

4221 S WALTON WALKER

DALLAS, TEXAS

VALUE-ADD OFFICE
BUILDING FOR SALE



The Offering

This vacant office building is a rare gem—well-maintained and ready to be transformed into a thriving owner-occupied headquarters or a high-performing investment asset. Strategically positioned in the dynamic, high-traffic Southern Sector of Dallas, this property offers unmatched visibility and accessibility.

With the Red Bird area undergoing exciting revitalization, this is your chance to be part of the momentum. Opportunities like this don't last—secure your stake in one of Dallas's most promising commercial corridors.

PROPERTY FEATURES

			
TOTAL BUILDING AREA	TOTAL LOT SIZE	VEHICLES PER YEAR (APPROX)	ZONING
47,253 RSF	3.16 Acres	13,000	Commercial



Property Features



BUILDING TYPE

Office - Atrium Style



YEAR BUILT

1979



BUILDING SIZE

47,253 SF



STORIES

2



FLOOR SIZE

23,626 SF



PARKING

204 spaces
(4:1,000 SF)



LOT SIZE

3.19 acres



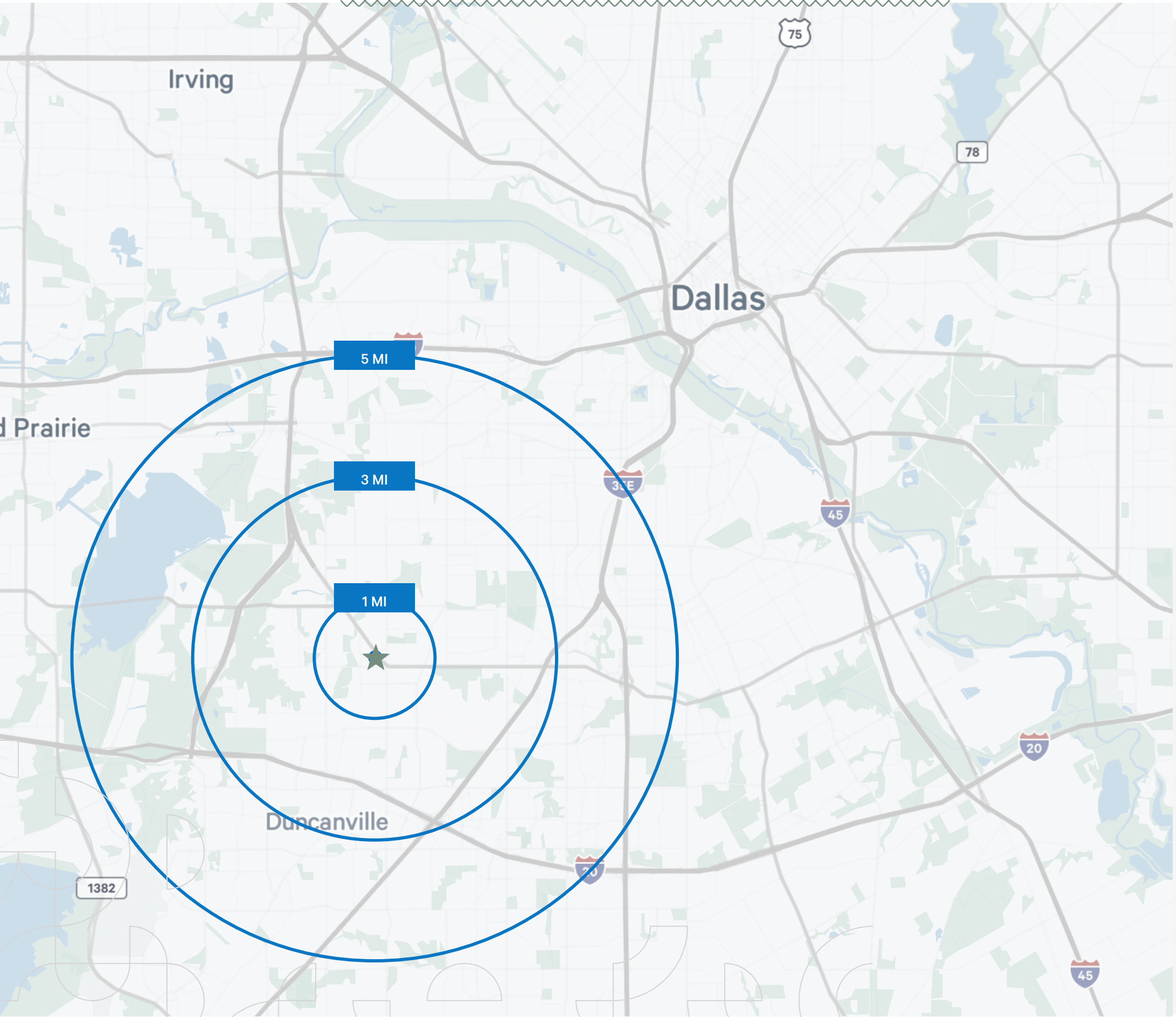
PUBLIC TRANSPORTATION

Bus Line









Demographics

	1 MILE	3 MILES	5 MILES
Population			
2024 Population - Current Year Estimate	306	2,369	6,529
2029 Population - Five Year Projection	7,079	33,806	79,001
Households			
2024 Households - Current Year Estimate	2,530	33,136	87,456
2029 Households - Five Year Projection	2,527	33,517	87,883
2024 Average Household Income	\$77,601	\$74,093	\$79,598
2029 Average Household Income	\$86,569	\$82,401	\$88,757
Place of Work			
2024 Businesses	306	2,369	6,529
2024 Employees	7,079	33,806	79,001

Dallas Market Overview

The Dallas/Fort Worth Metroplex is the economic and cultural hub of North Texas. As the fourth largest MSA in the U.S, the metroplex has a population of more than 8.1 million. DFW has entered a new era as a global city relevant on the world's stage. The "Big D" and its surrounding municipalities create a dynamic cultural and economic hub where an estimated 8.1 million people (and counting) hang their hats each day; it's the third-largest metro area in the country and the largest in the South. Its central location, low cost of living, friendly people and business climate, world-class cultural and art institutions, state-of-the-art hospitals, universities, and robust transportation connectivity make it a top relocation destination for corporations and job seekers alike. The region includes over 150 cities that offer an abundance of leisure activities and attractive economics. The metroplex's low operating costs, low taxes, and central location create a strong economic infrastructure where businesses can thrive and has attracted 24 Fortune 500 HQs to the MSA.

Contributing about one-third of Texas' GDP, our economy is the most diverse in the state. DFW is home to many business and professional services from major financial institutions to international law firms. Our region has one of the 30 proton beam cancer therapy centers in the U.S., and some of the best physicians and hospitals in the world.

The region is anchored by Dallas/Fort Worth International Airport, the 2nd busiest airport in the U.S. by total operations and one of seven airports internationally with over 200 direct destinations. DFW is also home to one of the top-ranked container ports in the U.S., coordinating 3,000 trucks and 16 intermodal trains per day and an extensive infrastructure network that serves multiple hotbeds for e-commerce fulfillment.

Dallas Statistics

#1

2022- 2023 Population Growth in the U.S.

#1

5-Year Job Growth
593,700 Jobs

#4

4th Largest MSA
With 8.1 million
People

487

New residents Move to the DFW
Region Every Day.

24

Fortune 500 Company
Headquarters

2

Global 50
Companies



CONTACTS

WILL HAYNES II, SIOR

Executive Vice President
+1 214 979 6557
will.haynes2@cbre.com

MAMAWA DABOH

Transaction Management Analyst
469-403-9594
mamawa.daboh@cbre.com

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