

FOR SALE

Vacant Retail Strip Centers | 14601– 14639 Inwood Rd

Anchored by 250K SF WareSpace Development



Trenton Price | Mauricio Robles, CCIM

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | CONTACT BROKER

PROPERTY AREA | 30,372 SF on 3.03 AC



The Offering

Vision Commercial is proud to present the exclusive opportunity to acquire the Inwood North Park Portfolio, featuring two former retail strip centers with a combined 30,068 SF in Addison, Texas.

This portfolio offers significant value-add potential or redevelopment opportunities, with immediate upside thanks to the current vacancy. Situated in the thriving DFW submarket of Addison, the properties boast prime visibility, favorable demographics, and excellent access via Inwood Road, making them ideal for retail users.

Notably, WareSpace, a leading provider of next-generation warehouse solutions, has recently acquired the adjacent 250,000 SF warehouse facility and is currently redeveloping it, further enhancing the area's growth potential.

The properties are available for individual acquisition, though portfolio offers are strongly encouraged.



PROPERTY HIGHLIGHTS

- High visibility on Inwood Road with access to Belt Line Rd, Restaurant Row, DNT and I-635
- Vibrant DFW sub-market with restaurants, retail, industrial, multifamily nearby
- Roof and structure are in good condition
- Value-add or redevelopment opportunity
- Currently zoned Local Retail

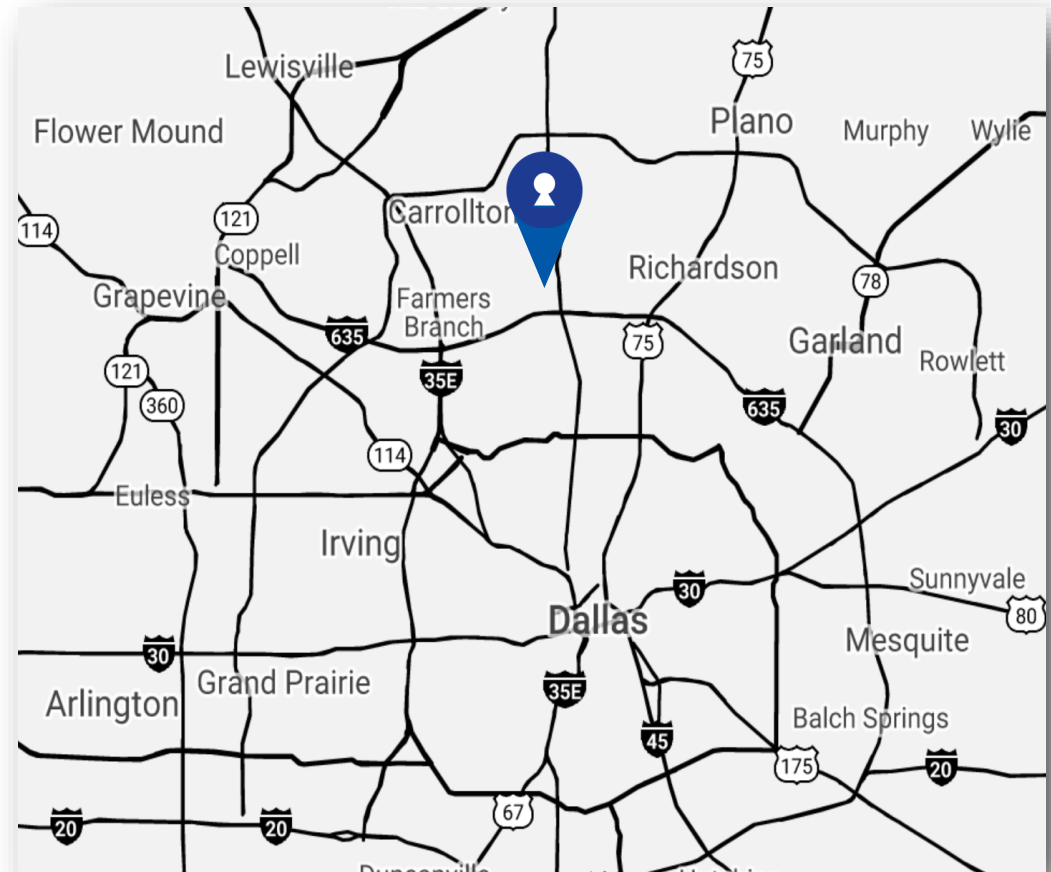
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	14,839	73,472	127,196	374,400
DAYTIME POPULATION	62,870	165,772	237,731	508,267
AVG HH INCOME	\$105,165	\$101,586	\$126,695	\$128,616
POPULATION GROWTH 2023-2028	1.14%	1.33%	0.88%	0.32%

*STDB.com 2024

TRAFFIC COUNT

17,375 VPD at Inwood Rd & Langland Rd





14601 Inwood Road

Site Information	
Address	14601 Inwood Rd, Addison, Texas 75224
Legal Description	INWOOD PARK NORTH PT LOT 1 ACS 1.407
Zoning	Local Retail
Land Area	61,289 SF
Parking	63 Spaces
Parking Ratio	5.57/1,000 SF
Building Information	
Building Footprint	11,304 SF
Year Built	1977
Foundation	Concrete Slab
Construction	C-masonry, Block, Tilt-wall
Roof	TPO
Clear Height	15'
Loading	None
Walk Score	Very Walkable (81)





14639-14645 Inwood Road

Site Information

Address	14639 Inwood Rd, Addison, Texas 75224
Legal Description	INWOOD PARK NORTH PT LOT 3 ACS 1.6301
Zoning	Local Retail
Land Area	71,007 SF
Parking	45 Spaces
Parking Ratio	3.00/1,000 SF

Building Information

Building Footprint	19,068 SF
Year Built	1979
Foundation	Concrete Slab
Construction	C-masonry, Block, Tilt-wall
Roof	PTO
Clear Height	15'
Loading	3 dock-high doors
Walk Score	Very Walkable (81)





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



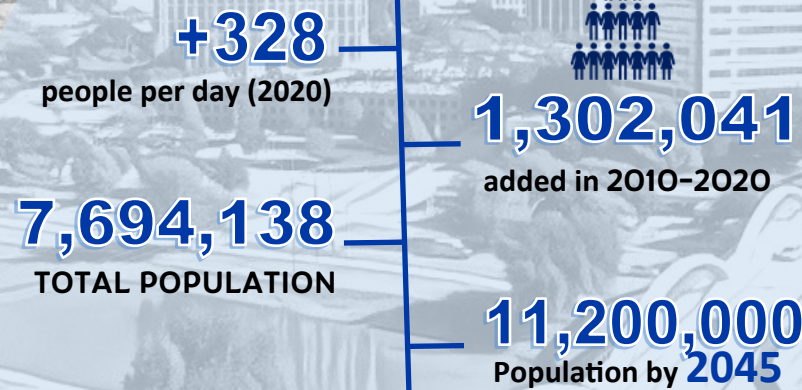
#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.
+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH



4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three **Research 1 Universities**



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON 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.

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.

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.

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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Trenton Price
Designated Broker of Firm

0652029
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov