

# COMMERCIAL / INDUSTRIAL PROPERTY FOR SALE

2726 Lombardy Lane, Dallas, TX 75220



## INVESTMENT HIGHLIGHTS

- 100% Occupied - Income-Prudent Asset Established Business
- Located in a High-Traffic with Visibility and In-Demand Commercial Area
- Secured and Spacious Yard
- Ideal for Automotive, Light, Manufacturing, Warehouse

## PROPERTY DETAILS

Building Size: 39,721 SF

Lot Size: 2.236 Acres

Occupancy: 100% Leased

Zoning: IR-flexible use

## PRIME DALLAS INVESTMENT OPPORTUNITY

Positioned in one of Dallas' established industrial corridors, this fully leased property delivers solid cash flow and long-term upside potential. Easy access to major highways and business districts.

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**\$4,199,000**



# Offering Memorandum

**2726 Lombardy Lane**  
**Dallas, TX 75220**  
**Prepared by: Home Realty LLC**

## Executive Summary

### Property Address:

2726 Lombardy Lane, Dallas, TX

75220 **Asset Type:** Industrial / Flex /

Office **Offering Price:** \$4,199,000

**Cap Rate:** ~~8.6%~~ 7.1%

**Occupancy:** 100%

**Building Size:** Approx. 39,721 SF

**Lot Size:** Approx. 2.236 Acres

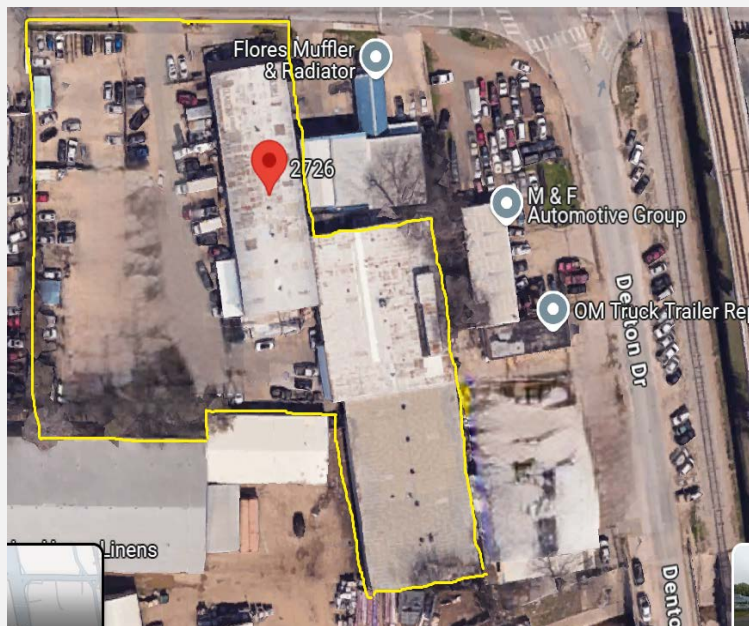


## Investment Highlights

- **Prime Location:** Positioned in the West Dallas corridor, minutes from I-35 and Loop 12.
- **Value-Add Opportunity:** Potential to increase rent or redevelop.
- **Strong Submarket Growth:** Area shows year-over-year rent growth of 3.2%.
- **Stable Cash Flow:** Anchored by long-term leases.
- **Zoning:** IR – flexible use potential.

## Property Overview

Year Built /Renovated	1955 / 2000
Building Size	39,721 SF
Lot Size	2.236 Acres
Construction	[Concrete Tilt-Up/ Masonry]
Clear Height	20 ft
Parking	0.19/1,000 SF
HVAC	Yes



## Location Overview

2726 Lombardy Lane is a strategically located commercial asset offering immediate access to one of Dallas' most active corridors. The property presents a rare investment opportunity in the growing North Dallas industrial/retail submarket.

The subject property is in the **Northwest Dallas submarket**, an area characterized by a mix of industrial, retail, and commercial use. Just minutes from major arterials like I-35E, Loop 12, and Dallas Love Field Airport, the property benefits from significant logistical advantages and high traffic volume on Lombardy Lane.

### Nearby Landmarks:

- **Love Field Airport – 4 miles**
- **Dallas Medical District – 5 miles**
- **Downtown Dallas – 7 miles**

## Market Overview

The Dallas-Fort Worth Metroplex continues to be one of the fastest-growing economic regions in the country. The industrial/retail vacancy rates remain low at 4.5%, with rental rates trending upward. It is well-positioned within a submarket that continues to demonstrate solid rent growth and strong market fundamentals, making it an attractive opportunity for investors and tenants alike.

### Dallas Industrial Market Trends:

- Avg. Asking Rent: \$17.46/SF
- YOY Rent Growth: 3.2%
- Avg. Occupancy: 90.8%

## Financial Summary (Pro Forma)

Metric	Amount
Purchase Price	\$4,199,000
Current NOI	\$364,480
Cap Rate	8.6%
Occupancy	100%
Potential Upside	\$370,370 (rent bumps, new leases)

## Rent Roll

Tenant Name	SF Leased	Lease Start	Lease End	Base Rent	Options	Notes
Del Real Motors	7,931	05/2024	04/2029	\$9.84/SF	Yes	Dealership
Endy Delgado	3,250	04/2024	03/2029	\$6.65/SF	Yes	Warehouse
Julian Viente	2,000	11/2024	10/2029	\$13.80/SF	Yes	Warehouse
Melchor Auto Shop	9,000	05/2024	04/2029	\$9.00/SF	Yes	Industrial
Soyot Mohammad & Eman Hossin	2,590	10/2024	09/2029	\$12.00/SF	Yes	Industrial
Sky-X Logistics LLC	5,200	04/2024	03/2027	\$15.00/SF	Yes	Warehouse
Galo Elvin	9,750	04/2024	03/2029	\$4.92/SF	Yes	Warehouse

## Disclaimers

This Offering Memorandum has been prepared by Home Realty LLC and solely for use by prospective investors. All information contained herein has been obtained from sources deemed reliable but is not guaranteed. Interested parties should independently verify all information.

## Contact Information

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