

FOR SALE

220, 222, 224 & 228 Sunset Avenue
Dallas, TX 75208



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PERDUE REALTY
CORP

OPPORTUNITY OVERVIEW

This portfolio of four contiguous parcels along Sunset Avenue offers a compelling long-term investment in the heart of Dallas’ fast-transforming Oak Cliff neighborhood. Situated near the Bishop Arts District and minutes from downtown, the properties are ideally positioned for a land-banking strategy, with strong fundamentals supporting steady appreciation.

Surrounding redevelopment activity continues to drive rental demand and property values in the area. With flexible zoning and existing structures generating interim income, investors can capture upside through organic rent growth while holding for strategic redevelopment or disposition. This is a rare opportunity to control a meaningful footprint in a submarket experiencing sustained momentum and limited land availability.

DETAILS

Address 220, 222 and 224 Sunset Avenue

- One 4,400 SF Brick Building
- One 4,272 SF Metal Building
- 20,550 SF Total Land

232 and 238 Sunset Avenue

- One 4,490 SF Brick Building
- 13,250 SF Total Land

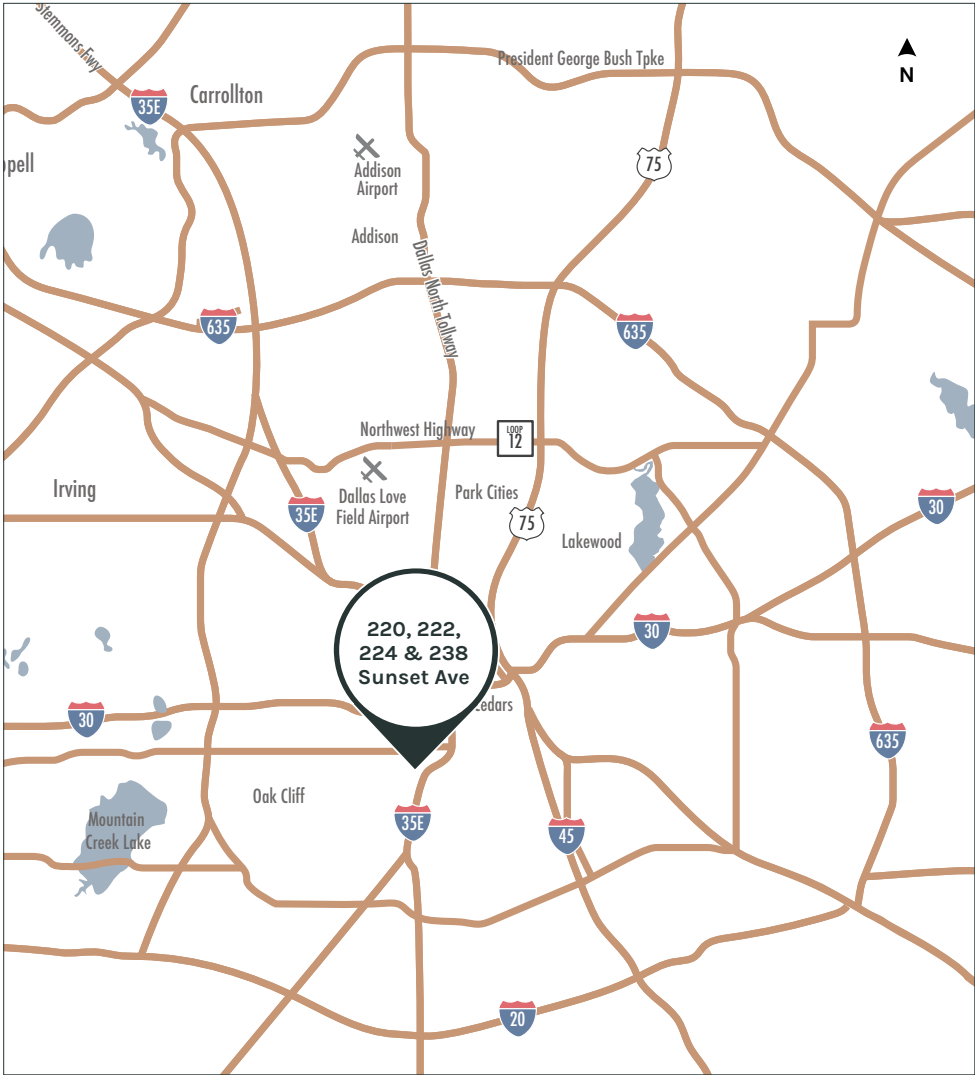
Zoning PD-316 (Subarea 4) North Tract

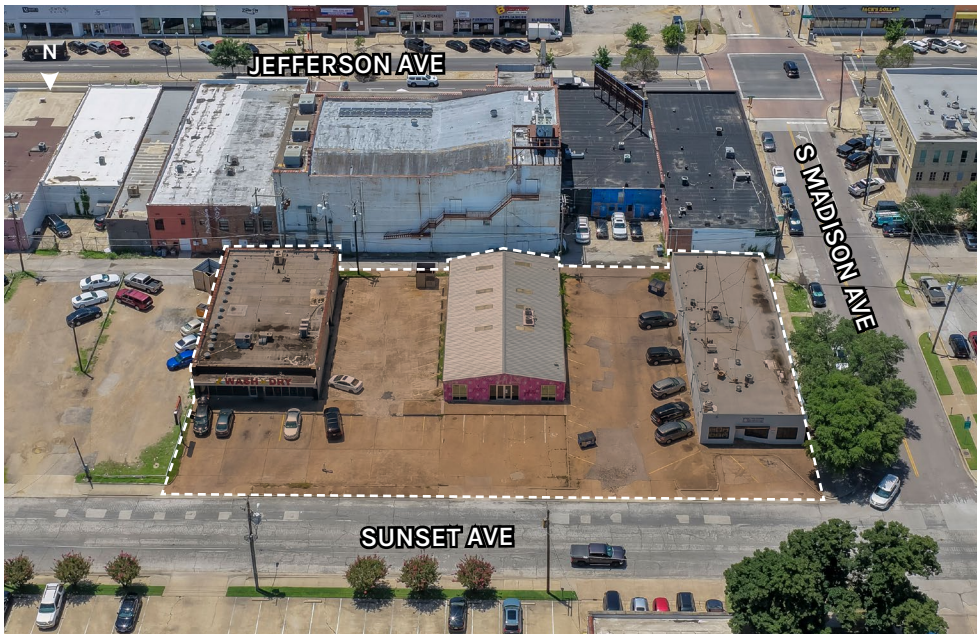
Ideal Uses Retail, Office, and/or Future Multifamily Development

- Details
- 250 ft in Length
 - 137.50 ft in Width
 - Qualified Census Tract (QCT)

AREA DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|-----------|
| 2024 Population | 19,487 | 138,896 | 357,008 |
| 2024 Average Household Income | \$91,639 | \$94,102 | \$101,356 |
| Daytime Workers | 11,729 | 86,560 | 346,539 |







TREC INFORMATION ABOUT BROKERAGE SERVICES

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:
 - 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.

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|---|-------------|----------------------|----------------|
| PERDUE REALTY CORP | 581273 | cp@perdue-realty.com | (214) 680-4604 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| _____ | _____ | _____ | _____ |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |





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