

# 7700 RONNIE DR, DALLAS, TX 75252

7700 Ronnie Dr | Dallas, TX

FOR LEASE



**Oren Stephen**

ISL Commercial

Principal

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# THE SPACE

Location	7700 Ronnie Dr Dallas, TX 75252
County	Dallas County
APN	R-0440-006-0010-1
Cross Street	Dickerson
Size	2,000 SF
Space	Suite 103
Lease Rate	\$11.10 PSF (Yearly)
Lease Type	NNN

## HIGHLIGHTS

- Plenty Of Parking
- Racking Included
- Hvac Inside The Bay
- 12 x 12 Grade Door and Clear Height
- Previous Tenant was a Metal Fabrication Shop

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,390	133,474	376,310

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$137,283	\$149,485	\$132,579

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,348	56,695	169,311

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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	13,505
LAND SF	21,000
LAND ACRES	0.48
YEAR BUILT	1997
YEAR RENOVATED	2000
ZONING TYPE	General Commercial
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	Square
NUMBER OF PARKING SPACES	35
GRADE LEVEL DOORS	5
OFFICE SF	600

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## NEIGHBORING PROPERTIES

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NORTH	Frankford Rd
SOUTH	Mccallum Rd
EAST	Texas A&M Agro
WEST	Hillcrest Rd

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## MECHANICAL

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HVAC	Good
FIRE SPRINKLERS	N/A

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## TENANT INFORMATION

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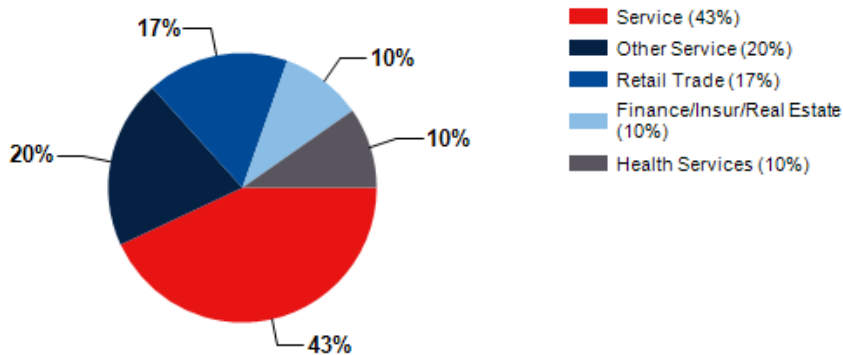
LEASE TYPE	NNN
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## Location Summary:

- 7700 Ronnie Dr is located near Dickerson Street with direct access to Frankford Road and minutes from the President George Bush Turnpike.
- The surrounding trade area delivers some of the strongest income demographics in the DFW Metroplex, with a 2026 average household income of \$137,283 within 1 mile and \$149,485 within 3 miles, supported by a trade area population exceeding 376,000 within 5 miles and a projected growth rate of 2.75% through 2031.
- The submarket is anchored by major corporate employers including JPMorgan Chase, Capital One Finance, Toyota Motor North America, and PepsiCo, generating a dense, high-income daytime workforce that sustains consistent demand for service and light industrial users throughout the corridor.

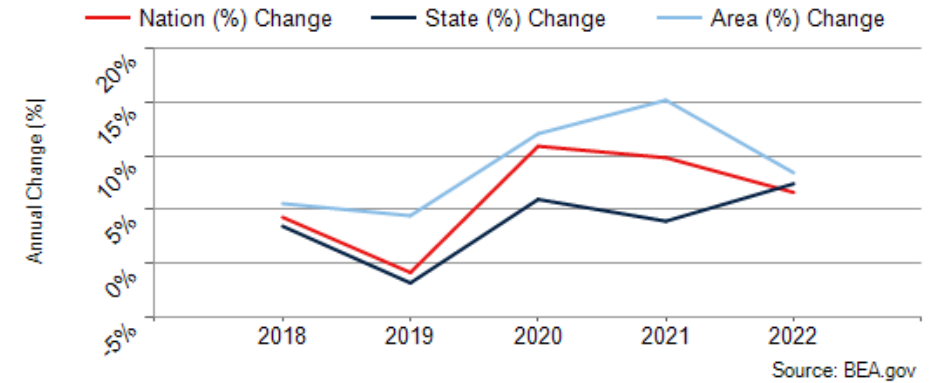
## Major Industries by Employee Count

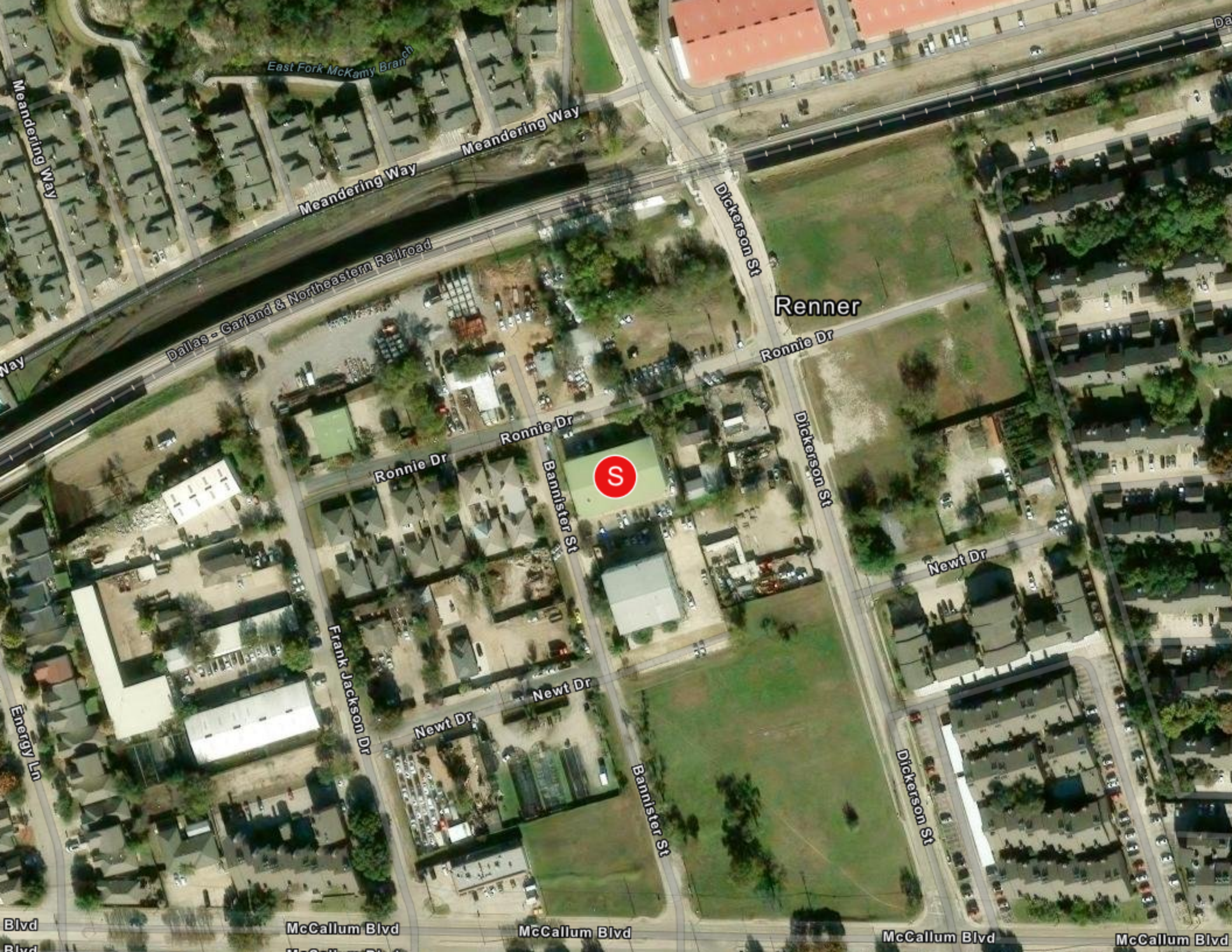


## Largest Employers

JPMorgan Chase	11,261
Capital One Finance	5,649
Toyota Motor North America, Inc.	4,938
PepsiCo	3,759
Ericsson	3,346
AT&T Foundry and Services	2,500
Liberty Mutual Insurance Company	2,100
JCPenney Company, Inc.	2,000

## Collin County GDP Trend





East Fork McKamy Branch

Meandering Way

Meandering Way

Dallas - Carland & Northeastern Railroad

Dickerson St

Renner

Ronnie Dr

Ronnie Dr

S

Bannister St

Dickerson St

Newt Dr

Frank Jackson Dr

Newt Dr

Newt Dr

Bannister St

Dickerson St

Blvd

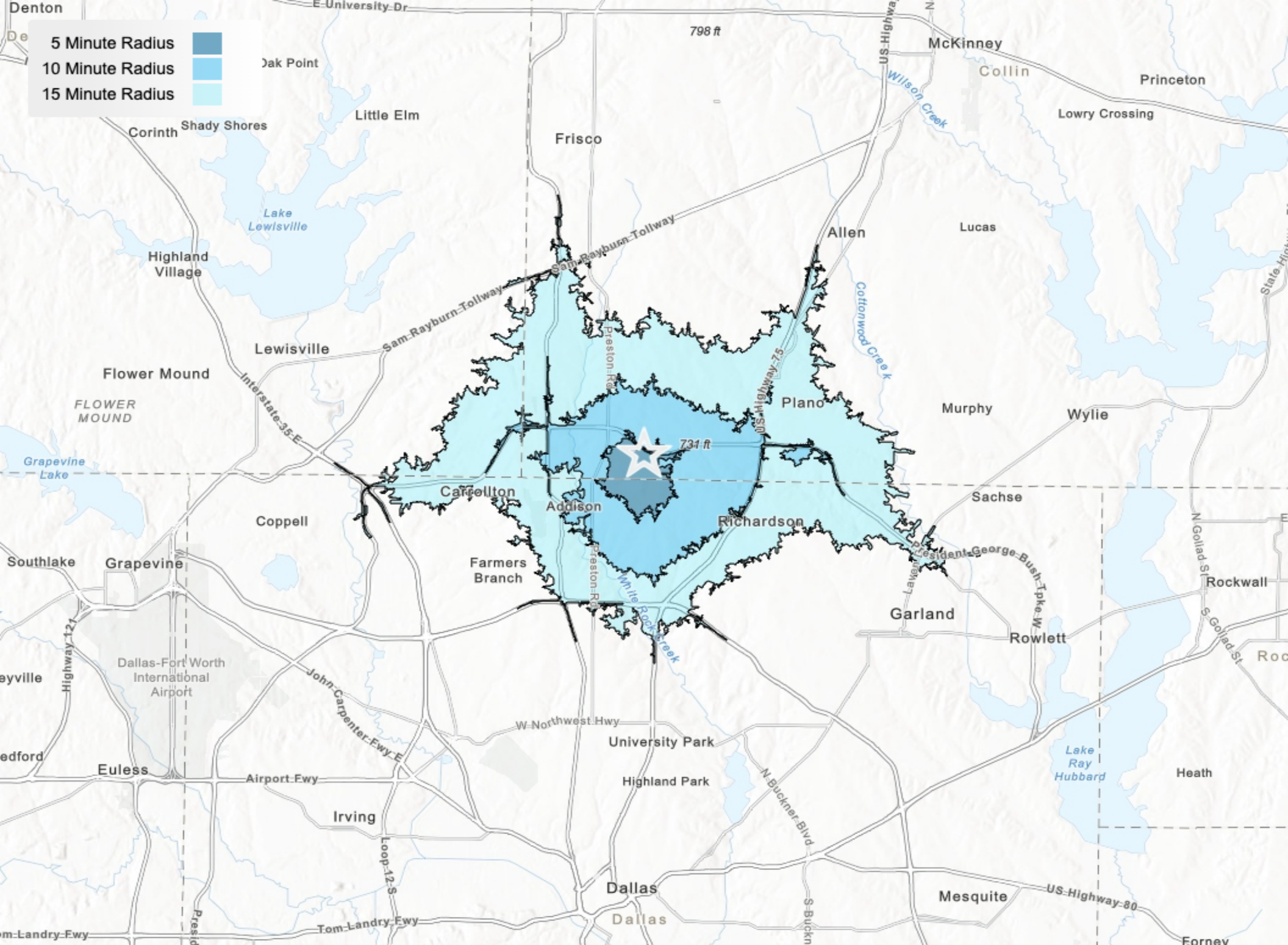
McCallum Blvd

McCallum Blvd

McCallum Blvd

McCallum Blvd







Frontal Shot



Office One



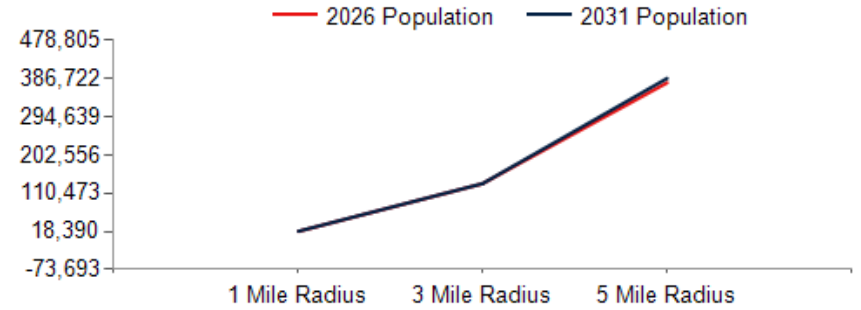
Office Two/Breakroom



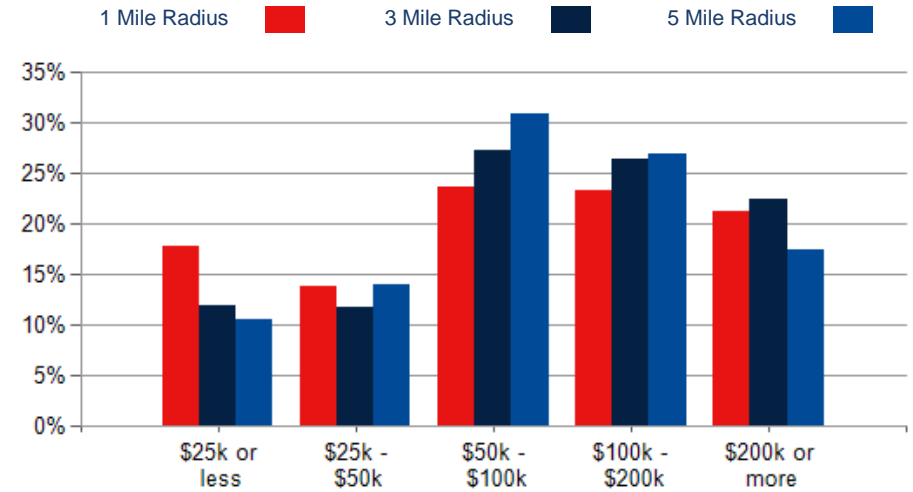
HVAc System

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,821	110,310	312,324
2010 Population	14,168	112,834	322,605
2026 Population	18,390	133,474	376,310
2031 Population	18,560	133,729	386,722
2026 African American	1,736	12,630	54,331
2026 American Indian	110	749	2,645
2026 Asian	4,951	19,994	52,898
2026 Hispanic	2,631	22,005	85,706
2026 Other Race	966	7,796	36,155
2026 White	8,808	77,163	181,960
2026 Multiracial	1,817	15,057	48,067
2026-2031: Population: Growth Rate	0.90%	0.20%	2.75%

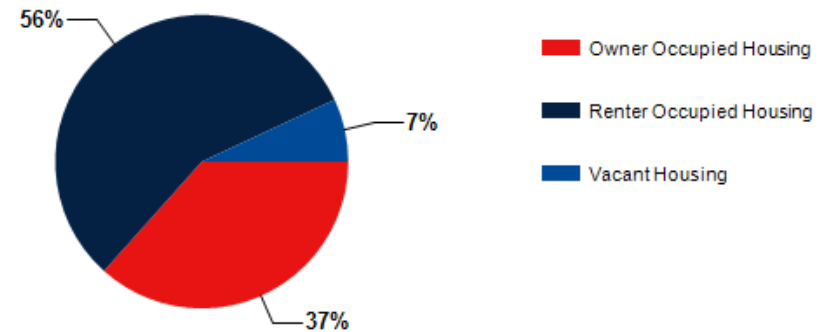
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	961	4,446	11,160
\$15,000-\$24,999	532	2,367	6,824
\$25,000-\$34,999	465	2,535	8,007
\$35,000-\$49,999	693	4,156	15,707
\$50,000-\$74,999	1,134	8,618	29,927
\$75,000-\$99,999	843	6,836	22,503
\$100,000-\$149,999	1,112	8,953	29,422
\$150,000-\$199,999	835	6,055	16,215
\$200,000 or greater	1,773	12,727	29,542
Median HH Income	\$85,028	\$97,188	\$87,775
Average HH Income	\$137,283	\$149,485	\$132,579



### 2026 Household Income



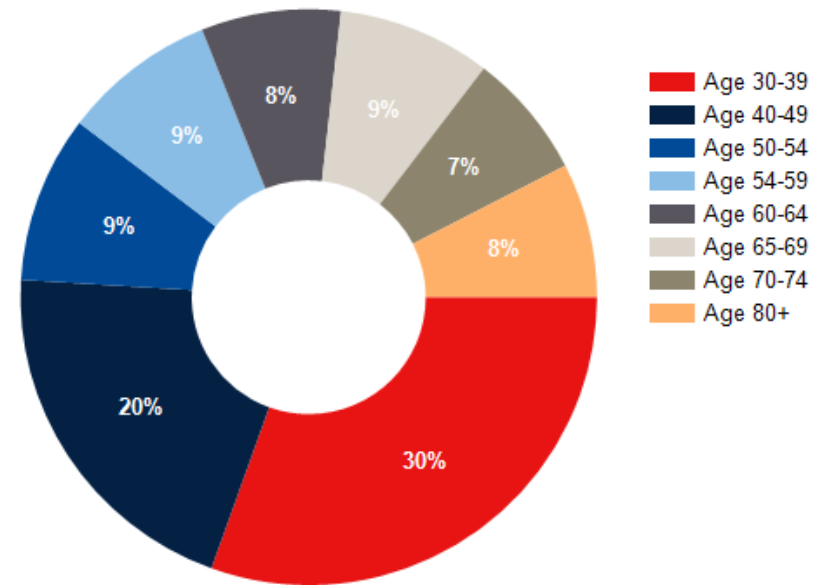
### 2026 Own vs. Rent - 1 Mile Radius



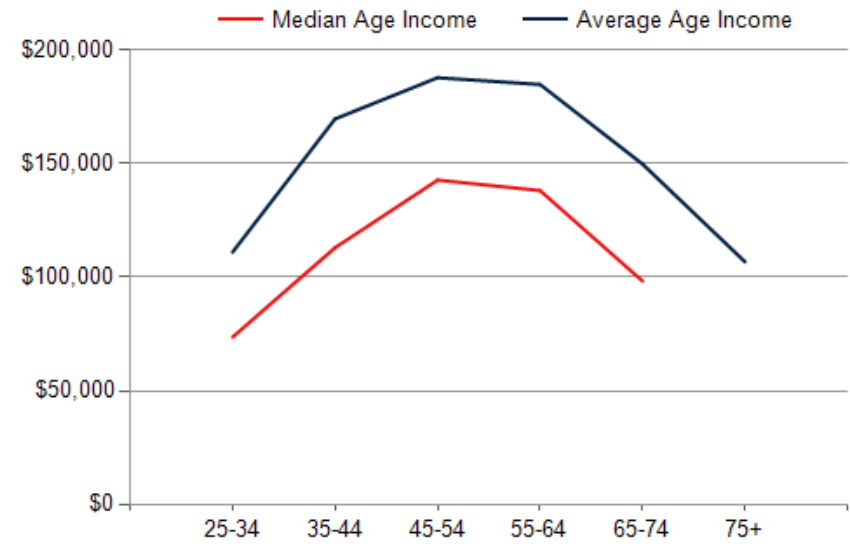
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,758	9,455	33,105
2026 Population Age 35-39	1,181	8,876	29,084
2026 Population Age 40-44	1,086	8,557	26,028
2026 Population Age 45-49	889	7,582	22,440
2026 Population Age 50-54	905	7,292	21,426
2026 Population Age 55-59	831	6,608	19,469
2026 Population Age 60-64	754	6,823	19,334
2026 Population Age 65-69	829	6,761	17,622
2026 Population Age 70-74	681	5,839	14,680
2026 Population Age 75-79	728	5,204	12,014
2026 Population Age 80-84	647	3,962	8,142
2026 Population Age 85+	702	3,557	6,939
2026 Population Age 18+	15,206	109,560	306,546
2026 Median Age	35	37	37
2031 Median Age	37	39	38

Population By Age

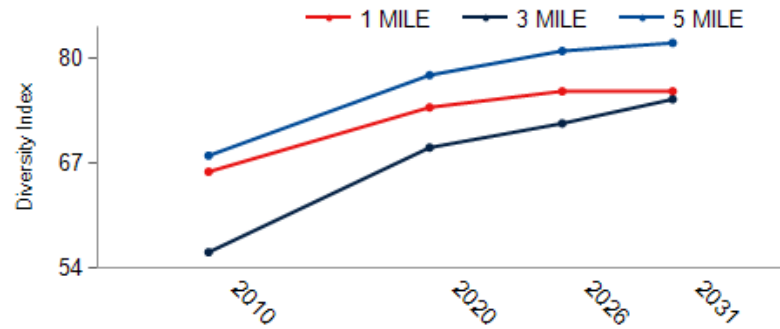


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,560	\$85,412	\$80,148
Average Household Income 25-34	\$111,014	\$121,932	\$106,627
Median Household Income 35-44	\$112,963	\$120,341	\$100,680
Average Household Income 35-44	\$169,702	\$173,199	\$143,203
Median Household Income 45-54	\$142,754	\$146,660	\$113,884
Average Household Income 45-54	\$187,852	\$197,192	\$164,769
Median Household Income 55-64	\$138,167	\$140,524	\$117,396
Average Household Income 55-64	\$184,896	\$194,155	\$171,288
Median Household Income 65-74	\$98,242	\$94,637	\$87,833
Average Household Income 65-74	\$149,822	\$146,766	\$139,071
Average Household Income 75+	\$106,748	\$101,179	\$99,489

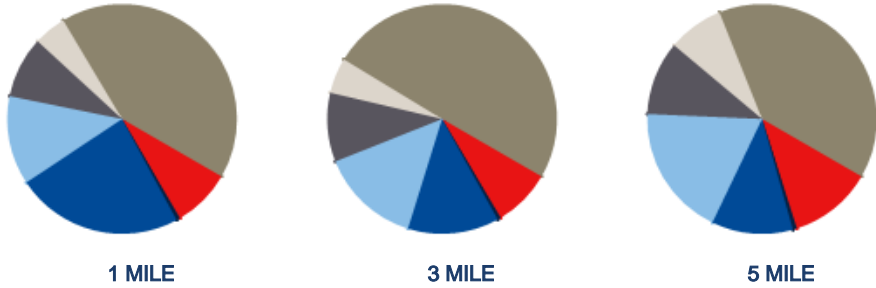


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	75	82
Diversity Index (current year)	76	72	81
Diversity Index (2020)	74	69	78
Diversity Index (2010)	66	56	68

### POPULATION DIVERSITY



### POPULATION BY RACE

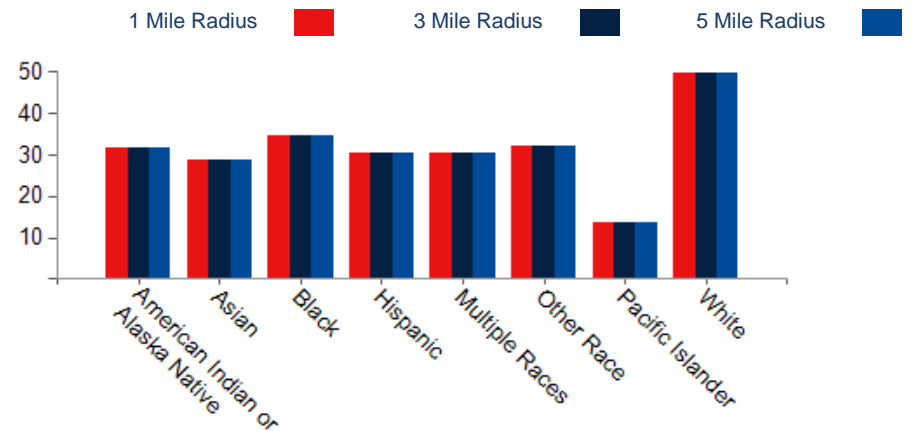


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	8%	12%
American Indian	1%	0%	1%
Asian	24%	13%	11%
Hispanic	13%	14%	19%
Multiracial	9%	10%	10%
Other Race	5%	5%	8%
White	42%	50%	39%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	34	34
Median Asian Age	29	30	33
Median Black Age	35	34	34
Median Hispanic Age	30	29	30
Median Multiple Races Age	30	29	31
Median Other Race Age	32	30	30
Median Pacific Islander Age	14	25	34
Median White Age	50	45	44

### 2026 MEDIAN AGE BY RACE





Oren Stephen  
Principal

Agent

Oren Stephen  
Principal

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

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*Exclusively Marketed by:*

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Principal

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