dallas Design District businesses looking to escape the insanely high rent prices, while not sacrificing their clients and brand. The property also includes a billboard that can be rented out separately, producing an additional revenue stream for any investor with minimum maintenance involved.



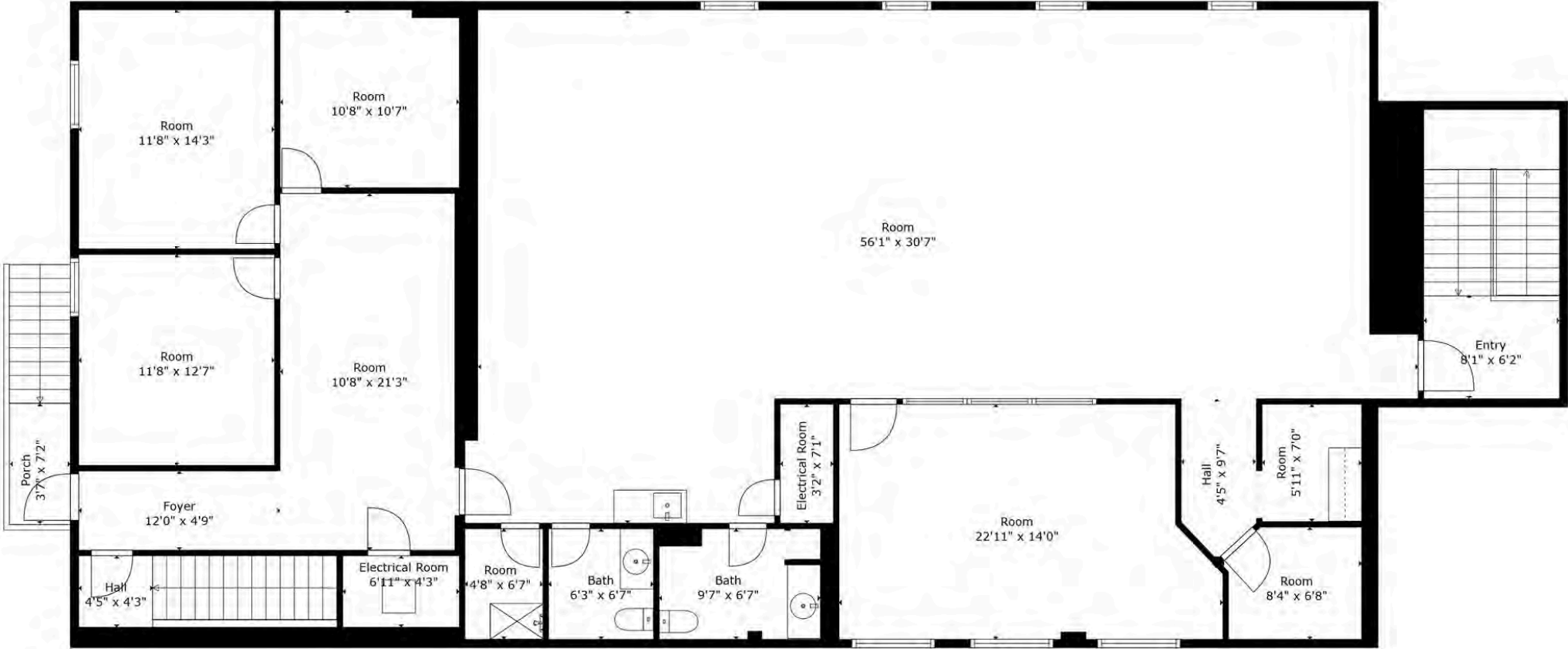




First Floor Floorplan



Second Floor Floorplan





Dallas: Big Things Happen Here

**WITHIN
5 MILES**



30,000 Class A
Multifamily Units



35.8 M SF
Class A Office



24.1 M SF
Retail



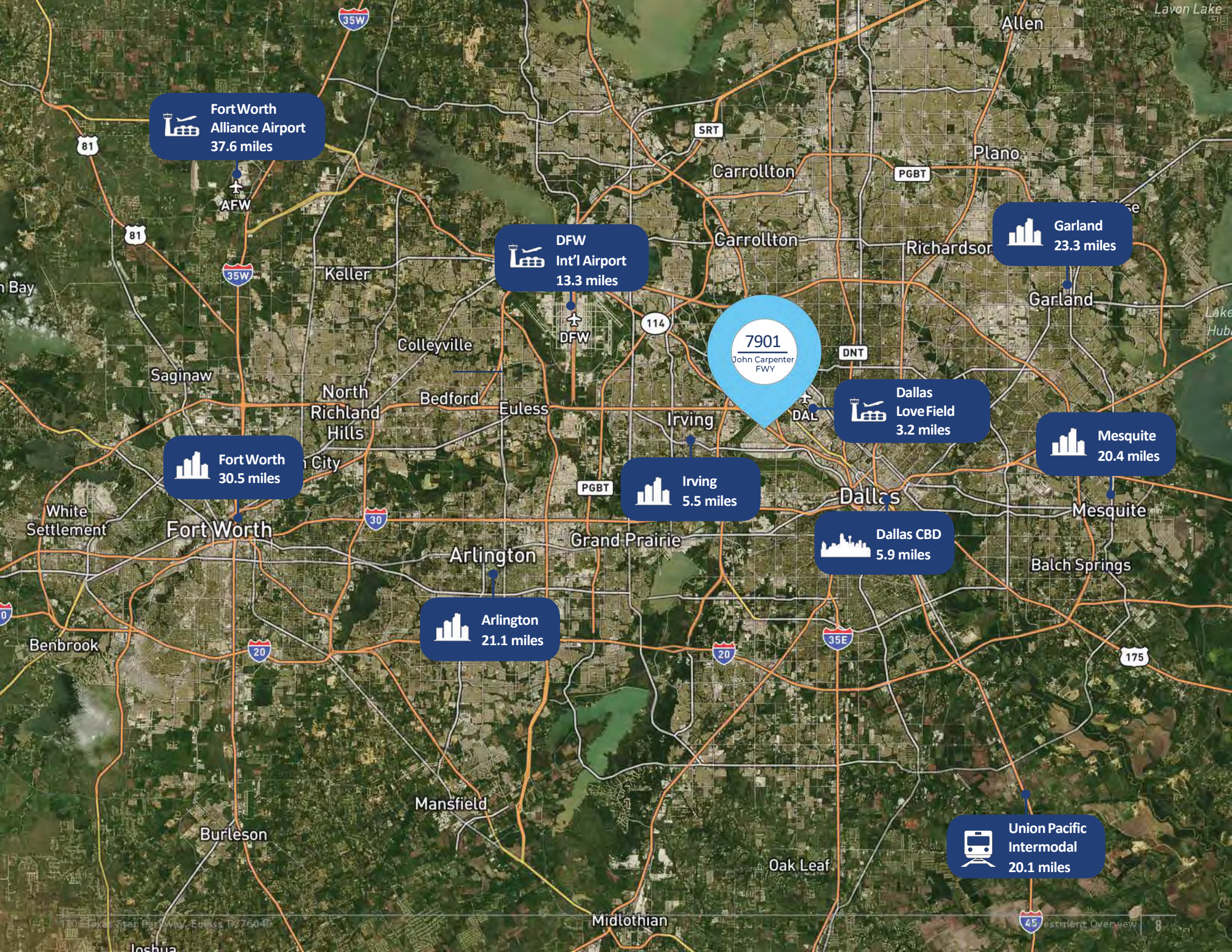
Dallas Medical
District



Dallas
Love Field
Airport



Dallas Central
Business District





Fort Worth Alliance Airport
37.6 miles


DFW Int'l Airport
13.3 miles


Garland
23.3 miles


7901
John Carpenter
FWY


Dallas Love Field
3.2 miles



Mesquite
20.4 miles


Fort Worth
30.5 miles


Irving
5.5 miles


Dallas CBD
5.9 miles


Arlington
21.1 miles


Union Pacific Intermodal
20.1 miles



INTERSTATE
75

DNT
TOLL

INTERSTATE
35

183
TEXAS

7901
John Carpenter
FWY

Highland Park
Preston Hollow

Dallas Medical District

Hilton Anatole Hotel

American Airlines Center

Dallas Design District

Trinity Groves

Trinity River & Trails

Downtown Dallas/ CBD

Dallas Love Field Airport

Brook Hollow Golf Club

West Brookhollow Industrial Submarket



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