



902-924 S. PEAK STREET
DALLAS, TEXAS 75223

INVESTMENT SALE

NAL Robert Lynn



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EXECUTIVE SUMMARY



GROSS LEASABLE AREA
10,200 SF



LAND
0.66 Acres



PROPERTY DESCRIPTION
Multi-Tenant Warehouse Building
with Outside Storage



GROSS ANNUAL RENT
\$142,149.96



LEASED UNITS

Suite A	1,700 SF	Cityscape Lawn & Landscape
Suite B:	1,700 SF	Raul Cazares
Suite C:	1,700 SF	Erick Arreola Negrete
Suite D:	1,700 SF	Erick's Garage Auto Jobs
Suite E:	1,700 SF	Guadalupe Jasso
Suite F:	1,700 SF	Guadalupe Jasso

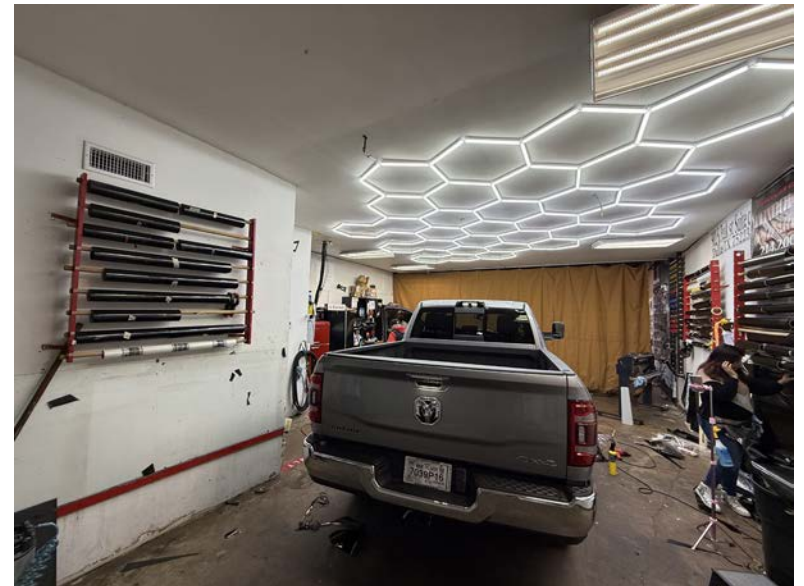
Verizon Wireless Land Lease



EXPENSES

2024 Taxes :	\$10,533.26
2025 Insurance:	\$11,421.00
Common Area Maintenance:	\$13,070.10
Management Fees:	\$ 9,749.57

SURVEY



PROPERTY SUMMARY



- Building Size: \pm 10,200 SF
- Land: \pm 0.66 Acres
- Clear Height: \pm 12'
- Grade Level Doors
- Construction: Tilt Wall
- Year Built: 1983
- Zoning: CS - Commercial Service District
- Submarket: Dallas/Fair Park
- Fenced Outside Storage

EXTERIOR PHOTOS

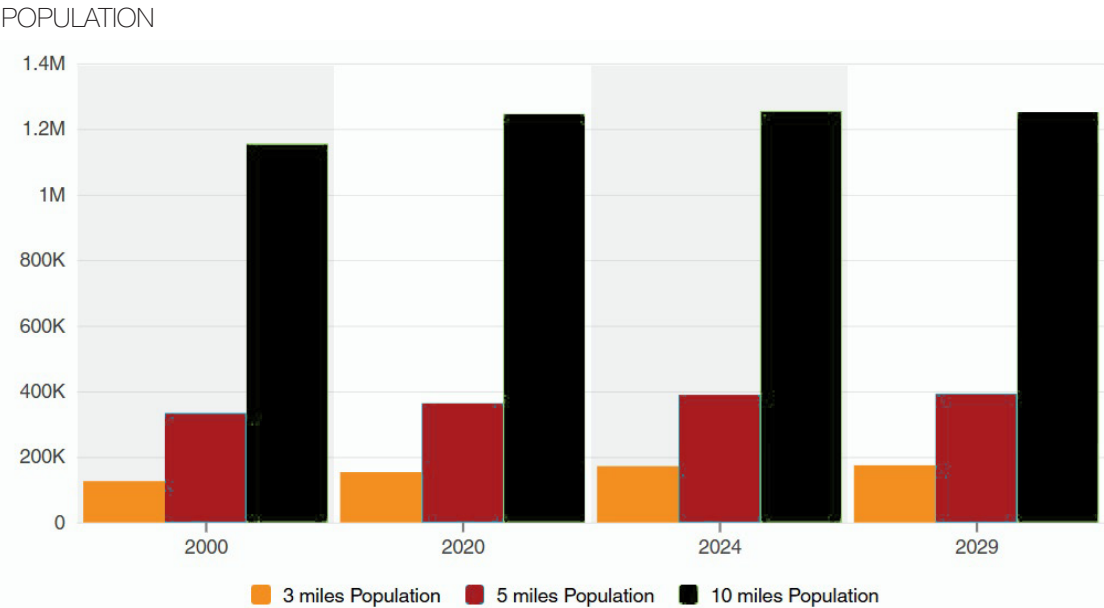


TENANT OVERVIEW



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2024 Total Population:	171,718	389,258	1,255,021
2029 Population Projection:	174,465	392,563	1,251,348
Pop Growth 2020-2024:	2.9%	1.8%	0.2%
Median Age:	34.7	34.7	34.5
Households			
2024 Total Households:	88,209	180,793	484,643
HH Growth 2024-2029:	0.3%	0.2%	0.0%
Median Household Inc:	\$73,214	\$69,801	\$58,734
Avg Household Size:	1.9	2.0	2.5
Avg HH Vehicles:	1	2	2
Housing			
Median Home Value:	\$410,297	\$399,533	\$263,862
Median Year Built:	1996	1988	1977



Source: CoStar 2024

MAP



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