



INVESTMENT SALES & LEASING



3701 S Lancaster Road, Dallas, TX 75216

For Sale

Retail Flex Space/ Auto Repair

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PROPERTY OVERVIEW

- **BUILDING SIZE / LOT SIZE**

±900 SF / ±0.350ACRES

- **YEAR BUILT**

1976

- **PARKING**

ON-SITE

- **ZONING**

RETAIL - CR - COMMUNITY RETAIL

- **UTILITIES / POWER**

ELECTRICITY, CITY WATER, AND CITY SEWER.



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

17,411

Population



34.7

Median Age

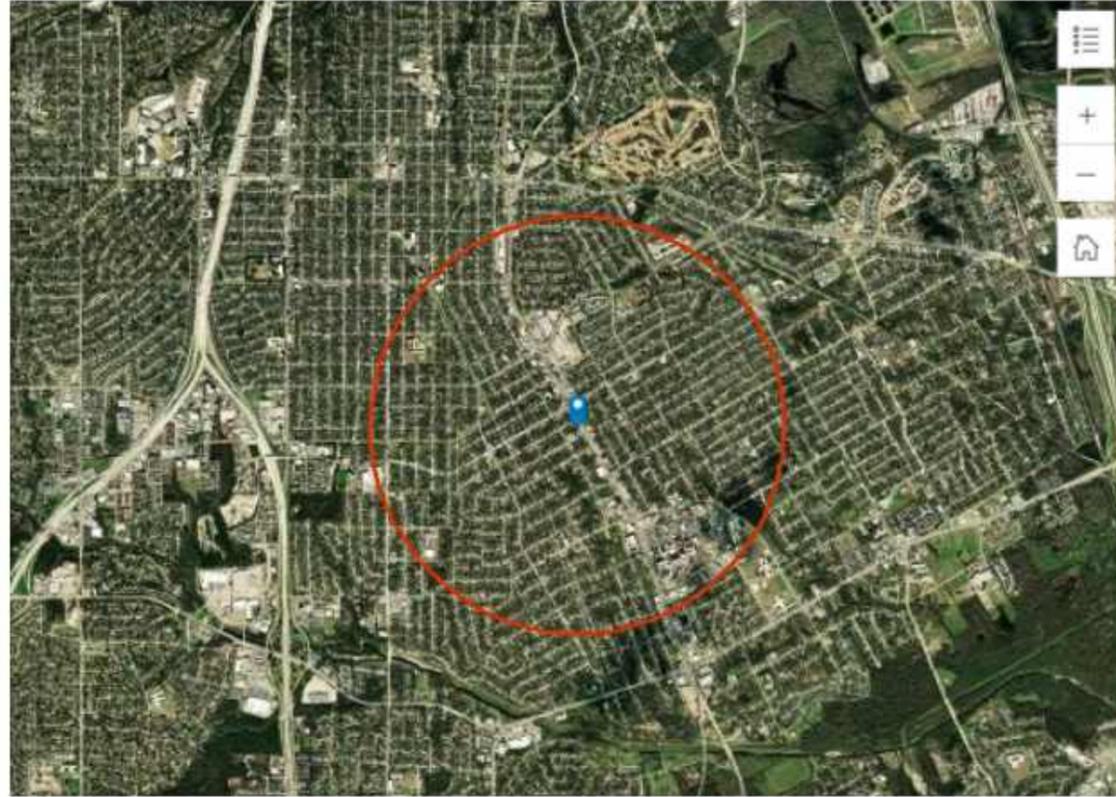


3.1

Average Household Size

US\$42,148

Median Household Income



EMPLOYMENT



White Collar

44%



Blue Collar

41%



Services

16%



6.6%

Unemployment Rate

EDUCATION



No High School Diploma



38%
High School Graduate



24%
Some College



10%
Bachelor's/Grad/Prof Degree

BUSINESS



326

Total Businesses



2,091

Total Employees

ANNUAL LIFESTYLE SPENDING



ANNUAL HOUSEHOLD SPENDING



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

244,399

Population



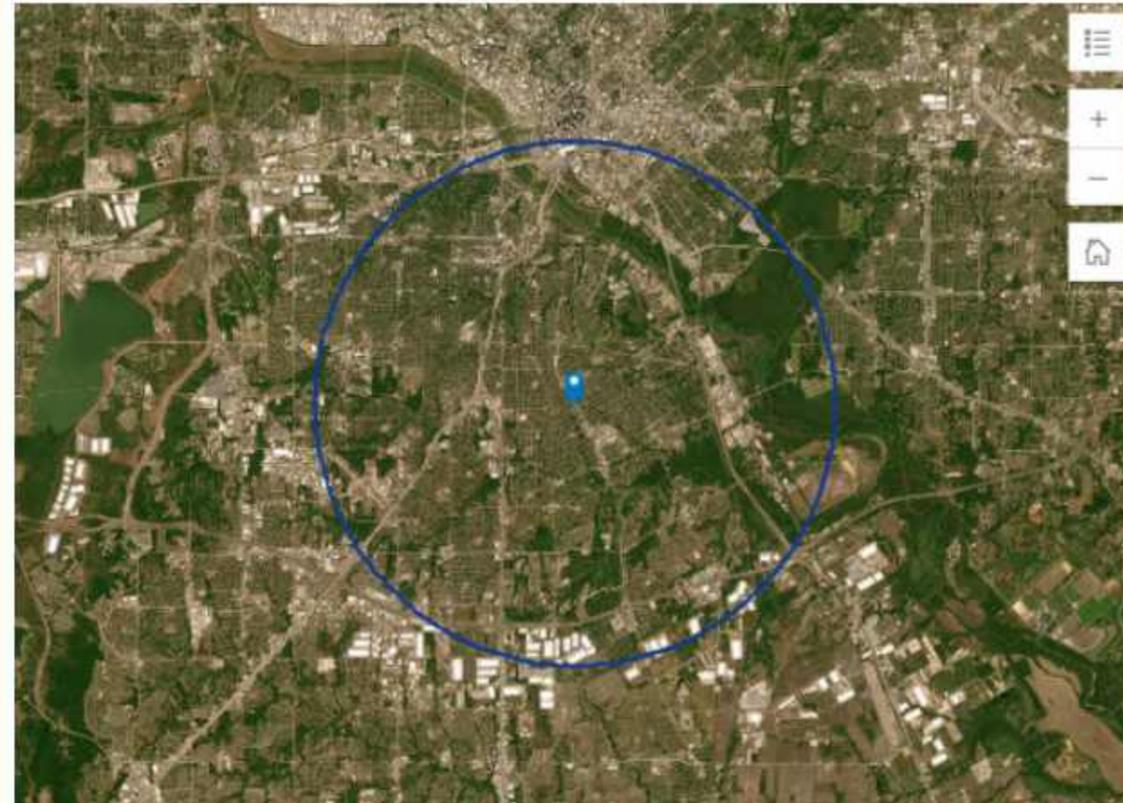
Average Household Size



Median Age

US\$56,615

Median Household Income



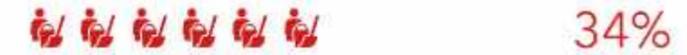
ANNUAL LIFESTYLE SPENDING



EMPLOYMENT



White Collar



Blue Collar



Services

5.3%

Unemployment Rate

EDUCATION



No High School Diploma



32%
High School Graduate



24%
Some College



20%
Bachelor's/Grad/Prof Degree

BUSINESS



6,240

Total Businesses



61,305

Total Employees

ANNUAL HOUSEHOLD SPENDING



PRO FORMA CAP RATE

- BUILDING SIZE: ±900 SF
- LOT SIZE: ±0.350 ACRES
- ASKING PRICE: \$650,000
- LEASE TYPE: NNN
- ESTIMATED RENT: \$4,000 / MONTH
- LANDLORD EXPENSES: MINIMAL (NNN)

PRO FORMA NOI: ±\$48,000

PRO FORMA CAP RATE: ±7.38%



INVESTMENT SALES & LEASING



Dallas–Fort Worth Market Overview

- THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS
- HOME TO MORE THAN 3.8 MILLION WORKERS, SUPPORTING ONE OF THE STRONGEST LABOR MARKETS IN THE COUNTRY
- COMPRISES 13 COUNTIES AND SPANS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE U.S.
- SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE
- HOSTS 22 FORTUNE 500 HEADQUARTERS AND OVER 10,000 CORPORATE FACILITIES ACROSS DIVERSE INDUSTRIES
- SUPPORTED BY TWO MAJOR COMMERCIAL AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — OFFERING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY
- HOME TO MAJOR CORPORATE HEADQUARTERS INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP



DALLAS COUNTY OVERVIEW

- DALLAS COUNTY SERVES AS THE ECONOMIC CORE OF NORTH TEXAS, CONSISTENTLY DRIVING REGIONAL GROWTH, INVESTMENT, AND DEVELOPMENT
- STRATEGICALLY LOCATED WITHIN THE FOURTH-LARGEST METRO IN THE U.S. (DFW), OFFERING STRONG POPULATION AND EMPLOYMENT FUNDAMENTALS
- UNMATCHED TRANSPORTATION CONNECTIVITY VIA I-20, I-30, I-35E, I-45, US-75, US-175, AND LOOP 12, SUPPORTING REGIONAL AND NATIONAL DISTRIBUTION
- SERVED BY DFW INTERNATIONAL AIRPORT AND DALLAS LOVE FIELD, POSITIONING THE COUNTY AS A MAJOR HUB FOR CORPORATE, LOGISTICS, AND INDUSTRIAL USERS
- HOME TO KEY EMPLOYMENT CENTERS INCLUDING DOWNTOWN DALLAS, LAS COLINAS, THE DESIGN DISTRICT, AND THE I-20 INDUSTRIAL CORRIDOR
- HEADQUARTERS AND MAJOR OPERATIONS FOR FORTUNE 500 COMPANIES SUCH AS AT&T, SOUTHWEST AIRLINES, TEXAS INSTRUMENTS, COMERICA, AND TENET HEALTHCARE
- STRONG DEMOGRAPHICS AND A PRO-BUSINESS ENVIRONMENT CONTINUE TO ATTRACT BOTH INVESTORS AND OWNER-USERS

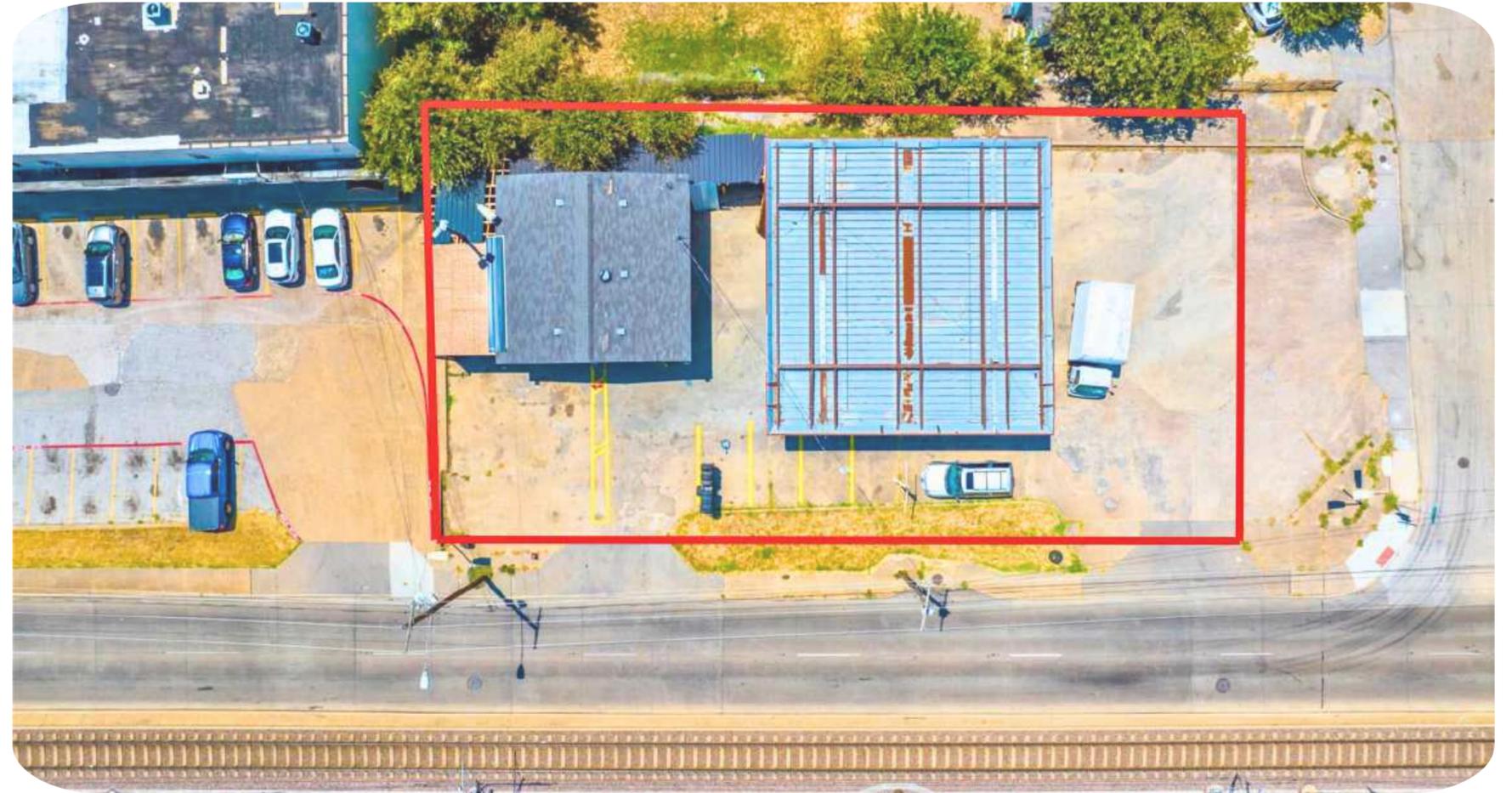
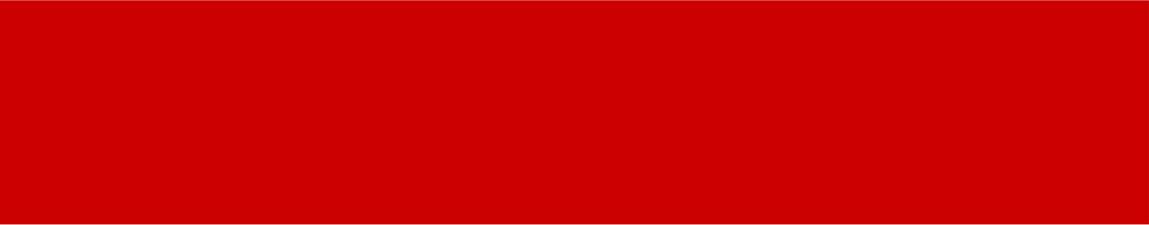


INVESTMENT HIGHLIGHTS

- Prime Lancaster Road frontage with exposure to 15,423+ vehicles per day, providing excellent visibility for retail or service users
- ±900 SF retail-flex building situated on a ±0.35-acre lot
- Zoned Community Retail allowing a wide range of uses including automotive sales/service, retail, food service, office, and more
- Two buildings / two leasable spaces offering flexibility for owner-user or investor repositioning
- Grade-level doors and covered parking, ideal for automotive, service, or flex retail operations
- Strategically located near major traffic routes including I-35E, I-45, and Loop 12, enhancing regional accessibility
- Strong urban infill location in South Dallas with ongoing redevelopment and traffic growth
- Low coverage site with oversized lot, offering future expansion or redevelopment potential



INVESTMENT HIGHLIGHTS





Ixta-Tacos

A & D Buffalo

DTLR

BANK OF AMERICA

CHURCH'S
TEXAS CHICKEN

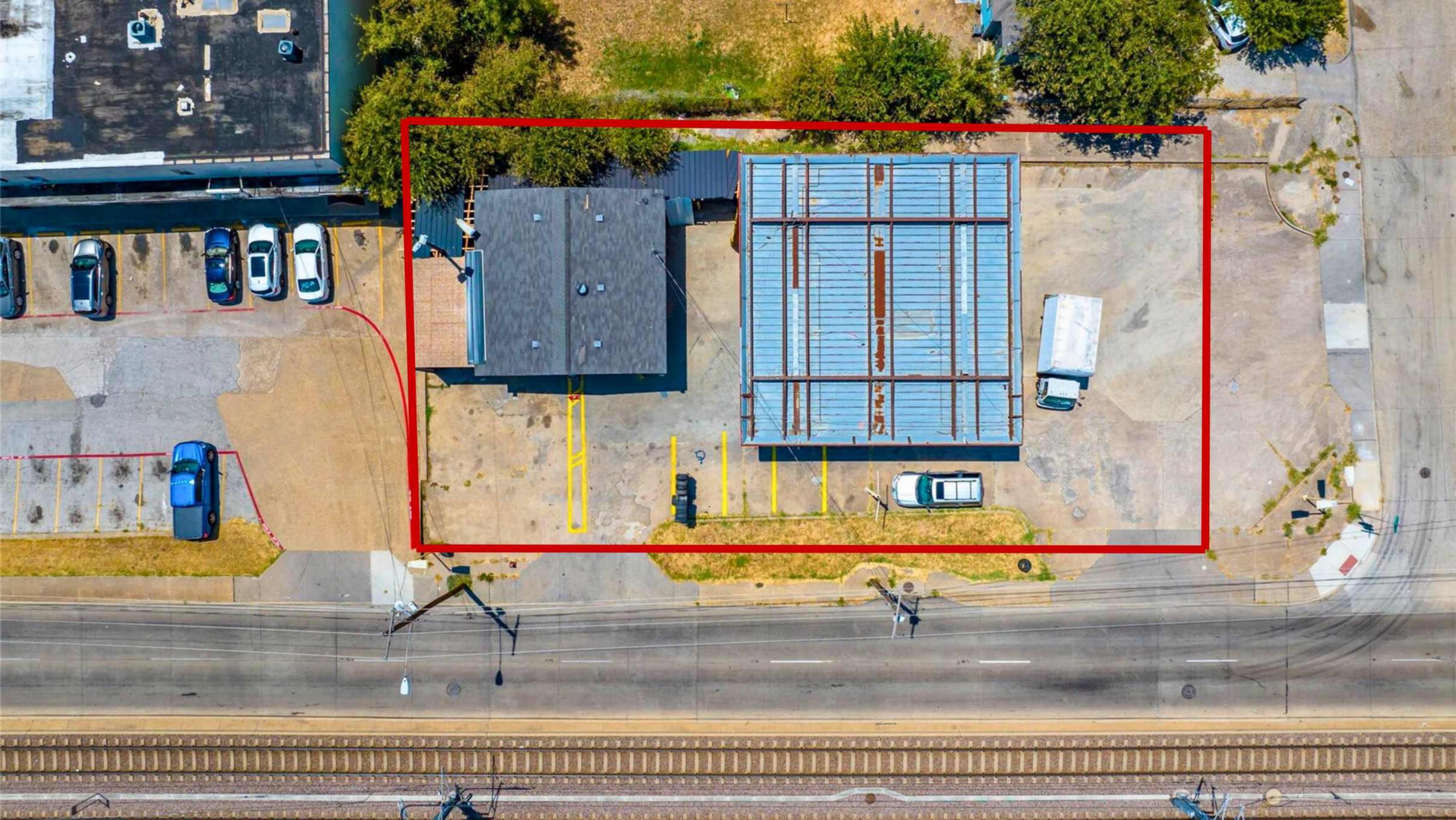
CITI

ELEVEN



S Lancaster Rd











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Disclaimer

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