

# EMPIRE COMMERCE CENTER OFFERING SUMMARY



± 43,737 SF | VALUE ADD OFFICE PROPERTY | 88.96% LEASED



1140–1150 Empire Central Pl  
DALLAS, TEXAS



**FORMATION**  
REAL ESTATE

MARKETED FOR SALE BY BROKERS:

**DAVID BARBER**  
Partner | Broker  
P: 817.366.7386  
dbarber@formationtx.com

**GRACE RUBY**  
Senior Associate  
P: 817.614.3717  
grace.ruby@formationtx.com

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# CONFIDENTIALITY & DISCLAIMER

## Exclusively Listed By:

**DAVID BARBER**

**Partner / Broker**

dbarber@formationtx.com

M: 817.366.7386

**GRACE RUBY**

**Senior Associate**

grace.ruby@formationtx.com

M: 817.614.3717

**FORMATION REAL ESTATE, LLC**

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140

www.formationtx.com

All materials and information received or derived from Formation Real Estate LLC, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Formation Real Estate LLC, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Formation Real Estate LLC, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Formation Real Estate LLC, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Formation Real Estate LLC, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Formation Real Estate LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# INVESTMENT OVERVIEW



±43,737

BUILDING(S) RSF

±3.19

ACRES

MU3

ZONING

14

TENANTS

1982

YEAR BUILT

2

BUILDINGS

**Formation Real Estate** is pleased to present the opportunity to acquire **1140-1150 Empire Central Place**, a two-building, single-story office property located in a core Dallas infill corridor near Love Field, Stemmons Freeway, Downtown Dallas, and the Medical District.

The property encompasses approximately **43,737 square feet** in a low-rise, multi-tenant configuration with individual suite entrances and on-site parking. This layout provides tenants with the accessibility and convenience of a campus-style environment while maintaining the efficiency of a professionally managed portfolio asset. The design supports a broad range of office users seeking visibility, autonomy, and ease of access for employees and clients.

From an investment perspective, **1140-1150 Empire Central Place** presents a **clear value-add opportunity** driven by staggered lease expirations and in-place rents that remain below current market levels. These fundamentals create multiple avenues to enhance cash flow through targeted lease-up and strategic rent growth. The asset's position within the Stemmons corridor further strengthens its long-term outlook, as it benefits from proximity to major employment centers, healthcare institutions, and regional transportation infrastructure.

With a well-located footprint, flexible suite mix, and embedded potential for income growth, **1140-1150 Empire Central Place** offers investors a compelling opportunity to acquire a stabilized yet repositionable asset in one of Dallas's most consistently active submarkets.

# 88.96% LEASED WITH SIGNIFICANT NEAR-TERM UPSIDE

## HIGHLIGHTS

Empire Commerce Center is currently 88.96% leased to 14 tenants, with several leases expiring in the next 12-18 months.

Upside exists from the following:

- In-place rents are +/- 23% below market
- Three (3) vacant suites totaling 4,123 SF
- All tenants have annual rent increases on their remaining term
- Diversity of suite sizes to suit market demand

**1.10**  
**WALT**  
**(in years)**

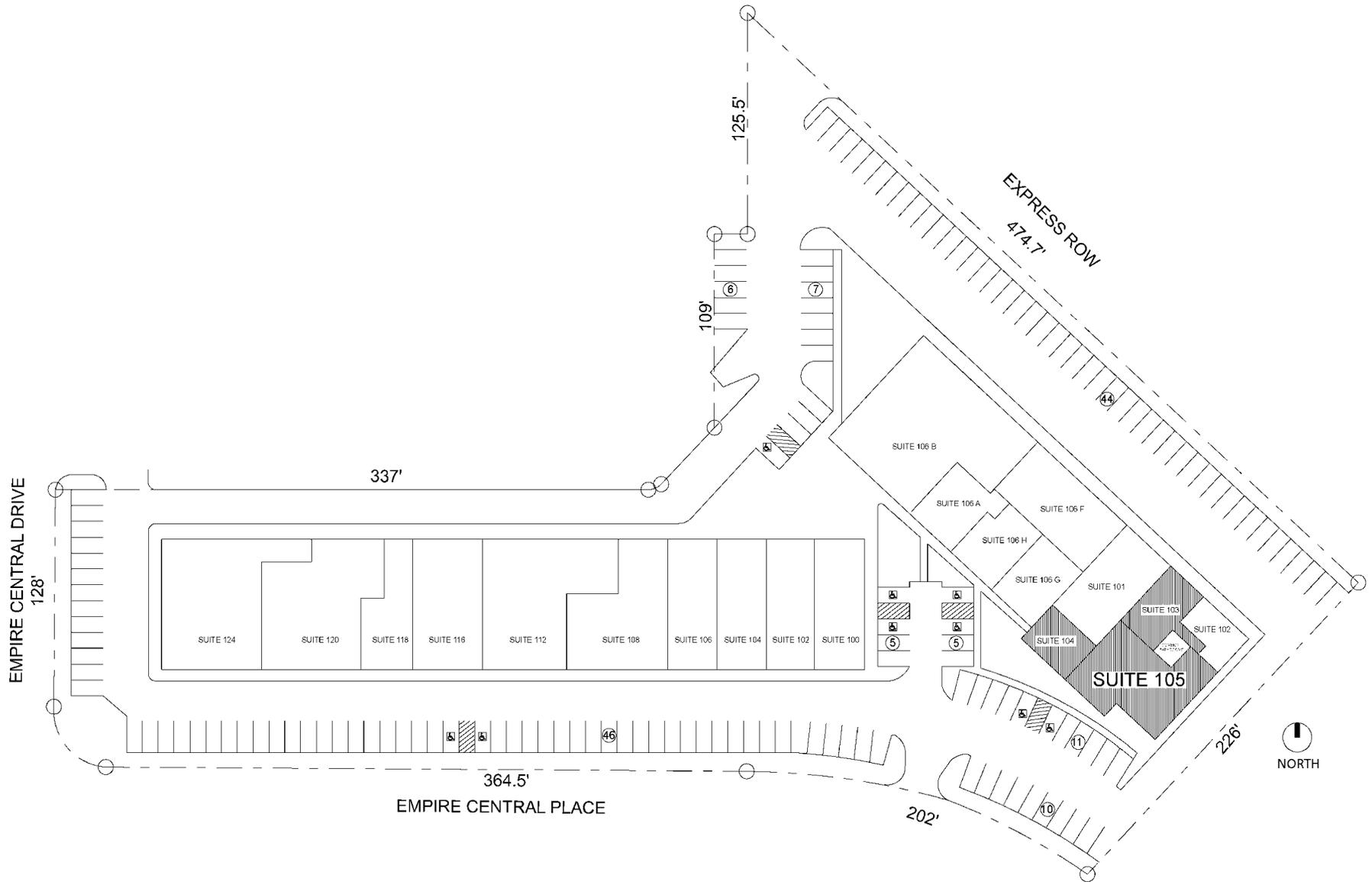
# PROPERTY DETAILS

1140 – 1150 Empire Central Pl, Dallas, TX 75247



<b>Number of Suites</b>	17
<b>Number of Buildings</b>	2
<b>Total Square Feet</b>	43,737
<b>Year Built</b>	1982
<b>Lot Size</b>	3.19 AC
<b>Parking Spaces</b>	155 (3.21/1000 SF)
<b>Building Class</b>	B
<b>Tenancy</b>	Multi
<b>Sprinklers</b>	No
<b>Construction</b>	Reinforced Concrete
<b>Submarket</b>	Stemmons Freeway
<b>Zoning</b>	MU3

# SITE + PARKING PLAN



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

AERIAL

FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# DALLAS TEXAS- INFO



## QUICK FACTS

Top facts about Dallas

**9TH**

largest city in the U.S. (1.3 million population)

**TOP**

three public high schools in Texas

**TOP**

city in U.S. for headquarter relocations

**4TH**

best U.S. City for starting a business

**6TH**

most popular job market for new college graduates

**30,000**

college graduates annually (2-yr, 4-yr, and postgrad)

Dallas continues to strengthen its position as one of the nation's most established and resilient business markets, supported by **sustained population growth**, a **diverse employment base**, and **long-term corporate investment** across a wide range of industries. As the economic anchor of one of the country's largest metropolitan regions, the city benefits from a deep, continually expanding labor pool that drives consistent demand for office, industrial, and flex space across the market.

The region's infrastructure further reinforces Dallas's competitive standing, with **two commercial airports**, an **extensive highway network**, and a **growing transit system** supporting both daily commerce and long-term business expansion. These advantages continue to attract **corporate relocations**, **headquarters investments**, and **entrepreneurial activity**, particularly in sectors such as healthcare, professional services, technology, and logistics.

Together, these fundamentals position Dallas as a market defined by **scale**, **stability**, and **durable economic momentum**, offering investors a compelling environment for long-term ownership in one of the country's most consistently active commercial real estate markets.

# DALLAS AIRPORT SYSTEM



Dallas Love Field is owned and operated by the City of Dallas and serves as one of the region's primary commercial airports, providing a vital link between the city and major domestic markets. Consistently recognized by organizations such as **J.D. Power, Airports Council International, and Travel + Leisure** for customer experience and service quality, Love Field plays a meaningful role in the city's economic engine, supporting business travel, tourism, and regional connectivity.







**FORMATION**  
REAL ESTATE

## CONTACT BROKERS

### **DAVID BARBER**

Partner | Broker

[dbarber@formationtx.com](mailto:dbarber@formationtx.com)

M: 817.366.7386

### **GRACE RUBY**

Senior Associate

[grace.ruby@formationtx.com](mailto:grace.ruby@formationtx.com)

M: 817.614.3717

### **FORMATION REAL ESTATE, LLC**

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

[FORMATIONTX.COM](http://FORMATIONTX.COM)

# 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.



## 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): HOLDERS:

- 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 other 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.

**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.

**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.

### Formation Real Estate, LLC

9004385

(817) 368-6050

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License#

Phone

[grace.ruby@formationtx.com](mailto:grace.ruby@formationtx.com)

Email

### GRACE RUBY

578726

(817) 368-6050

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License#

Phone

[grace.ruby@formationtx.com](mailto:grace.ruby@formationtx.com)

Email

### DAVID BARBER

603059

(512) 791-7329

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License#

Phone

[dbarber@formationtx.com](mailto:dbarber@formationtx.com)

Email

### David Barber

457259

(817) 366-7386

Sales Agent/Associate's Name

License#

Phone

[dbarber@formationtx.com](mailto:dbarber@formationtx.com)

Email