

6960 Marvin D. Love Fwy, Dallas, TX 75237

FOR SALE

8,402 SF | RETAIL BUILDING Freeway visibility with Pylon sign



FOR MORE INFORMATION PLEASE CONTACT

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PROPERTY OVERVIEW

FOR SALE

6960 Marvin D. Love Fwy, Dallas, TX 75237, USA
8,402 SF | RETAIL BUILDING

• Sale Type	Owner User
• Property Type	Retail
• Property Subtype	Freestanding
• Building Size	8,402 SF
• Building Class	C
• Year Built/Renovated	1979/2017
• Price	\$1,699,995

• Price Per SF	\$202
• Tenancy	Multiple
• Building Height	1 Story
• Building FAR	0.26
• Land Acres	0.73 AC.
• Parking	36 Spaces (4.28 Spaces per 1,000 SF Leased)
• Frontage	230 FT on Marvin D Love

EXECUTIVE SUMMARY

Prime Retail Building on Highway Frontage! Introducing an exceptional opportunity to own a prominent retail building with 8,402 square feet, strategically positioned along highway 67 in Dallas. This remarkable property offers unparalleled visibility and accessibility, making it an ideal investment for businesses seeking to capitalize on high traffic volumes and maximum exposure.

KEY FEATURES

Highway Frontage: With direct frontage along Highway 67, this property enjoys unparalleled visibility, ensuring constant exposure to passing motorists driving foot traffic to your establishment.

Spacious Layout: Boasting a generous floor area of 8,402 square feet, this retail building offers ample space to accommodate diverse retail concepts, and offices.

Parking Convenience: Ample parking facilities ensure hassle-free access for customers, enhancing the overall convenience and attractiveness of the property.

Strategic Location: Situated in a thriving commercial corridor, this property is surrounded by a dynamic mix of businesses, restaurants, and residential communities. Across the street is the new Red Bird Mall development with new development of apartments, retail and UT Southwester just opened a new medical center.

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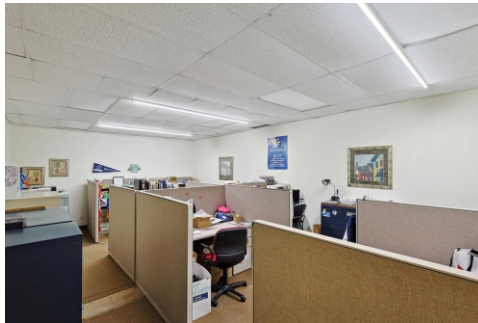
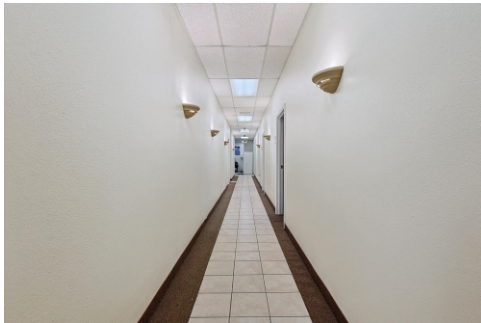
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PROPERTY PICTURES

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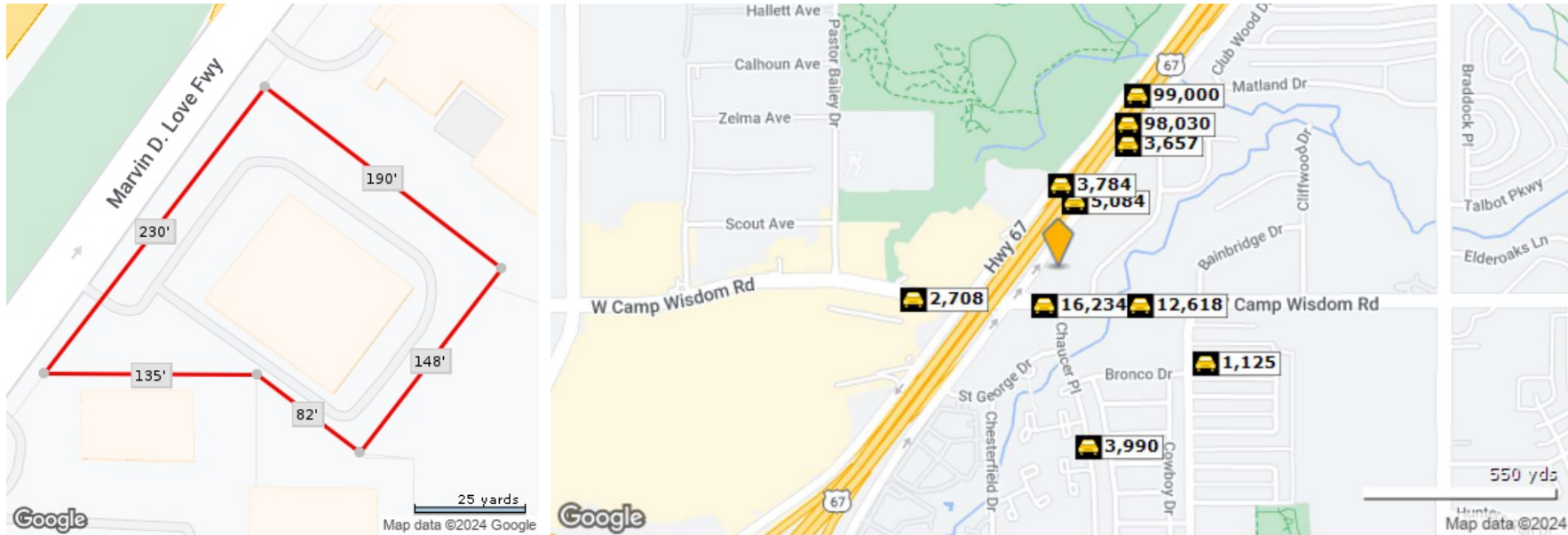
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TRAFFIC COUNT REPORT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Camp Wisdom Rd	Chaucer Pl	0.03 E	2022	16,234	MPSI	.06
2	Marvin D Love Fwy	W Camp Wisdom Rd	0.19 SW	2022	5,084	MPSI	.12
3	S G Alexander Fwy	W Camp Wisdom Rd	0.23 SW	2022	3,784	MPSI	.14
4	W Camp Wisdom Rd	Richwood Dr	0.08 W	2022	12,618	MPSI	.15
5	Marvin D Love Fwy	W Camp Wisdom Rd	0.32 SW	2022	3,657	MPSI	.24
6	W Camp Wisdom Rd	Marvin D Love Fwy	0.08 E	2022	2,708	MPSI	.24
7	Marvin D Love Fwy	W Camp Wisdom Rd	0.35 SW	2022	98,030	MPSI	.27
8	Meadow Dawn Ln	Bainbridge Dr	0.03 W	2018	1,125	MPSI	.29
9	Chaucer Pl	Bronco Dr	0.11 N	2022	3,990	MPSI	.29
10	S G Alexander Fwy	W Red Bird Ln	0.34 NE	2017	99,000	MPSI	.32

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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erick Marquez	0592076	ericknmarquez@gmail.com	469-867-2850
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date