

OFFERING MEMORANDUM for

7822 Great Trinity Forest Way, Dallas, Texas



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This Offering Memorandum is intended solely for informational purposes and does not constitute an offer to sell or a solicitation of offers to purchase the property.

EXECUTIVE SUMMARY

Property Overview

7822 Great Trinity Forest Way presents an opportunity to acquire an approximately 4,500-square-foot retail/commercial building strategically positioned within the Southeast Dallas commercial corridor. The property benefits from direct frontage exposure along Great Trinity Forest Way, providing strong visibility, accessibility, and long-term commercial positioning in an evolving growth market.

The asset offers flexible retail and commercial functionality suitable for owner-users, investors, or redevelopment-oriented buyers seeking value-add upside in a high-traffic corridor serving dense surrounding residential neighborhoods.

The building's adaptable layout supports a variety of commercial uses including retail, office, service retail, medical, convenience-oriented businesses, food service concepts, and multi-tenant occupancy.

The surrounding Southeast Dallas market continues to experience commercial reinvestment and redevelopment activity driven by affordability, population density, transportation access, and increasing investor focus on emerging Dallas submarkets.

PROPERTY DETAILS

Property Information	Details
Property Address	7822 Great Trinity Forest Way, Dallas, TX
Property Type	Retail / Commercial Building
Approximate Building Size	±4,500 SF
Lot Size	Approximately 0.36 Acres
Zoning	Commercial (Buyer to Verify)
Market	Southeast Dallas
Investment Type	Owner-User / Value-Add / Retail Investment
Parking	Surface Parking
Visibility	Frontage on Great Trinity Forest Way
Access	Multiple Major Thoroughfare Connections

INVESTMENT HIGHLIGHTS

Strong Corridor Visibility

The property benefits from direct frontage along Great Trinity Forest Way, providing consistent exposure to daily traffic patterns and strong visibility for retail or service-oriented users.

Flexible Commercial Use Potential

The building configuration supports a variety of commercial uses including:

- Retail showroom
- Service retail
- Medical office
- Neighborhood convenience retail
- Food service concepts
- Professional office
- Community-oriented commercial uses
- Owner-user occupancy
- Multi-tenant investment configuration

Value-Add Opportunity

Investors have the opportunity to reposition, renovate, or modernize the property to improve tenant quality, rental income, and long-term valuation.

Dense Residential Demographics

The surrounding trade area contains a substantial residential population base supporting neighborhood retail demand and service-related commercial activity.

Strategic Southeast Dallas Location

The property offers convenient access to multiple transportation corridors throughout Dallas and surrounding submarkets, supporting customer accessibility and operational convenience.

Affordability Relative to North Dallas Assets

The asset provides an opportunity to acquire commercial frontage in the Dallas market at a significantly lower basis compared to more mature North Dallas retail corridors.

Potential Redevelopment Upside

The property's corridor positioning may support future redevelopment, repositioning, or long-term land appreciation as investment activity continues throughout Southern Dallas.

Investor & Owner-User Appeal and The asset is suitable for:

- Local investors
- Owner-users
- Medical/service operators
- Retail entrepreneurs
- Small business expansion
- Community service organizations
- Cash-flow investors

- Redevelopment-focused buyers
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LOCATION OVERVIEW

Southeast Dallas Market

Southeast Dallas continues to attract increased investor attention due to:

- Lower acquisition costs
- Strong population density
- Commercial corridor redevelopment
- Accessibility to Downtown Dallas
- Long-term infrastructure investment
- Increasing entrepreneurial and small business activity

The Great Trinity Forest corridor serves as an important commercial connector within Southeast Dallas and benefits from ongoing revitalization initiatives throughout surrounding neighborhoods.

ACCESS & CONNECTIVITY

The property offers convenient access to:

- Interstate 20
- Loop 12
- US Highway 175
- Downtown Dallas
- Regional transportation corridors
- Public transportation routes

Its accessibility enhances usability for retail customers, employees, service providers, and owner-users.

POTENTIAL BUSINESS USES

The property may accommodate a variety of uses, subject to zoning and municipal approval:

- Retail showroom
- Insurance office
- Tax services
- Salon or barber concept
- Restaurant or food service
- Neighborhood convenience retail
- Church or community services
- Professional services office
- Fitness or wellness concept

VALUE-ADD STRATEGY OPTIONS

Cosmetic Renovation Program

Potential improvements may include:

- Exterior façade modernization
- Updated signage package
- Parking lot improvements
- Landscaping upgrades
- Interior suite improvements
- LED lighting modernization
- HVAC replacement or upgrades

Lease-Up Strategy

A buyer may improve cash flow by:

- Leasing vacant suites
- Increasing rental rates through renovations
- Improving tenant mix
- Structuring longer-term leases
- Adding service-oriented tenants

Owner-User Conversion

The property may be attractive for owner-users seeking:

- Long-term occupancy control
- Lower acquisition basis
- Business visibility
- Future appreciation potential
- Expansion opportunities

MARKET POSITIONING

The property competes within the neighborhood retail and small commercial asset segment of Southeast Dallas. Comparable properties in the area often attract:

- Local private investors
- Family office buyers
- Small business operators
- Value-add retail investors
- Owner-users
- Service-oriented commercial operators

The combination of frontage visibility, flexibility, and lower entry pricing supports continued buyer interest in this asset category.

ESTIMATED INVESTMENT PROFILE

Scenario	Estimated Range
As-Is / Value Add	\$550,000 – \$650,000
Functional / Partially Stabilized	\$650,000 – \$875,000
Renovated / Stabilized	\$950,000 – \$1,250,000+

RECOMMENDED MARKETING STRATEGY

Positioning Focus

The strongest marketing narrative should emphasize:

- Commercial corridor visibility
- Flexible use potential
- Owner-user opportunity
- Value-add upside
- Redevelopment potential
- Affordability relative to other Dallas submarkets
- Long-term growth corridor positioning

Ideal Buyer Profiles

Investors

Seeking cash-flow improvements and repositioning opportunities.

Owner-Users

Seeking business visibility and long-term occupancy control.

Small Commercial Developers

Seeking redevelopment or adaptive reuse opportunities.

Service Operators

Medical, office, restaurant, salon, tax, insurance, and neighborhood retail users.

CONTACT INFORMATION

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