



**FOR SALE**

 **BATES**

**7712 Ronnie Dr. Dallas, TX 75252**



## PROPERTY OVERVIEW

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Land Size: 8,398 SF +/-

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Total Building Size: 3,180 SF +/-

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House Size: 1,848 SF +/-

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Detached Garage/Office Size: 1332 SF +/-

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Current Zoning: Residential (Located in Commercial Service Zone)



## 7712 RONNIE DR. DALLAS, TX 75252

Situated in the heart of North Dallas, 7712 Ronnie Drive offers a rare opportunity on  $\pm 8,398$  square feet of land with two existing structures totaling  $\pm 3,180$  square feet. The property features a  $\pm 1,848$  square foot main house along with a  $\pm 1,332$  square foot detached garage/office area, providing flexibility for a variety of uses. Currently zoned residential but located within a Commercial Service Zone, the site holds strong potential for future commercial conversion or redevelopment. Its prime location provides quick access to major transportation arteries, including PGBT/SH-190, US-75, and the Dallas North Tollway, with both Love Field and DFW airports within a 20–35 minute drive. Proximity to key business districts such as Addison, Plano, and Richardson further enhances the property's strategic appeal for investors, business owners, or users seeking a highly connected North Dallas address.





Property Overview

Features

Location

Contact



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7712 Ronnie Dr. Dallas, TX 75252

**TYLER MARKWOOD**

📞 469-475-3070

✉ [tyler@batesrealestate.com](mailto:tyler@batesrealestate.com)





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## DRIVE TIMES

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5 Minutes to PGBT

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8 Minutes to US-75

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5 Miles to Dallas North Tolway

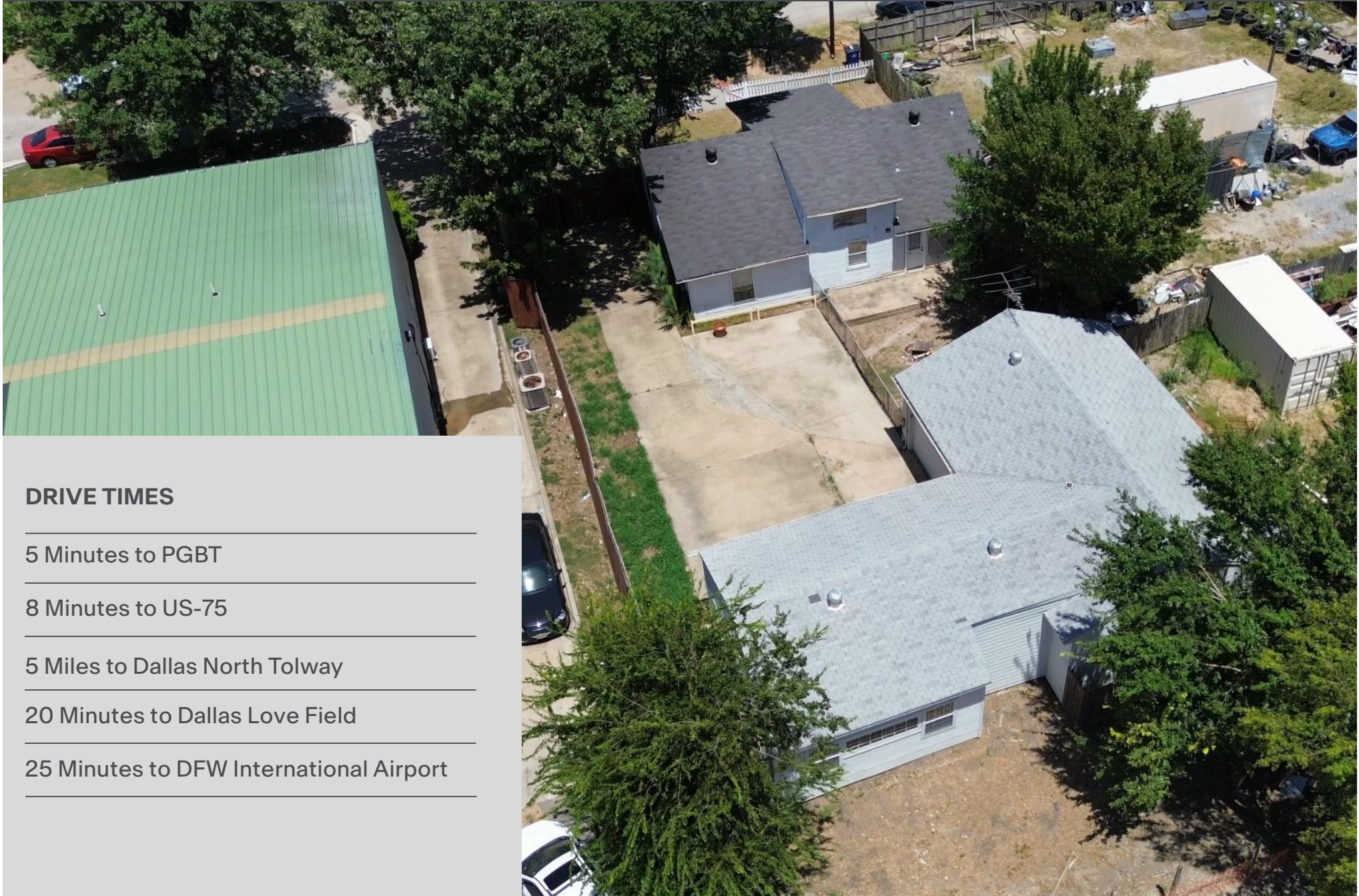
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20 Minutes to Dallas Love Field

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25 Minutes to DFW International Airport

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A photograph of a single-story house with light-colored siding and dark shutters. A white picket fence runs across the front yard. A large tree is on the right side of the house. A blue banner with white text is overlaid on the right side of the image.

**CONTACT US**

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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.

#### Bates Real Estate, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Bates	660669	caleb@batesrealestate.com	214-797-7939
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Markwood	9014642	tyler@batesrealestate.com	469-475-3070
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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