



Offering Memorandum

**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

Exclusively Listed for Sale by **Mote and Associates**

Sarah R. Mitchell

972-296-2856

[sarahm@moteandassociates.com](mailto:sarahm@moteandassociates.com)



**MOTE & ASSOCIATES**

**EXECUTIVE SUMMARY**

Offering Highlights ..... 3

**PROPERTY PHOTOS AND MAPS**

Property Photos.....4-7

Survey.....8-9

Property and Area Maps.....10-15

**MARKET OVERVIEW**

Demographics..... 17

CoStar Marketing Report.....18

**Information about Brokerage Services**

.....19

*All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage and acreage is based on information obtained from county data records.*

**Table of Contents**

Sarah R. Mitchell

972-296-2856

sarahm@moteandassociates.com



**MOTE & ASSOCIATES**

**PROPERTY SUMMARY**

<b>Address</b>	707 Center Ridge Drive, Duncanville, TX 75116
<b>Price</b>	\$1,740,000.00
<b>Cap Rate</b>	7.75% Cap Based on pro forma investment analysis
<b>Occupancy</b>	Vacant.
<b>Size</b>	+/-28,009 SF Lot. +/- 5,800 SF Bldg.
<b>Location</b>	Located on Center Ridge +/-1.5 miles to I-20 and just a few blocks from retailers such as Tom Thumb, Aldi, CVS, plus many others.
<b>Zoning</b>	Neighborhood Office/Retail District (NOR)
<b>Construction</b>	Built in 2017. D-Wood Frame.
<b>Parking</b>	8 spots, 1 handicap accessible

Mote & Associates is pleased to offer the opportunity to acquire a +/-5,800 SF building located in Duncanville, TX.

Property is unoccupied.

Property features include parking with 8 parking spots, 1 monument sign, 4 restrooms, 2 of which are stalled, and 2 private restrooms, 1 walk-in shower, 1 changing room, 4 offices, 1 conference room, 5 activity/classrooms, 1 large day room, 1 break room, 1 kitchen/food prep area, 1 pantry, 3 storage closets, 2 utility rooms with w/d connections, alarm system and fire sprinkler system. Property is centrally located only +/-1.5 miles to Interstate 20, +/-3.0 miles to Highway 67, +/-7.3 miles to Interstate 35E, and +/-9.1 miles to TX-360.

Duncanville is located Southwest of Dallas, also known as “Best Southwest,” which includes Duncanville, Cedar Hill, DeSoto, and Lancaster. Per CoStar, “At 10.6% vacancies in Southwest Dallas are near all-time lows, tracking well below the Dallas market average. Despite a slow down in growth in the past year, rent growth has generally outperformed the metro average over the past few years. Until recently, vacancy rates have rested near record lows. That changed with the completion of 315,000 SF in the newly redeveloped Red Bird Mall. As of 21Q2, the building is 100% leased. Southwest Dallas’s vacancy rate compares favorably to submarkets with a similarly heavy concentration of 1 & 2 Star and 3 Star inventory, such as Grand Prairie and Garland.”

**Offering Highlights**

Sarah R. Mitchell  
972-296-2856  
sarahm@moteandassociates.com



**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)



**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

**Aerial View**

Sarah R. Mitchell  
972-296-2856  
sarahm@moteandassociates.com





**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

**Aerial View**

Sarah R. Mitchell

972-296-2856

sarahm@moteandassociates.com



MOTE & ASSOCIATES



Exclusively Listed by Mote and Associates, Inc.

**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

Sarah R. Mitchell  
972-296-2856  
sarahm@moteandassociates.com





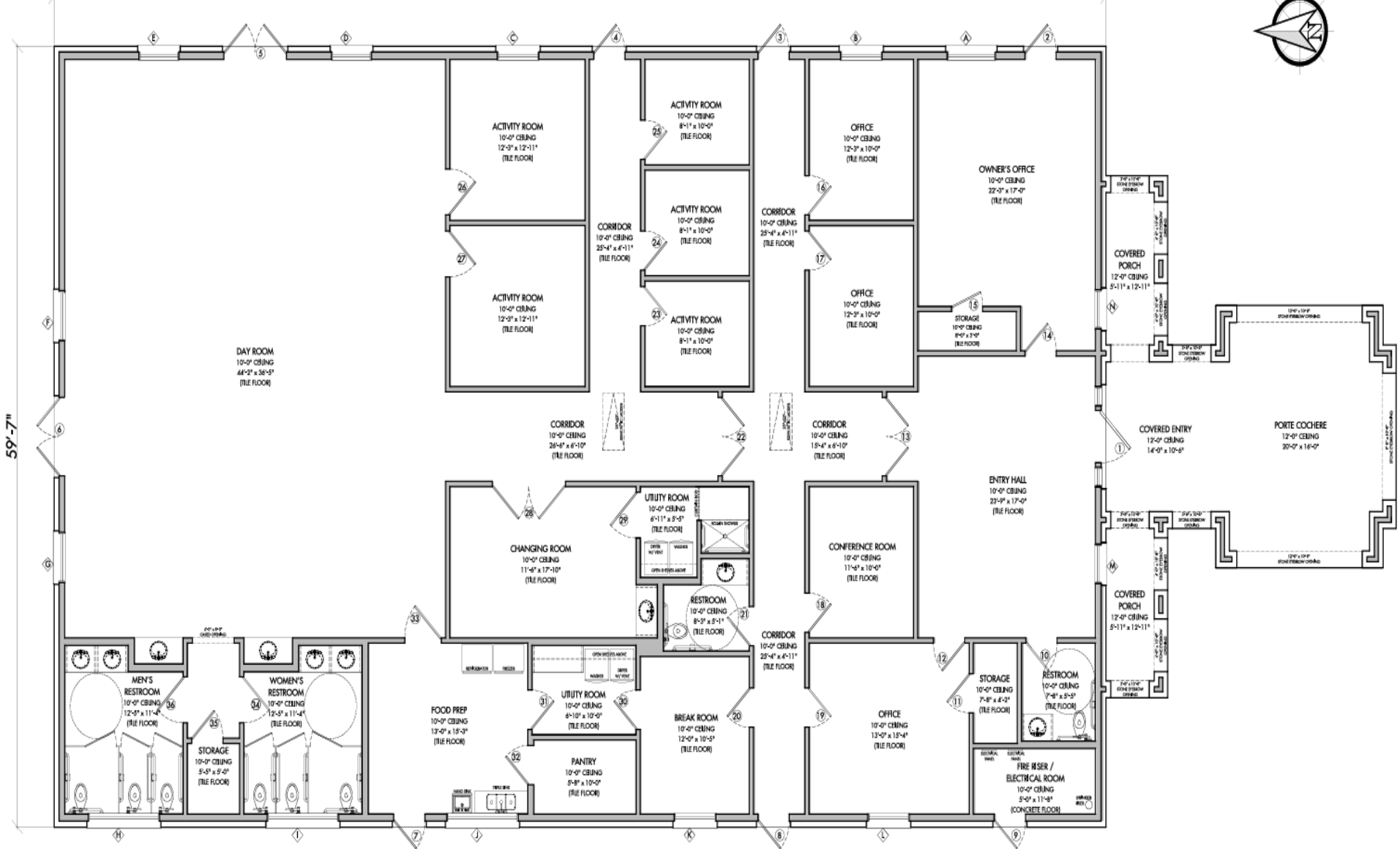
Exclusively Listed by **Mote and Associates, Inc.**

**707 Center Ridge Drive**  
**Duncanville, TX (Dallas/Fort Worth)**

Sarah R. Mitchell  
 972-296-2856  
[sarahm@moteandassociates.com](mailto:sarahm@moteandassociates.com)



100'-7"



FLOOR PLAN

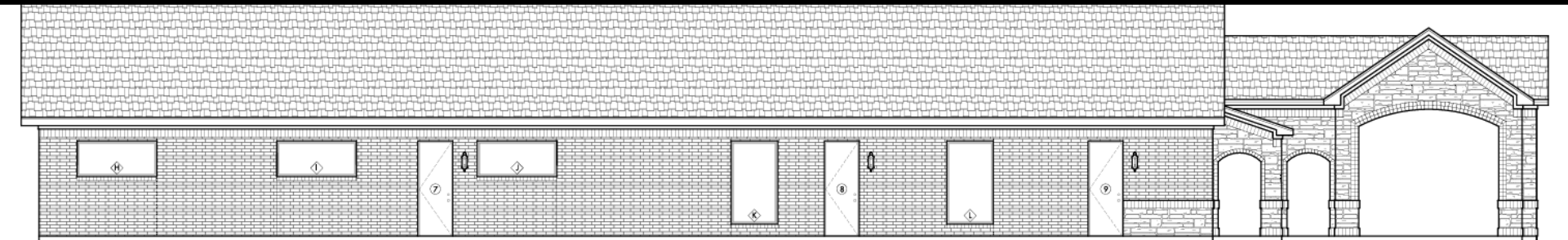
**707 Center Ridge Drive**  
 Duncanville, TX (Dallas/Fort Worth)

**Floor Plan**

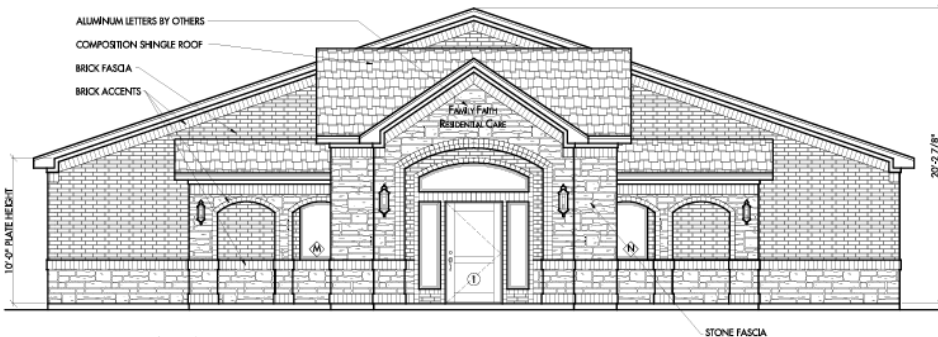
Sarah R. Mitchell  
 972-296-2856  
 sarahm@moteandassociates.com



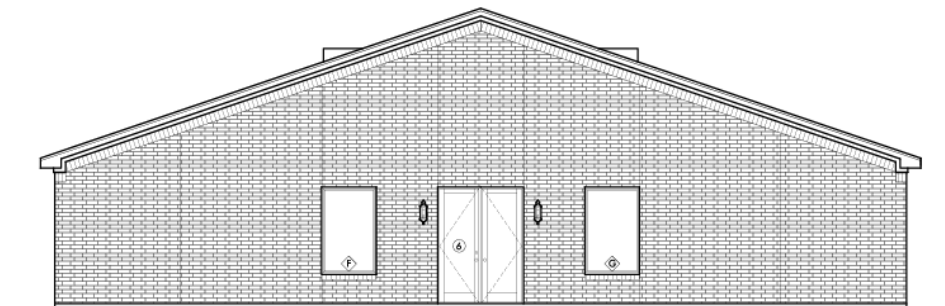




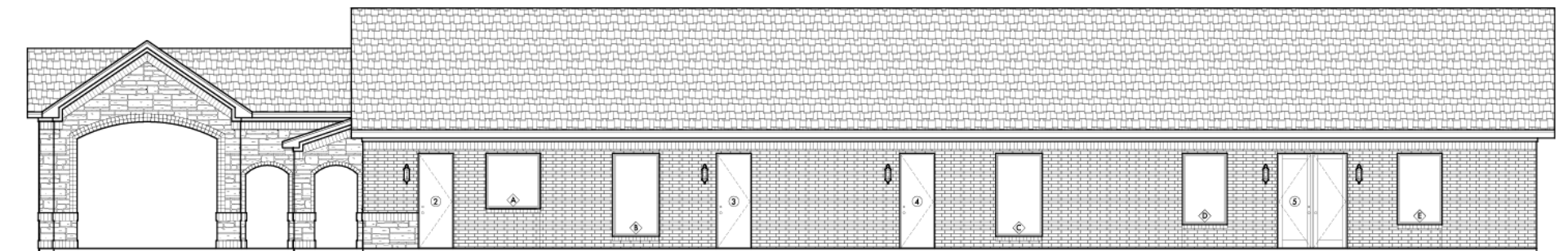
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



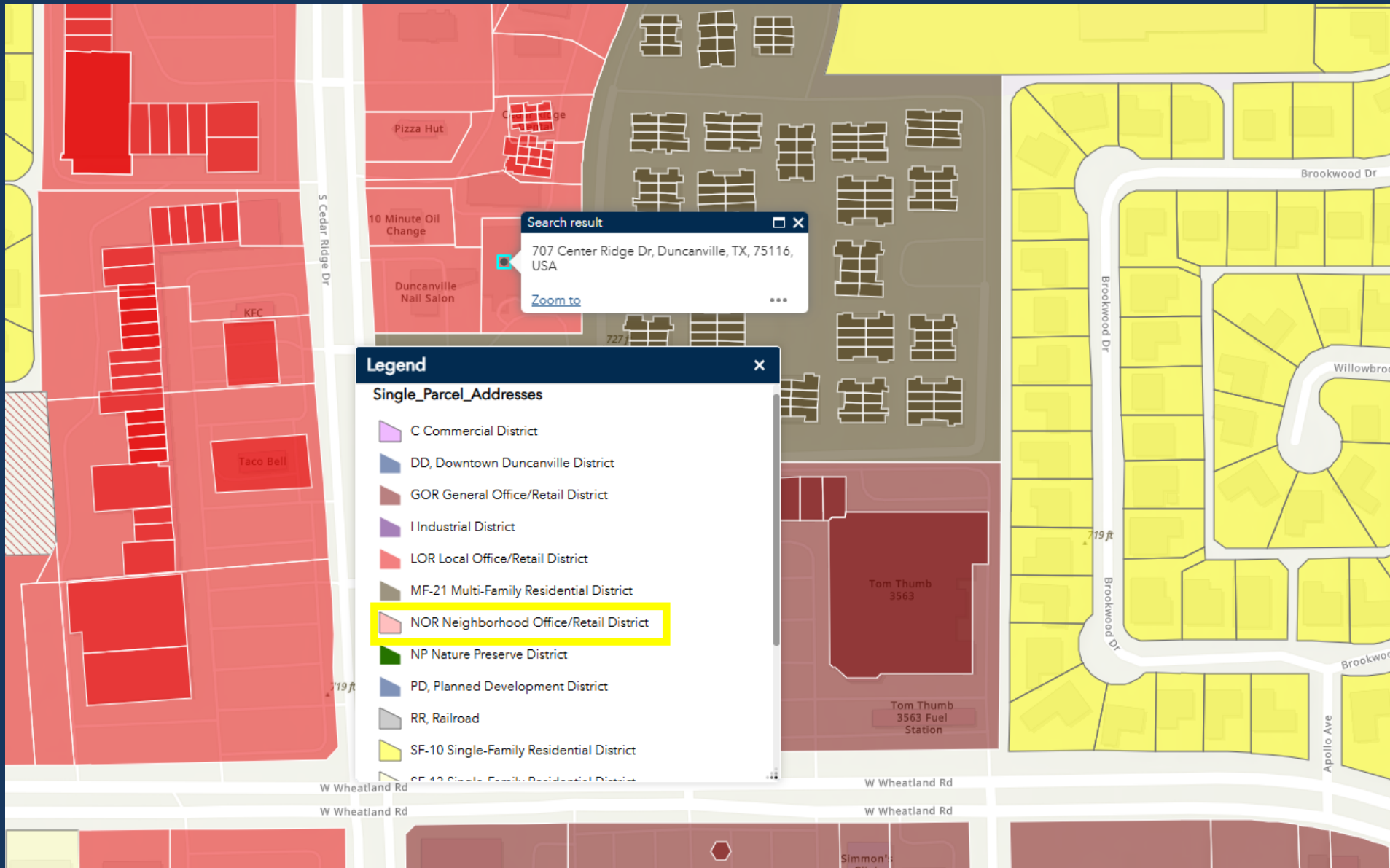
# Structure

Exclusively Listed by **Mote and Associates, Inc.**

**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

Sarah R. Mitchell  
972-296-2856  
sarahm@moteandassociates.com





**Legend**

**Single\_Parcel\_Addresses**

- C Commercial District
- DD, Downtown Duncanville District
- GOR General Office/Retail District
- I Industrial District
- LOR Local Office/Retail District
- MF-21 Multi-Family Residential District
- NOR Neighborhood Office/Retail District**
- NP Nature Preserve District
- PD, Planned Development District
- RR, Railroad
- SF-10 Single-Family Residential District
- SF-12 Single-Family Residential District

**Search result**

707 Center Ridge Dr, Duncanville, TX, 75116, USA

[Zoom to](#)

# 707 Center Ridge Drive

Duncanville, TX (Dallas/Fort Worth)

## Zoning Map

Sarah R. Mitchell  
 972-296-2856  
 sarahm@moteandassociates.com





Lot lines are approximate

# 707 Center Ridge Drive

Duncanville, TX (Dallas/Fort Worth)

### Aerial View

Sarah R. Mitchell  
972-296-2856  
sarahm@moteandassociates.com





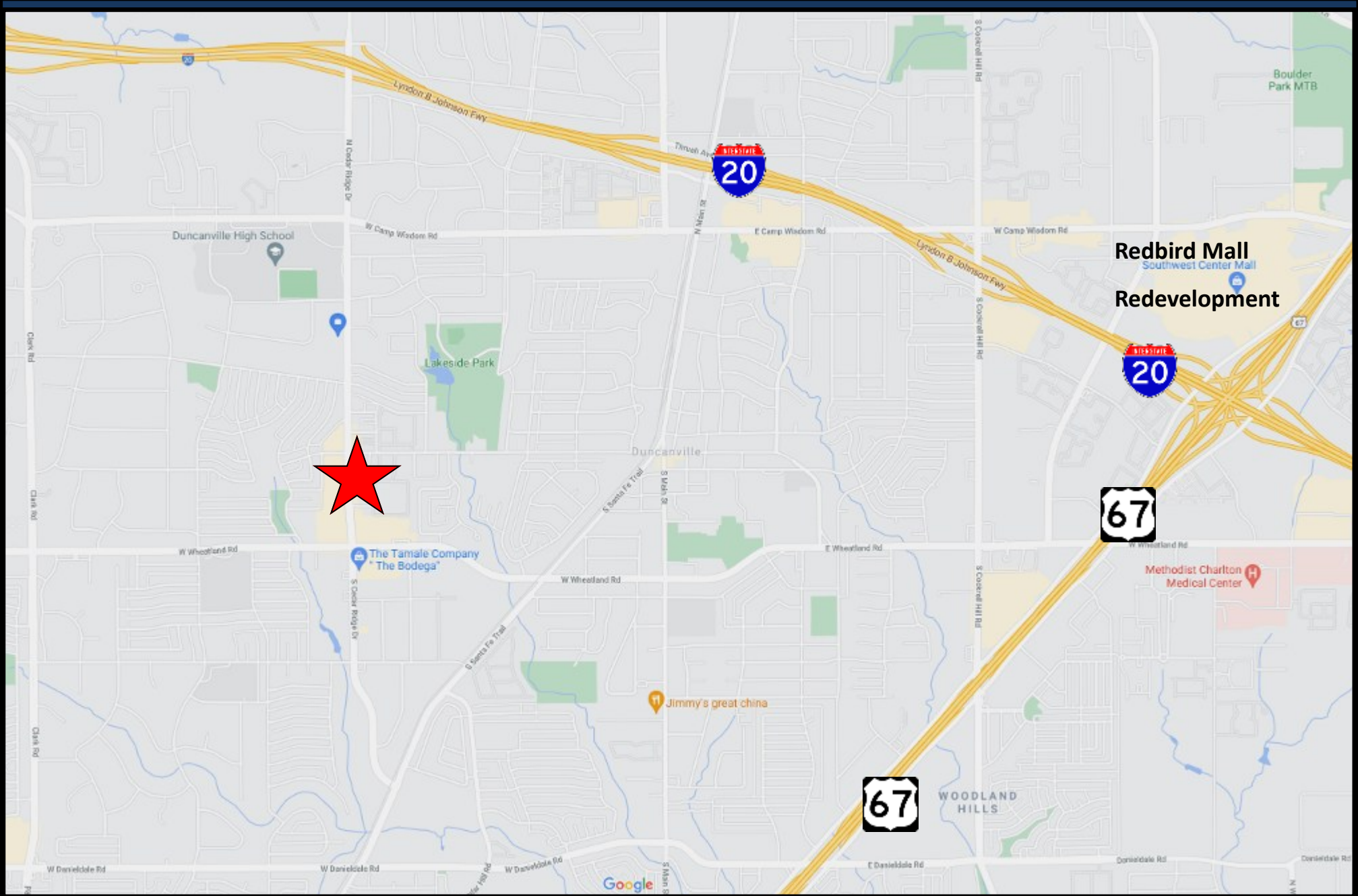
**707 Center Ridge Drive**  
 Duncanville, TX (Dallas/Fort Worth)

**Business Map**

Sarah R. Mitchell  
 972-296-2856

sarahm@moteandassociates.com



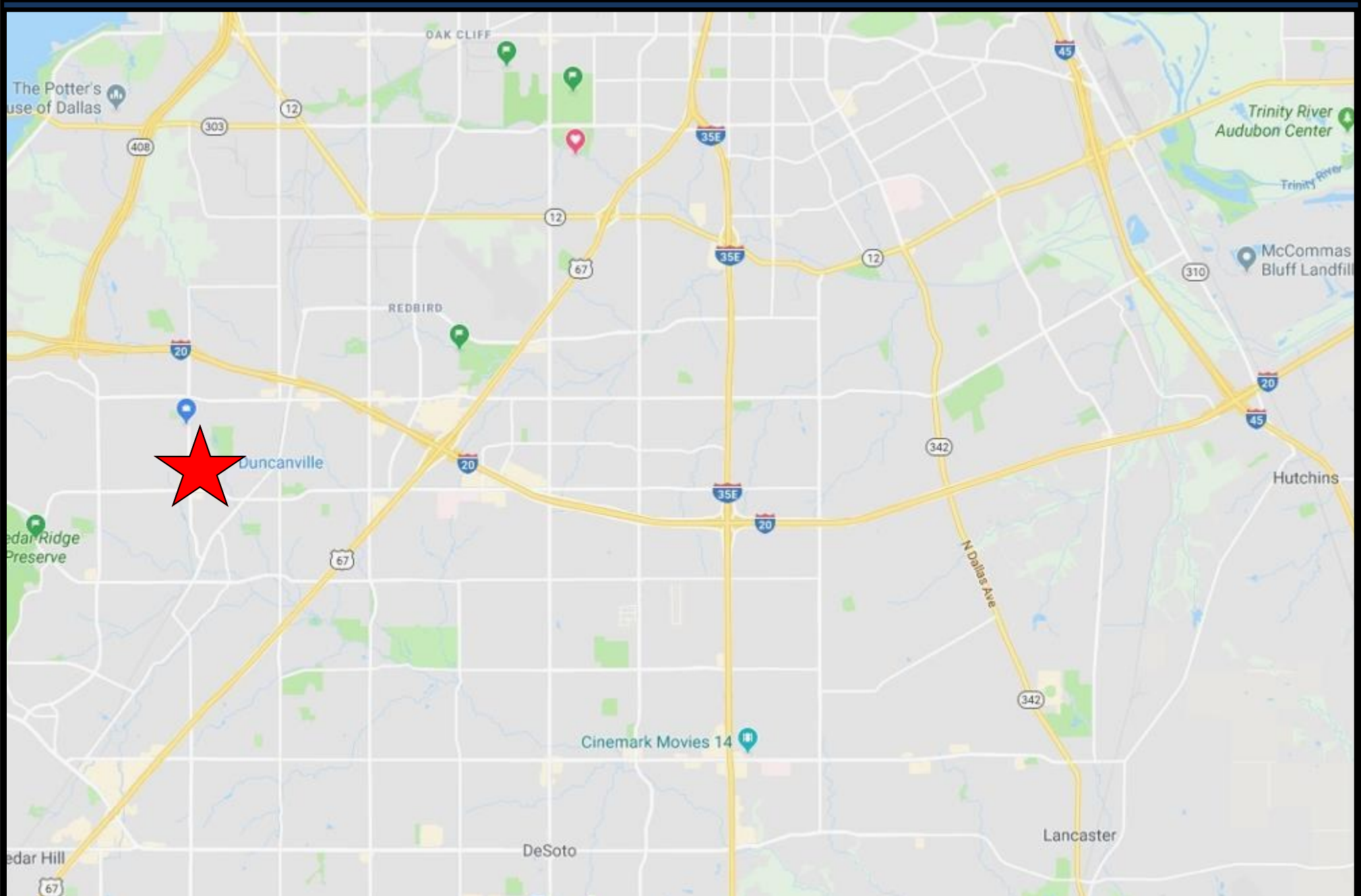


**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

**Road Map**

Sarah R. Mitchell  
972-296-2856  
sarahm@moteandassociates.com





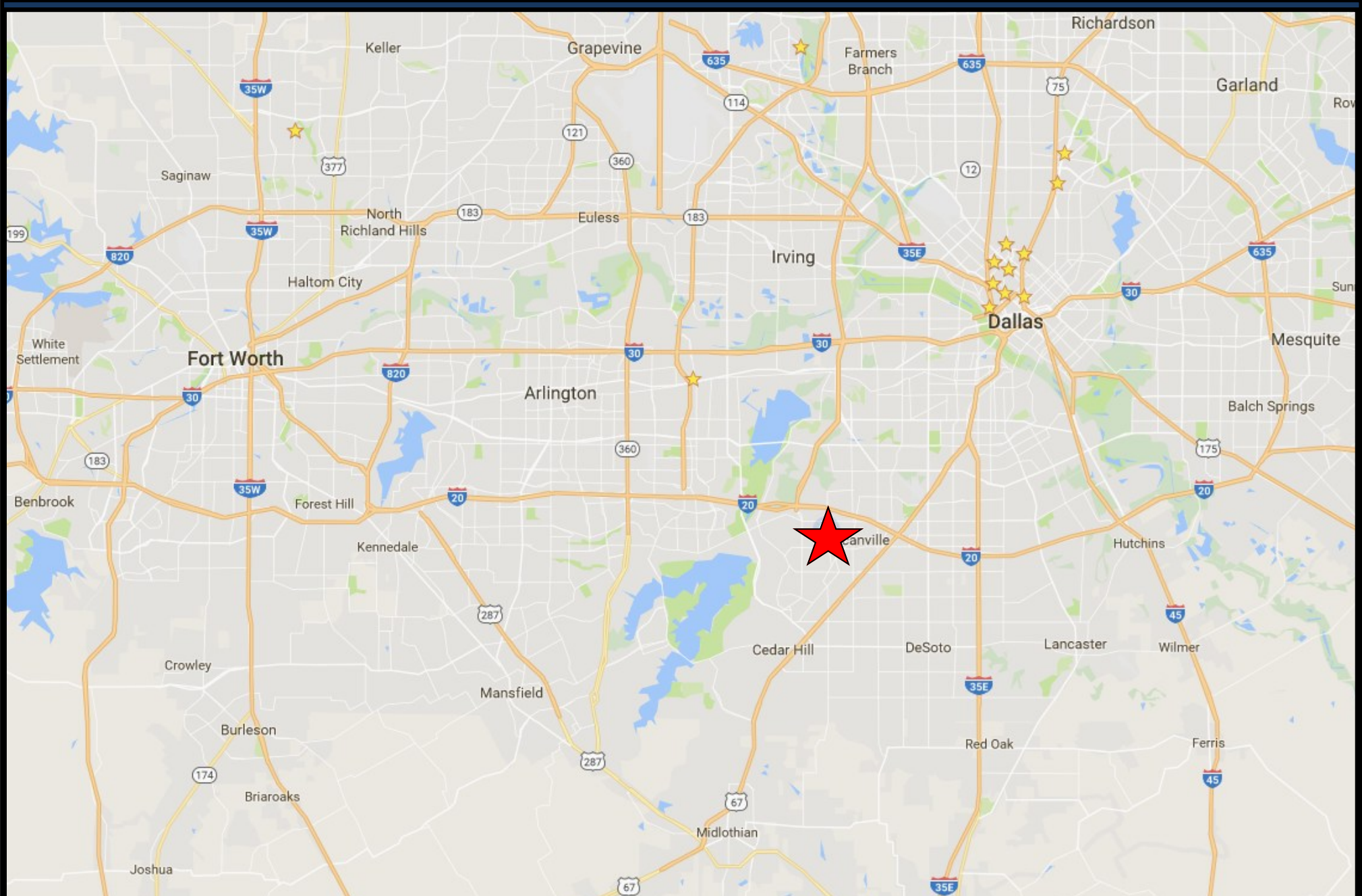
**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

**Area Map**

Sarah R. Mitchell  
972-296-2856

[sarahm@moteandassociates.com](mailto:sarahm@moteandassociates.com)





**707 Center Ridge Drive**  
**Duncanville, TX (Dallas/Fort Worth)**

**Area Map**

Sarah R. Mitchell  
972-296-2856

[sarahm@moteandassociates.com](mailto:sarahm@moteandassociates.com)





# Demographics

Exclusively Listed by **Mote and Associates, Inc.**

**707 Center Ridge Drive**  
Duncanville, TX (Dallas/Fort Worth)

Sarah R. Mitchell

972-296-2856

[sarahm@moteandassociates.com](mailto:sarahm@moteandassociates.com)





Population	2 miles	5 miles	10 miles
2020 Population	45,299	186,893	807,178
2024 Population	42,751	177,928	796,412
2029 Population Projection	42,072	175,417	803,999
Annual Growth 2020-2024	-1.4%	-1.2%	-0.3%
Annual Growth 2024-2029	-0.3%	-0.3%	0.2%
Median Age	36	35.6	34.5
Bachelor's Degree or Higher	26%	24%	21%
U.S. Armed Forces	2	95	531

Population By Race	2 miles	5 miles	10 miles
White	11,026	33,319	163,200
Black	14,285	84,014	294,287
American Indian/Alaskan Native	502	1,362	6,548
Asian	733	3,824	26,965
Hawaiian & Pacific Islander	18	92	434
Two or More Races	16,186	55,317	304,980
Hispanic Origin	18,783	63,190	355,727

Housing	2 miles	5 miles	10 miles
Median Home Value	\$198,465	\$228,031	\$218,979
Median Year Built	1978	1985	1983

Households	2 miles	5 miles	10 miles
2020 Households	15,197	64,892	267,274
2024 Households	14,184	61,293	261,845
2029 Household Projection	13,927	60,332	264,052
Annual Growth 2020-2024	-0.4%	0.1%	0.6%
Annual Growth 2024-2029	-0.4%	-0.3%	0.2%
Owner Occupied Households	8,766	33,294	149,850
Renter Occupied Households	5,161	27,038	114,203
Avg Household Size	2.9	2.8	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$414.4M	\$1.7B	\$7.6B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$79,622	\$79,016	\$77,568
Median Household Income	\$59,289	\$59,202	\$58,762
< \$25,000	2,250	11,692	52,595
\$25,000 - 50,000	3,421	13,749	58,903
\$50,000 - 75,000	3,040	12,166	49,921
\$75,000 - 100,000	1,975	7,623	31,553
\$100,000 - 125,000	1,315	5,941	24,828
\$125,000 - 150,000	784	3,560	16,475
\$150,000 - 200,000	645	3,315	15,255
\$200,000+	751	3,246	12,315

**707 Center Ridge Drive**  
**Duncanville, TX (Dallas/Fort Worth)**

**Demographics**

Sarah R. Mitchell  
 972-296-2856  
 sarahm@moteandassociates.com



Consumer Spending Details

2024 2029

Radius	2 miles			5 miles			10 miles		
^ Collapse All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
<b>^ Apparel</b>	<b>\$24,314,380</b>	<b>\$1,714</b>	<b>\$569</b>	<b>\$103,685,601</b>	<b>\$1,692</b>	<b>\$583</b>	<b>\$458,708,035</b>	<b>\$1,752</b>	<b>\$576</b>
Women's Apparel	\$9,070,682	\$640	\$212	\$39,065,228	\$637	\$220	\$168,986,123	\$645	\$212
Men's Apparel	\$4,693,172	\$331	\$110	\$19,777,114	\$323	\$111	\$88,401,266	\$338	\$111
Girl's Apparel	\$1,907,377	\$134	\$45	\$8,147,666	\$133	\$46	\$37,024,703	\$141	\$46
Boy's Apparel	\$1,473,064	\$104	\$34	\$6,247,766	\$102	\$35	\$28,341,494	\$108	\$36
Infant's Apparel	\$1,261,283	\$89	\$30	\$5,373,164	\$88	\$30	\$24,079,518	\$92	\$30
Footwear	\$5,908,802	\$417	\$138	\$25,074,663	\$409	\$141	\$111,874,931	\$427	\$140
<b>^ Entertainment, Hobbies &amp; P...</b>	<b>\$58,828,105</b>	<b>\$4,147</b>	<b>\$1,376</b>	<b>\$252,470,173</b>	<b>\$4,119</b>	<b>\$1,419</b>	<b>\$1,078,623,360</b>	<b>\$4,119</b>	<b>\$1,354</b>
Entertainment	\$7,097,817	\$500	\$166	\$32,283,715	\$527	\$181	\$149,611,970	\$571	\$188
TV, Radio & Sound Equipment	\$14,760,602	\$1,041	\$345	\$63,598,567	\$1,038	\$357	\$268,928,675	\$1,027	\$338
Reading Material	\$558,321	\$39	\$13	\$2,276,627	\$37	\$13	\$8,918,215	\$34	\$11
Pets, Toys, Hobbies	\$8,531,255	\$601	\$200	\$34,992,497	\$571	\$197	\$153,158,154	\$585	\$192
Personal Items	\$27,880,110	\$1,966	\$652	\$119,318,767	\$1,947	\$671	\$498,006,346	\$1,902	\$625
<b>^ Food &amp; Alcohol</b>	<b>\$114,012,574</b>	<b>\$8,038</b>	<b>\$2,667</b>	<b>\$469,352,570</b>	<b>\$7,658</b>	<b>\$2,638</b>	<b>\$2,070,734,559</b>	<b>\$7,908</b>	<b>\$2,600</b>
Food at Home	\$62,342,458	\$4,395	\$1,458	\$256,956,394	\$4,192	\$1,444	\$1,139,814,213	\$4,353	\$1,431
Food Away From Home	\$45,236,902	\$3,189	\$1,058	\$186,677,294	\$3,046	\$1,049	\$815,851,304	\$3,116	\$1,024
Alcoholic Beverages	\$6,433,214	\$454	\$150	\$25,718,882	\$420	\$145	\$115,069,042	\$439	\$144
<b>^ Household</b>	<b>\$65,239,308</b>	<b>\$4,600</b>	<b>\$1,526</b>	<b>\$271,346,048</b>	<b>\$4,427</b>	<b>\$1,525</b>	<b>\$1,168,677,718</b>	<b>\$4,463</b>	<b>\$1,467</b>
House Maintenance & Repair	\$15,928,571	\$1,123	\$373	\$60,965,169	\$995	\$343	\$265,999,793	\$1,016	\$334
Household Equipment/Furnit...	\$24,737,934	\$1,744	\$579	\$106,319,250	\$1,735	\$598	\$457,573,621	\$1,747	\$575
Household Operations	\$18,309,578	\$1,291	\$428	\$77,352,182	\$1,262	\$435	\$332,107,651	\$1,268	\$417
Housing Costs	\$6,263,225	\$442	\$147	\$26,709,447	\$436	\$150	\$112,996,653	\$432	\$142
<b>^ Transportation &amp; Maintena...</b>	<b>\$110,926,413</b>	<b>\$7,821</b>	<b>\$2,595</b>	<b>\$475,037,690</b>	<b>\$7,750</b>	<b>\$2,670</b>	<b>\$2,108,167,709</b>	<b>\$8,051</b>	<b>\$2,647</b>
Boats & Outboard Motor	\$56,779,626	\$4,003	\$1,328	\$245,560,540	\$4,006	\$1,380	\$1,110,933,480	\$4,243	\$1,395
Vehicle Expenses	\$1,810,439	\$128	\$42	\$8,109,247	\$132	\$46	\$32,928,784	\$126	\$41
Gasoline	\$31,386,449	\$2,213	\$734	\$131,401,612	\$2,144	\$739	\$579,029,001	\$2,211	\$727
Transport	\$7,962,865	\$561	\$186	\$35,328,929	\$576	\$199	\$147,033,293	\$562	\$185
Auto Maintenance, Repair & ...	\$12,987,034	\$916	\$304	\$54,637,362	\$891	\$307	\$238,243,151	\$910	\$299
<b>^ Health Care</b>	<b>\$18,889,415</b>	<b>\$1,332</b>	<b>\$442</b>	<b>\$74,432,242</b>	<b>\$1,214</b>	<b>\$418</b>	<b>\$322,625,756</b>	<b>\$1,232</b>	<b>\$405</b>
Medical Services	\$10,427,088	\$735	\$244	\$40,898,445	\$667	\$230	\$179,471,079	\$685	\$225
Medical Supplies	\$2,215,575	\$156	\$52	\$9,059,924	\$148	\$51	\$38,151,463	\$146	\$48
Prescription Drugs	\$6,246,752	\$440	\$146	\$24,473,873	\$399	\$138	\$105,003,214	\$401	\$132
<b>^ Education &amp; Daycare</b>	<b>\$22,187,983</b>	<b>\$1,564</b>	<b>\$519</b>	<b>\$93,582,416</b>	<b>\$1,527</b>	<b>\$526</b>	<b>\$407,029,069</b>	<b>\$1,554</b>	<b>\$511</b>
Education	\$14,717,245	\$1,038	\$344	\$62,557,290	\$1,021	\$352	\$272,613,732	\$1,041	\$342
Fees & Admissions	\$7,470,738	\$527	\$175	\$31,025,126	\$506	\$174	\$134,415,337	\$513	\$169
<b>Total Specified Consumer ...</b>	<b>\$414,398,178</b>	<b>\$29,216</b>	<b>\$9,693</b>	<b>\$1,739,906,740</b>	<b>\$28,387</b>	<b>\$9,779</b>	<b>\$7,614,566,206</b>	<b>\$29,080</b>	<b>\$9,561</b>

Consumer Spending per CoStar 2024

707 Center Ridge Drive  
Duncanville, TX (Dallas/Fort Worth)

Sarah R. Mitchell  
972-296-2856  
sarahm@moteandassociates.com





## Information About Brokerage Services

*Texas law requires all real estate licensees 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):**

- 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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Legacy Commercial Ventures, LLC dba Mote &amp; Associates</u>	<u>9015108</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sarah R. Mitchell</u>	<u>509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Mote & Associates, 326 Cooper St., Suite A1 Cedar Hill TX 75104  
Sarah Mitchell

Phone: (972)296-2856 Fax: [www.lwolf.com](http://www.lwolf.com)  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Legacy Mote IBS

## Information About Brokerage Services

**707 Center Ridge Drive**  
**Duncanville, TX (Dallas/Fort Worth)**

Sarah R. Mitchell  
972-296-2856  
[sarahm@moteandassociates.com](mailto:sarahm@moteandassociates.com)

