



ANA Commercial
Real Estate Brokerage



**3001 Knox St. #103
Dallas, TX 75205**

**1,100 ± SF
RETAIL SPACE
FOR SUBLET**

**Sublease Rate:
~\$59/SF/YR + NNN**

**ANA Commercial
Rey Rani
972-726-6000
sales@anabrokers.com**

Walkthrough this space in 3D

**ANA COMMERCIAL | 6860 N DALLAS PARKWAY | SUITE 200 | PLANO, TX 75024
www.anacommercial.com**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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OVERVIEW

Prime Retail Space for Sublease in Knox Park Village – Dallas, TX. Now available in the highly desirable Knox Park Village shopping center, this operational ice cream business features a modern ordering area, walk-in freezer, 3-compartment sink, grease trap, bathrooms, natural light, and multiple storage areas—including a private back entrance. The space offers generous indoor/outdoor seating and is ideal for a wide range of retail uses. Surrounded by Class A retail, popular restaurants, hotels, and luxury residential developments, this is one of the most sought-after neighborhoods in Dallas. The current tenant is requesting a purchase of the existing assets—contact us directly for pricing and details. Don't miss this rare opportunity to secure a beautifully equipped space in one of Dallas's busiest retail corridors. Call **972-726-6000** or Email sales@anabrokers.com for more information.

PROPERTY SUMMARY

- Base Sublet Rate: ~\$59/SF/YR
- NNN: ~\$23/SF/YR est. (per master lease)
- Total SF: 1,100 SF
- Property Use: Retail
- Parking: Open
- Facade / Monument Signage

[Explore in 3D 3001 Knox St. #103](#)

PROPERTY HIGHLIGHTS

- Open and operating Ice Cream Business—Please do not speak about the listing to the employees or customers.
- Grease Trap Installed, Walk-In Freezer, 3 Compartment Sink, multiple storage areas and back entrance. FF&E to be purchased.
- Prime Location in Knox Park Village in Uptown, close proximity to Apple Knox Street and other large retailers. Busy strip with consistent traffic.
- Highway Visibility—Knox Park Village is located directly off of Hwy 75 S at Knox St-Henderson.



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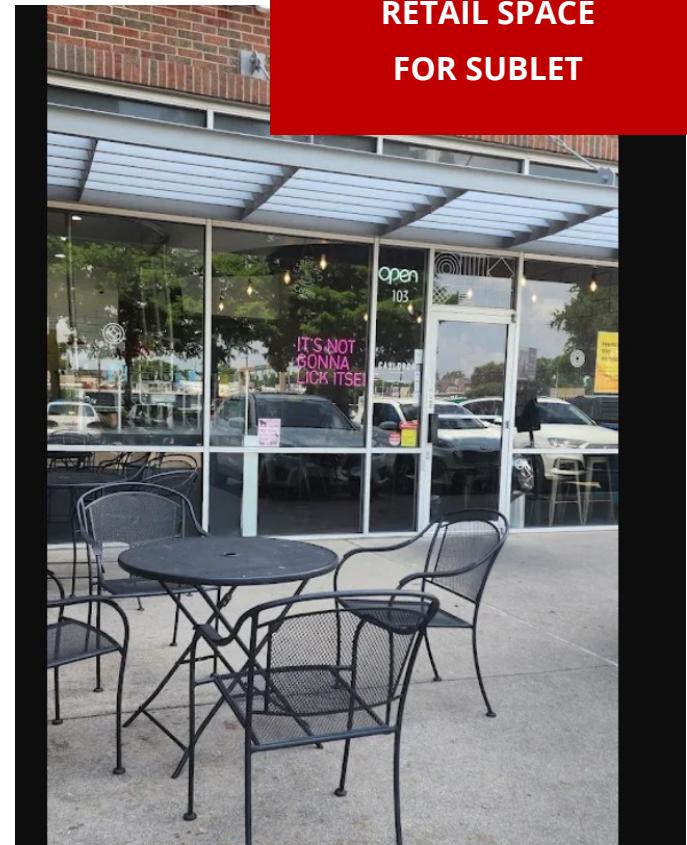
PROPERTY PHOTOS

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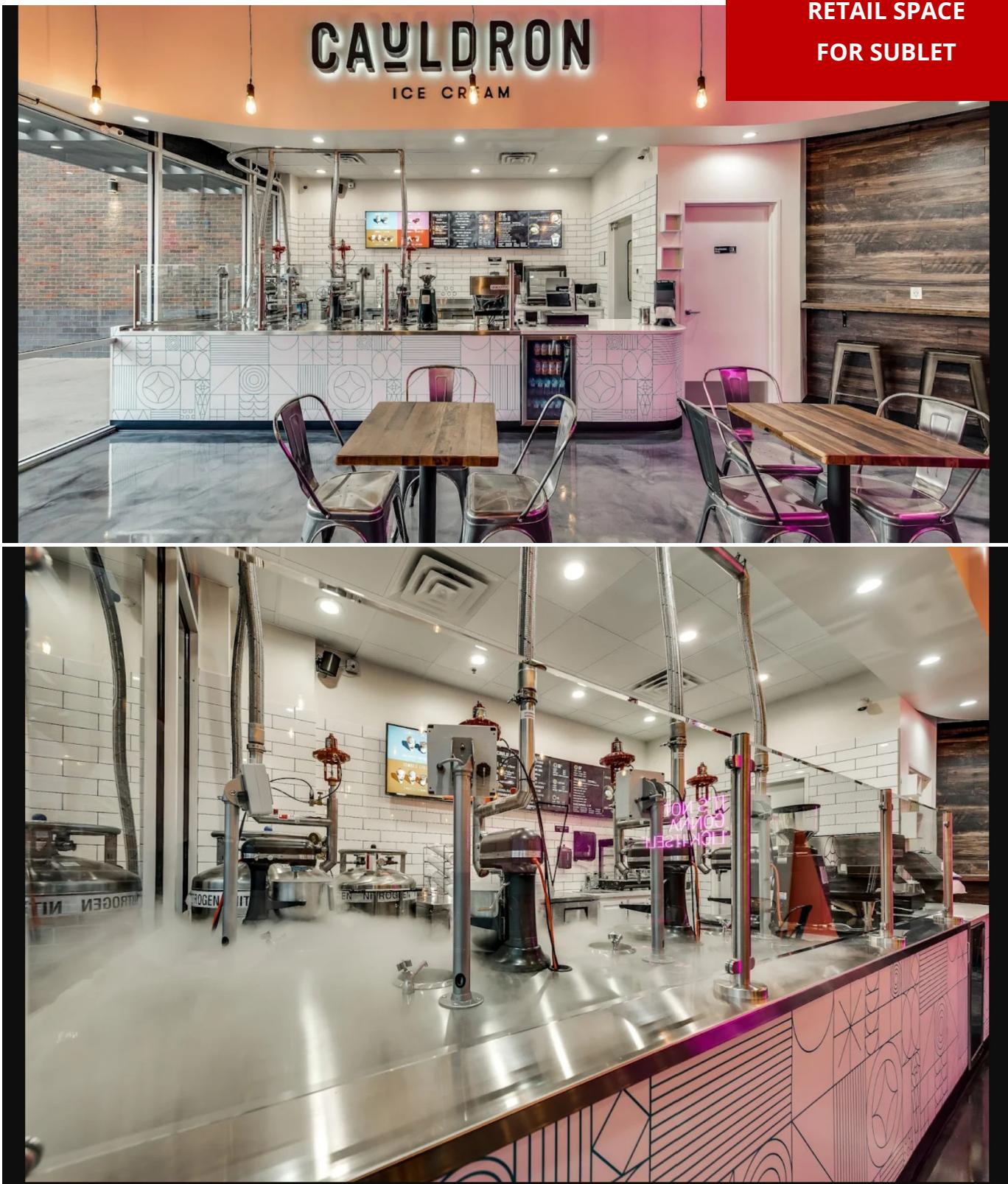
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PROPERTY PHOTOS



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SITE PLAN

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EXHIBIT "B"

SITE PLAN

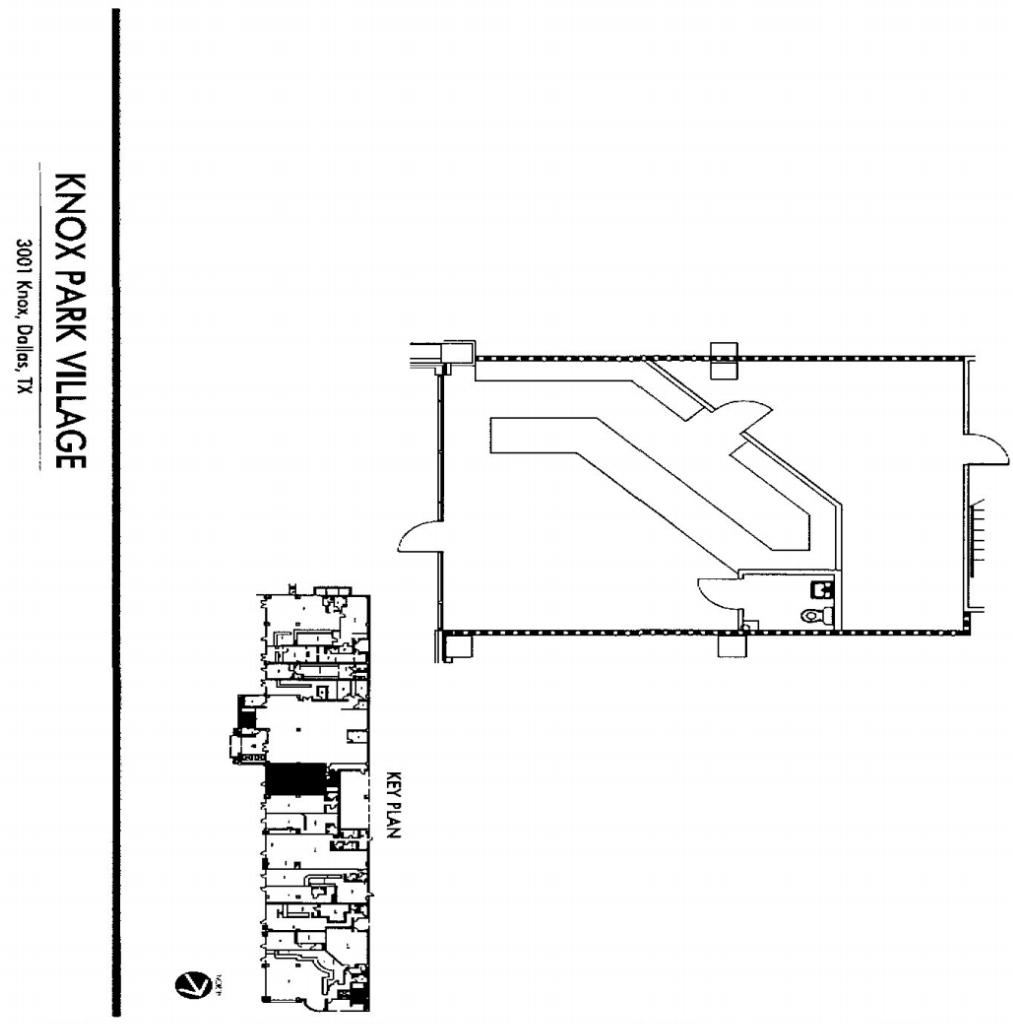


Exhibit "C" – Page 1

Landlord's Initial MJM
Tenant's Initial KA



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AERIAL MAP & DEMOGRAPHICS



	2 MILES	5 MILES	10 MILES
POPULATION	122,823	410,748	1,367,119
AV HH INCOME	\$328,834	\$109,165	\$106,979
MEDIAN AGE	34.3	35.1	34.7
DAILY TRAFFIC	Approx. 14,417 @ N Central Expy and Knox St. . (2022 MPSI Est.) Source: TXDot.GOV		

Information for the property located at 3001 Knox St. #103, Dallas, TX includes data gathered from tax records, public records data providers and / or NTREIS historical data records.



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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.

ANA Commercial	901995	sales@anabrokers.com	972-726-6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Timothy Heydari	609904	theydari@anabrokers.com	972-726-6000
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Timothy Heydari	609904	theydari@anabrokers.com	927-726-6000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rey Rani	801566	rrani@anabrokers.com	972-726-6000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date