

2662 Lombardy Ln, Dallas, TX 75220

4,665 SF | INDUSTRIAL BUILDING

FOR SALE



FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

✉ claudiaoalcaraz@gmail.com



PROPERTY OVERVIEW

FOR SALE

2662 Lombardy Ln, Dallas, TX 75220
4,665 SF | INDUSTRIAL BUILDING

PROPERTY FACTS

• Price	\$999,999
• Property Address	2662 Lombardy Ln, Dallas, TX 75220
• Lot Size	0.38 AC
• Price Per SF\$	\$214
• Rentable Building Area	4,665 SF
• Sale Type	Investment or Owner User
• No. Stories	1
• Property Type	Industrial
• Year Built/Renovated	1978/2013
• Property Subtype	Warehouse
• Tenancy	Single
• Building Class	B
• No. Drive In/Grade-Level Doors	3



FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

✉ claudiaoalcaraz@gmail.com



PROPERTY OVERVIEW

FOR SALE

2662 Lombardy Ln, Dallas, TX 75220
4,665 SF | INDUSTRIAL BUILDING

EXECUTIVE SUMMARY

An exceptional opportunity to own a versatile industrial property in a prime location, currently operating as a tire shop and auto body repair business. This property includes two separate buildings, offering a range of possibilities for automotive or other industrial uses.

PROPERTY HIGHLIGHTS

Dual Buildings: Two buildings included in the sale, each featuring dedicated office spaces for seamless operations. Front building is 3000sf and back building 1665sf.

Ample Parking: Generous parking area suitable for customers, employees, and vehicle storage.

Established Use: Currently configured for a tire shop and auto body repair services, with the infrastructure in place for similar businesses.

Strategic Location: High-visibility location with easy access to major roads and highways, ensuring traffic and excellent accessibility for customers.

Zoning Flexibility: Ideal for automotive services, industrial workshops, or conversion to other industrial or commercial uses.

Don't miss this chance to acquire a fully equipped, high-visibility property perfect for growing your business or diversifying your investment portfolio. Contact us today for more details or to arrange a viewing!



FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

✉ claudiaoalcaraz@gmail.com



PROPERTY PICTURES

FOR SALE

2662 Lombardy Ln, Dallas, TX 75220
4,665 SF | INDUSTRIAL BUILDING



FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

✉ claudiaoalcaraz@gmail.com

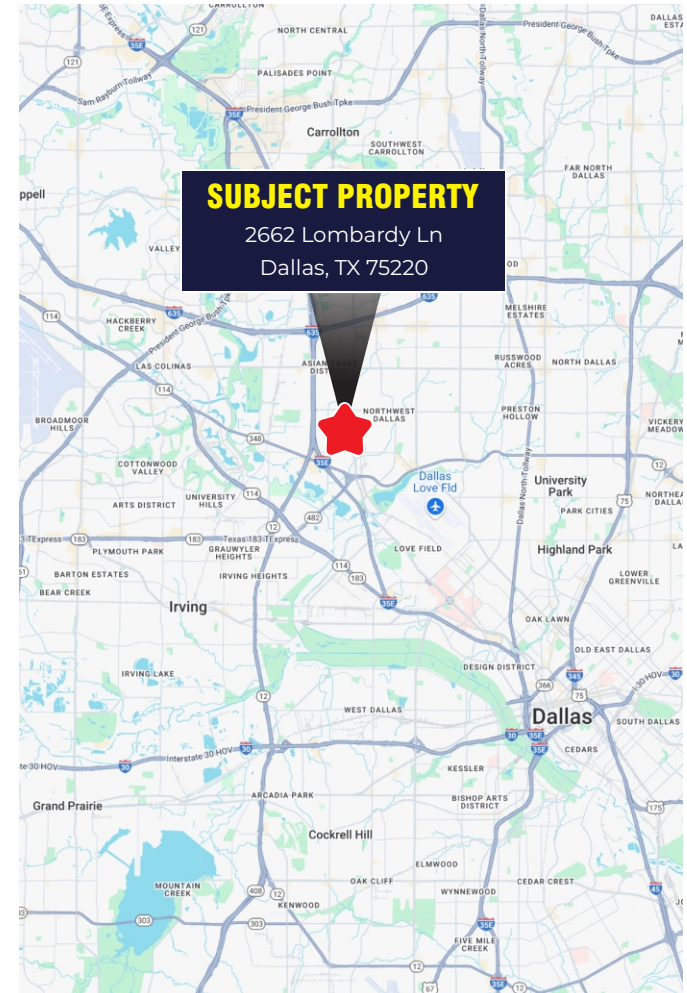


AREA DEMOGRAPHICS

FOR SALE

2662 Lombardy Ln, Dallas, TX 75220
4,665 SF | INDUSTRIAL BUILDING

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,596	80,545	243,539
2024 Estimate	10,609	80,337	243,305
2020 Census	10,439	77,449	236,587
Growth 2024 - 2029	-0.12%	0.26%	0.10%
Growth 2020 - 2024	1.63%	3.73%	2.84%
2024 Population by Hispanic Origin	9,216	49,878	109,045
2024 Population	10,609	80,337	243,305
Households			
2029 Projection	3,461	30,859	96,890
2024 Estimate	3,477	30,748	96,651
2020 Census	3,482	29,485	93,236
Growth 2024 - 2029	-0.46%	0.36%	0.25%
Growth 2020 - 2024	-0.14%	4.28%	3.66%
Owner Occupied	464 13.34%	10,195 33.16%	39,852 41.23%
Renter Occupied	3,013 86.66%	20,553 66.84%	56,799 58.77%
2024 Households by HH Income			
Income: <\$25,000	720 20.71%	4,464 14.52%	12,489 12.92%
Income: \$25,000 - \$50,000	1,161 33.40%	6,711 21.83%	17,399 18.00%
Income: \$50,000 - \$75,000	707 20.34%	5,887 19.15%	18,227 18.86%
Income: \$75,000 - \$100,000	536 15.42%	3,488 11.34%	11,419 11.81%
Income: \$100,000 - \$125,000	121 3.48%	2,661 8.65%	9,081 9.40%
Income: \$125,000 - \$150,000	113 3.25%	2,145 6.98%	6,836 7.07%
Income: \$150,000 - \$200,000	83 2.39%	2,432 7.91%	7,620 7.88%
Income: \$200,000+	35 1.01%	2,961 9.63%	13,579 14.05%
2024 Avg Household Income	\$57,354	\$95,227	\$108,356
2024 Med Household Income	\$47,744	\$67,709	\$75,460



SUBJECT PROPERTY
2662 Lombardy Ln
Dallas, TX 75220

FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

✉ claudiaoalcaraz@gmail.com



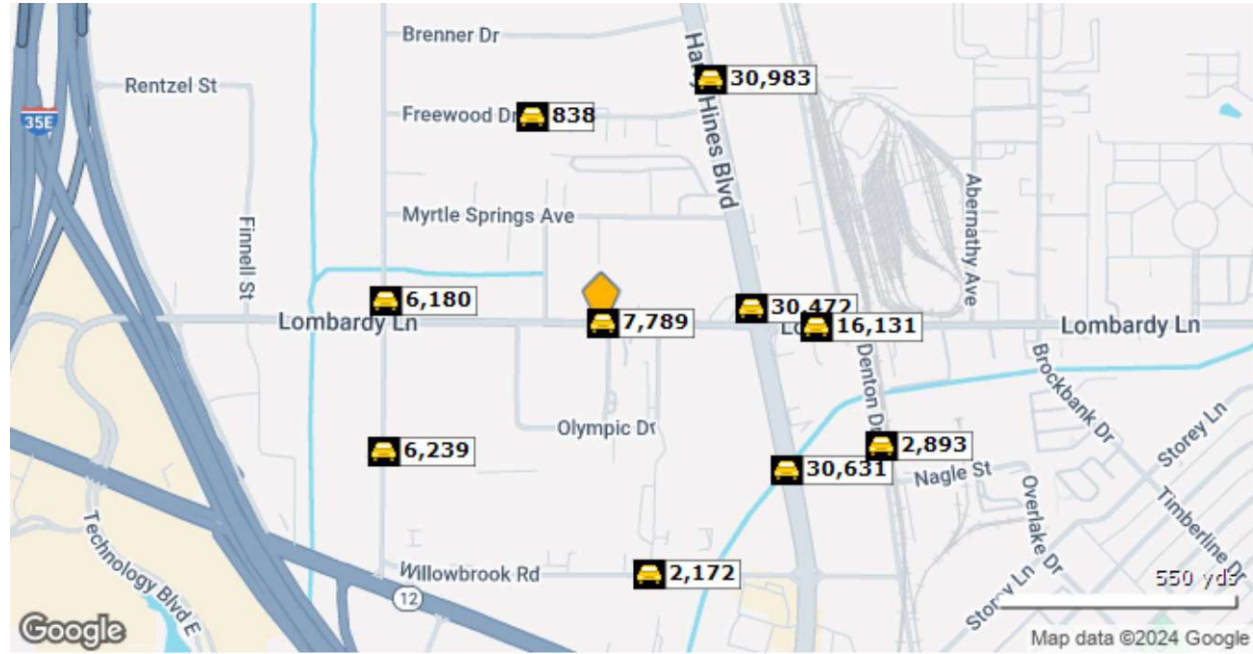
TRAFFIC COUNT REPORT

FOR SALE

2662 Lombardy Ln, Dallas, TX 75220
4,665 SF | INDUSTRIAL BUILDING

2662 Lombardy Ln, Dallas, TX 75220

Building Type: **Industrial**
 RBA: **2,041 SF**
 Land Area: **1 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lombardy Ln	Sparkman Rd	0.01 E	2022	7,789	MPSI	.02
2 Harry Hines Blvd	Lombardy Ln	0.02 S	2022	30,472	MPSI	.21
3 Lombardy Ln	Denton Dr Rmp	0.03 E	2022	16,131	MPSI	.29
4 Shady Trl	Lombardy Ln	0.03 S	2022	6,180	MPSI	.29
5 Harry Hines Blvd	Willowbrook Rd	0.14 S	2022	30,631	MPSI	.31
6 Freewood Dr	Shady Trl	0.20 W	2022	838	MPSI	.31
7 Willowbrook Rd	Harry Hines Blvd	0.21 E	2022	2,172	MPSI	.33
8 Shady Trl	Willowbrook Rd	0.15 S	2022	6,239	MPSI	.33
9 Harry Hines Blvd	Freewood Dr	0.04 S	2022	30,983	MPSI	.38
10 Denton Dr	Nagle St Exd	0.06 S	2022	2,893	MPSI	.41

FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

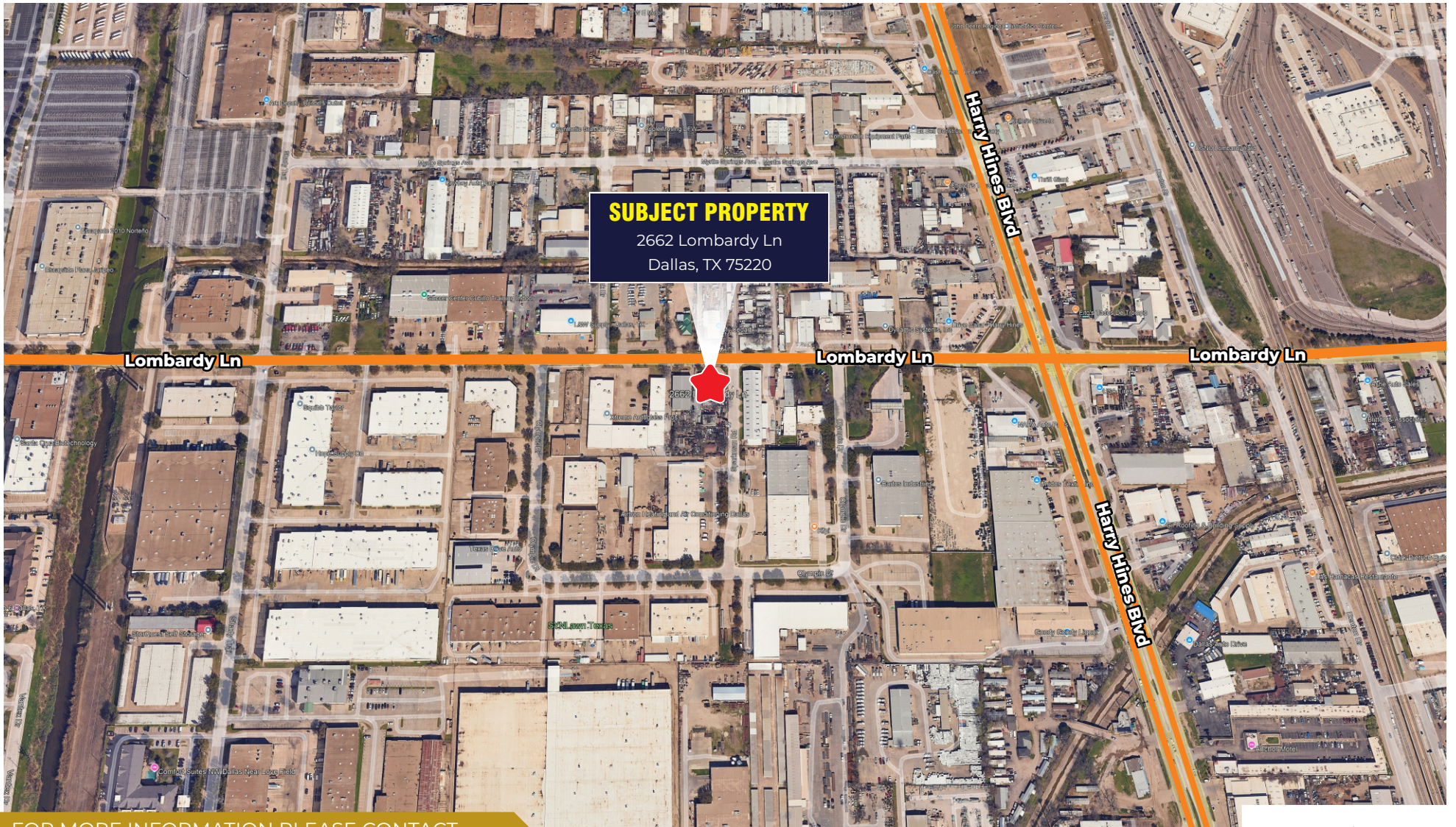
✉ claudiaoalcaraz@gmail.com



AERIAL MAP

FOR SALE

2662 Lombardy Ln, Dallas, TX 75220
4,665 SF | INDUSTRIAL BUILDING



FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

📞 469-867-2850

✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

📞 214-878-2984

✉ claudioalcaraz@gmail.com





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.

Rise DFW Real Estate LLC	9012213	Risedfwrealestate@gmail.com	469-867-2850
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
Erick Marquez	0592076	same info as above	469-867-2850
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Erick Marquez	0592076	ericknmarquez@gmail.com	469-867-2850
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date