

FOR SALE



OFFICE / SPECIALITY

5024 E. FRIO DRIVE DALLAS
5024 EAST FRIO DRIVE

Dallas, TX 75216

Property Details

| | |
|--------------|--------------|
| Building SF: | 5,400 |
| Lot Size: | 0.52 Acres |
| Parking: | 22 spaces |
| Price: | \$78,500,000 |
| Year Built: | 2010 |

Property Details

- Easy access to I-45 and Loop 12.
- 15 minutes from Downtown Dallas
- DART bus stop directly in front of property
- Surrounded by residential neighborhoods
- Close to schools, parks, and local retail
- Strong community presence and growth potential
- Buyer to verify allowed uses with the City of Dallas

PROPERTY DESCRIPTION

Well-maintained ±5,400 SF single-story building in South Dallas, built in 2010. Ideal for church, school, daycare, office, or community use. Features include a welcoming vestibule, large sanctuary, spacious fellowship hall, and four private offices—two with direct pulpit access. Also includes a kitchen, three restrooms, and multiple storage areas. Functional layout supports both daily operations and large gatherings.

LOCATION DESCRIPTION

Situated in the Laverne subdivision of Dallas, Texas. This location offers convenient access to major thoroughfares, including Interstate 45 and Loop 12, facilitating easy commutes to downtown Dallas and other parts of the city. The area is predominantly residential, providing a community-focused environment. Nearby amenities include local schools, parks, and shopping centers, enhancing the property's appeal for various uses.

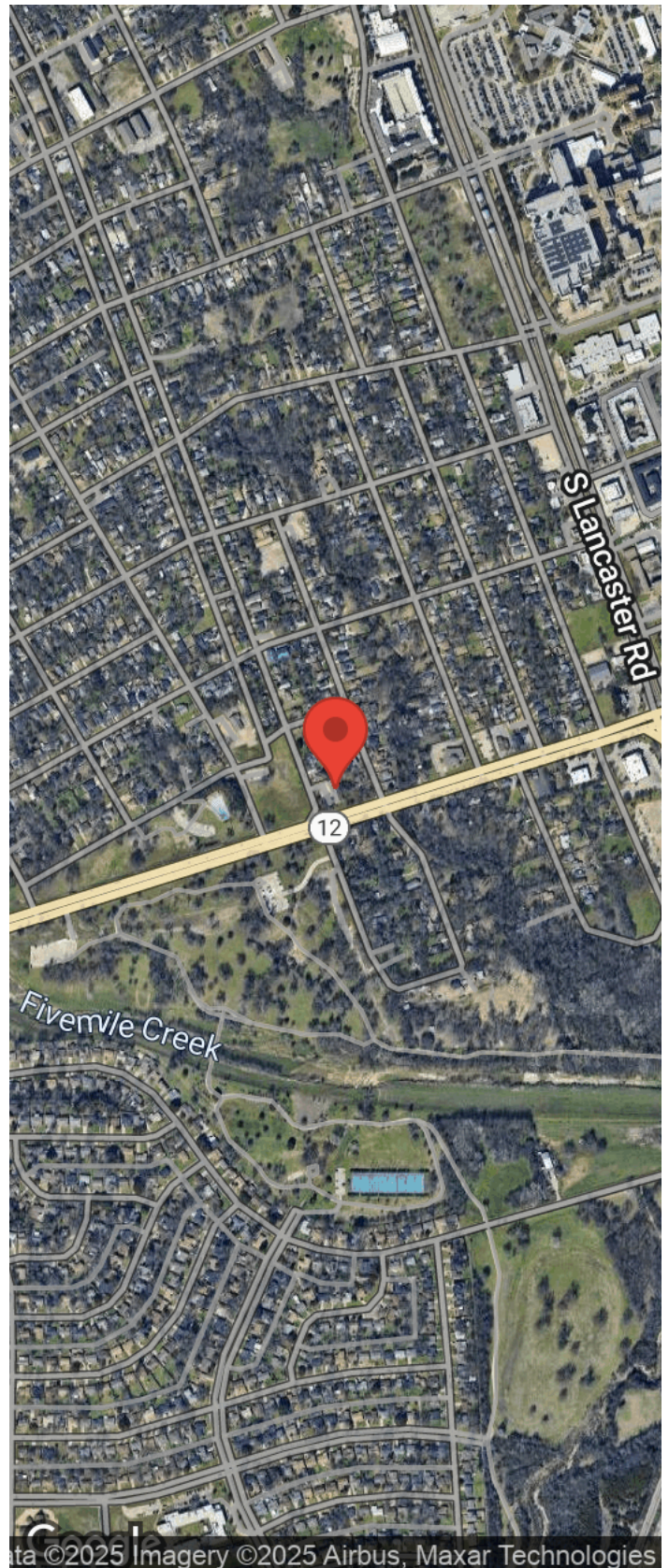
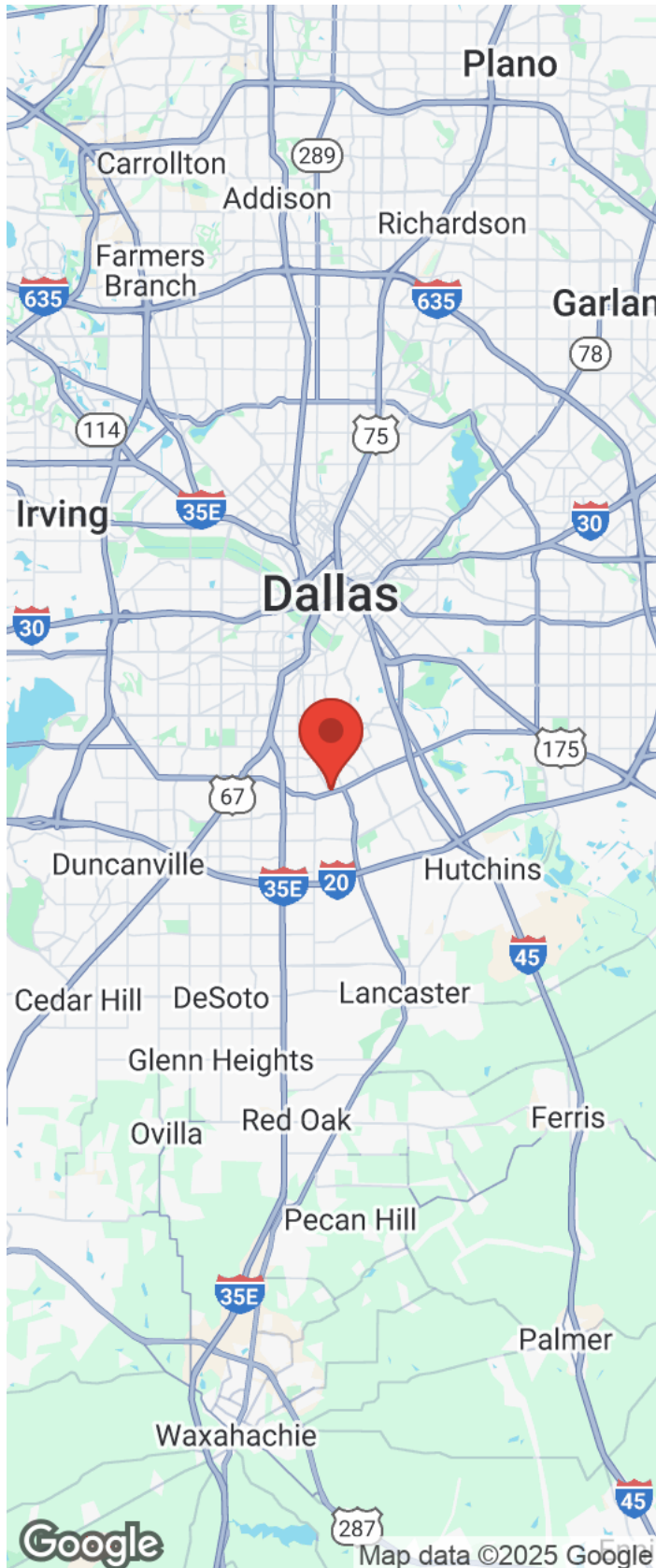
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LOCATION MAPS

5024 EAST FRIO DRIVE | DALLAS, TX 75216

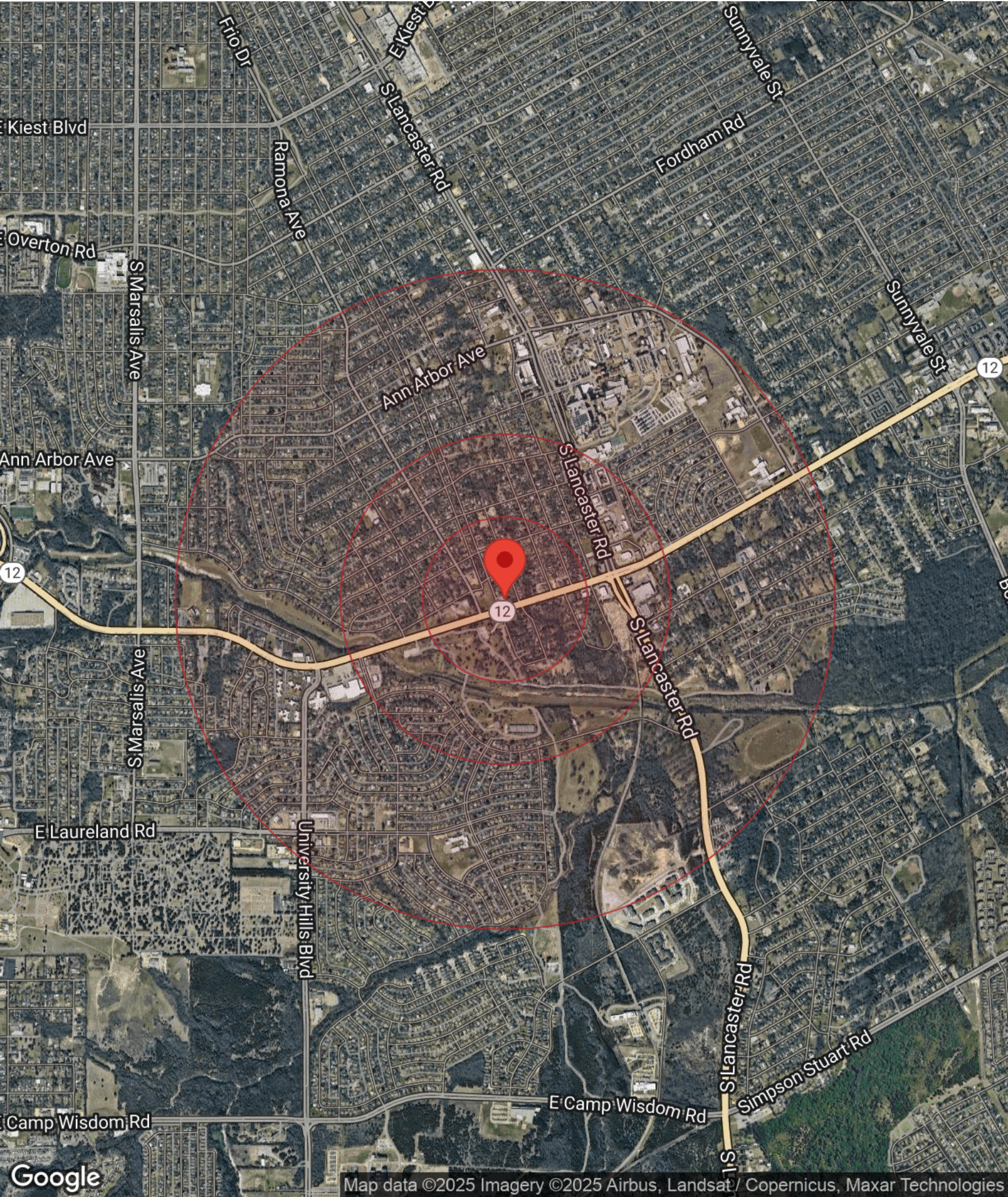


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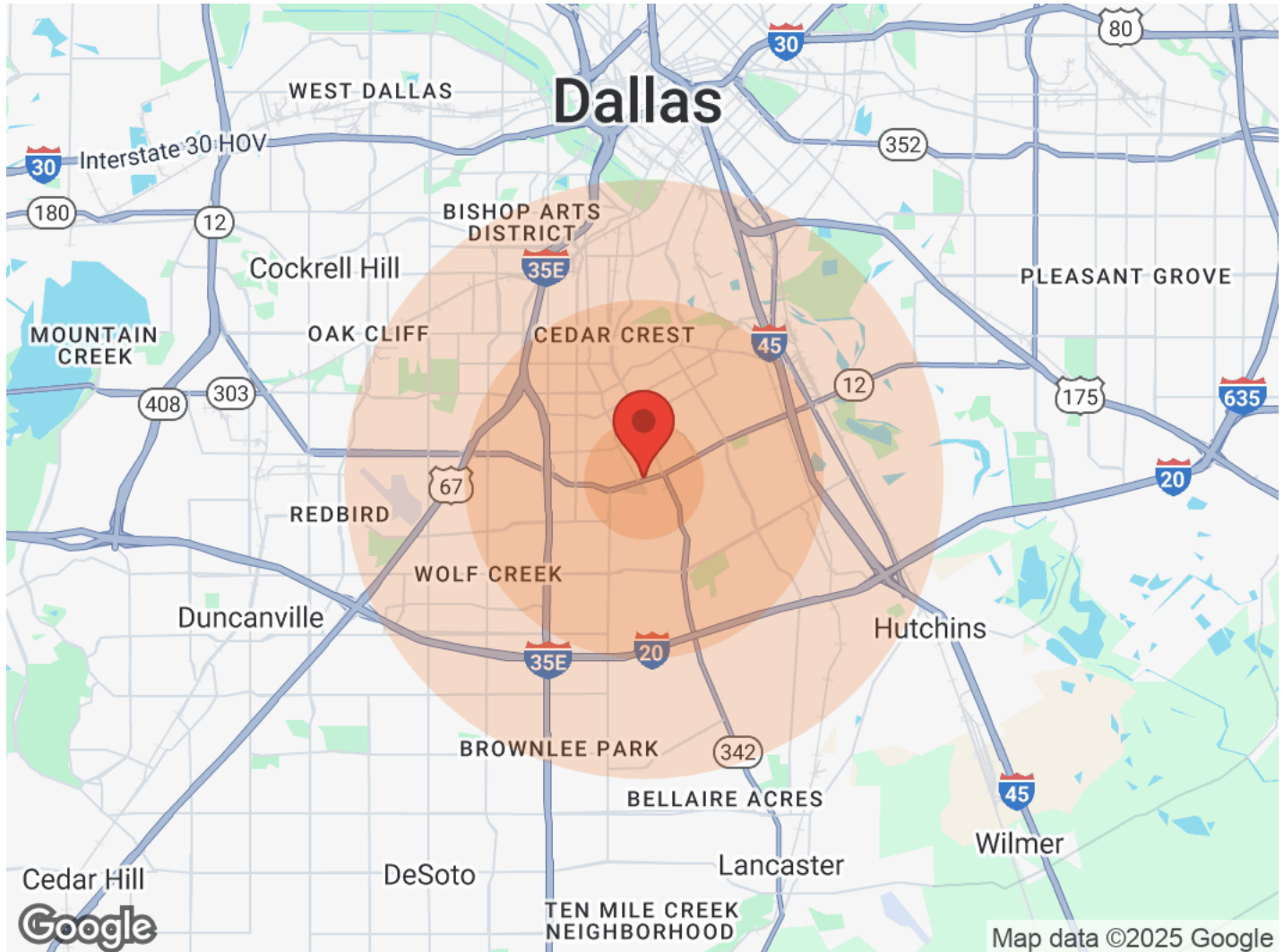
BUSINESS MAP

5024 EAST FRIO DRIVE | DALLAS, TX 75216



DEMOGRAPHICS

5024 EAST FRIO DRIVE | DALLAS, TX 75216



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|---------------|----------------|----------------|---------------------|---------------|----------------|----------------|
| Male | 4,667 | 48,490 | 107,019 | Median | \$29,442 | \$27,459 | \$29,750 |
| Female | 5,549 | 54,441 | 115,656 | < \$15,000 | 951 | 9,574 | 18,215 |
| Total Population | 10,216 | 102,931 | 222,675 | \$15,000-\$24,999 | 490 | 5,913 | 11,428 |
| | | | | \$25,000-\$34,999 | 594 | 5,130 | 11,140 |
| Age | 1 Mile | 3 Miles | 5 Miles | \$35,000-\$49,999 | 582 | 4,974 | 11,116 |
| Ages 0-14 | 2,064 | 25,373 | 56,942 | \$50,000-\$74,999 | 509 | 4,367 | 10,952 |
| Ages 15-24 | 1,347 | 15,883 | 34,649 | \$75,000-\$99,999 | 351 | 2,554 | 5,957 |
| Ages 25-54 | 3,782 | 39,444 | 87,541 | \$100,000-\$149,999 | 135 | 1,268 | 3,111 |
| Ages 55-64 | 1,105 | 9,663 | 20,782 | \$150,000-\$199,999 | 5 | 249 | 829 |
| Ages 65+ | 1,918 | 12,568 | 22,761 | > \$200,000 | N/A | 85 | 323 |
| | | | | | | | |
| Race | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| White | 551 | 13,747 | 51,140 | Total Units | 4,329 | 38,341 | 82,909 |
| Black | 8,733 | 70,433 | 122,015 | Occupied | 3,873 | 34,205 | 74,020 |
| Am In/AK Nat | 2 | 134 | 258 | Owner Occupied | 2,709 | 19,632 | 40,065 |
| Hawaiian | 4 | 6 | 7 | Renter Occupied | 1,164 | 14,573 | 33,955 |
| Hispanic | 1,613 | 32,433 | 97,144 | Vacant | 456 | 4,136 | 8,889 |
| Multi-Racial | 1,852 | 36,138 | 97,316 | | | | |

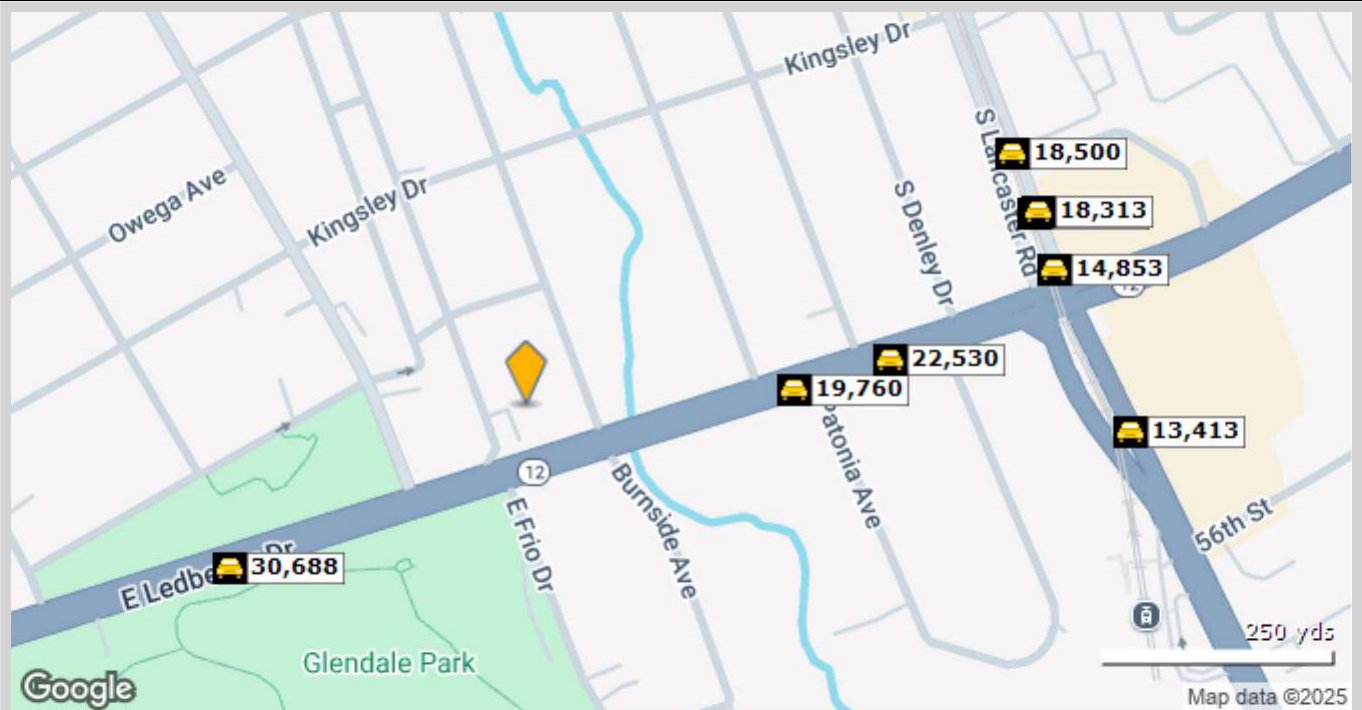
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Traffic Count Report

5024 E Frio Dr, Dallas, TX 75216

Building Type: **Specialty**
 Class: -
 RBA: **5,400 SF**
 Typical Floor: **5,400 SF**
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|----------------------|----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | E Ledbetter Dr | Patonia Ave | 0.01 E | 2022 | 19,760 | MPSI | .17 |
| 2 | E Ledbetter Dr | Yewpon Ave | 0.12 W | 2018 | 30,688 | MPSI | .21 |
| 3 | East Ledbetter Drive | E Ledbetter Dr | 0.02 SW | 2022 | 22,530 | MPSI | .23 |
| 4 | S Lancaster Rd | E Ledbetter Dr | 0.05 S | 2018 | 18,934 | MPSI | .34 |
| 5 | S Lancaster Rd | E Ledbetter Dr | 0.01 S | 2022 | 15,664 | MPSI | .34 |
| 6 | South Lancaster Road | E Ledbetter Dr | 0.01 S | 2022 | 14,531 | MPSI | .34 |
| 7 | South Lancaster Road | E Ledbetter Dr | 0.01 S | 2020 | 14,853 | MPSI | .34 |
| 8 | S Lancaster Rd | E Ledbetter Dr | 0.09 S | 2017 | 18,500 | MPSI | .34 |
| 9 | S Lancaster Rd | E Ledbetter Dr | 0.05 S | 2022 | 18,313 | MPSI | .34 |
| 10 | S Lancaster Rd | 56th St | 0.08 SE | 2022 | 13,413 | MPSI | .38 |

DISCLAIMER

5024 EAST FRIO DRIVE



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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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov