

EXISTING BUILDING OR PAD | FOR SALE 19,694 SF ON 1.21 ACRES!



10525 Newkirk Street

Dallas, TX 75220

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NAL Robert Lynn

4851 LBJ Freeway, 10th Floor
Dallas, TX 75244
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Building Overview

10525 Newkirk Street is a unique industrial/office/retail opportunity situated on 1.21 acres of IR-zoned land fronting Northwest Highway with easy access to I-35E, I-635, Loop 12, Hwy 114 and Hwy 183 and features pylon signage with over 56,000 vehicles per day. The property offers exceptional flexibility with the ability to fence and secure the site, utilize the heavy office buildout or whitebox the interior for showroom conversion, and capitalize on ample parking and premium frontage.

Property Highlights

Pylon

Signage

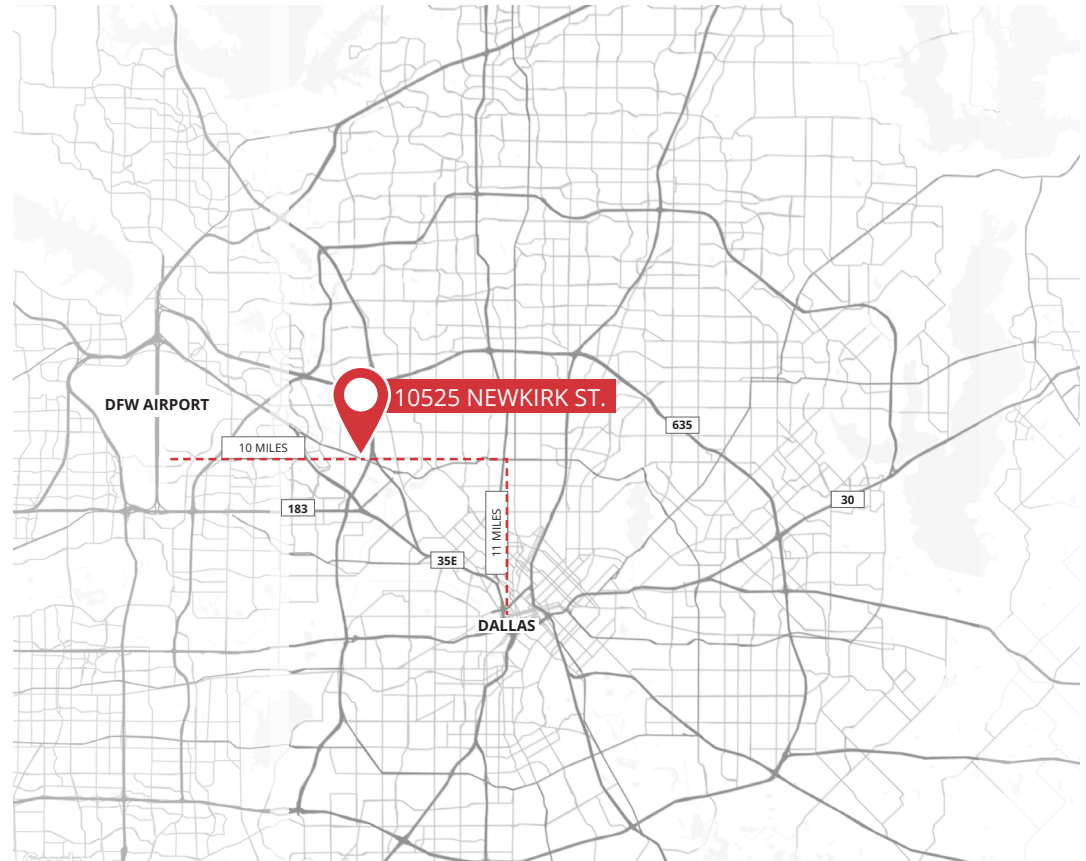
50+

Parking Spaces

2

GL Doors

- **Owner-User or Redevelopment Opportunity:** 1.21-acre IR-zoned infill site priced below replacement cost, with 14' to 18' clear heights, grade-level and dock-high loading, ideal for owner-user, flex, or retail conversion.
- **Unmatched Visibility:** Pylon signage and frontage on Northwest Highway (56,000+ VPD) at a signalized intersection.
- **Retail Adjacency:** Nearby co-tenants and attractions include four Pappas restaurant concepts, Raising Cane's, Ojos Locos, Cowboys Red River, Frontiers of Flight Museum, Toyota Music Factory, Alamo Drafthouse, and the Irving Convention Center at Las Colinas.
- **Dense Daytime Population:** Northwest Dallas / Love Field / Stemmons Corridor trade area, drawing from a high-density residential base and daytime workforce.
- **Capital Improvements in Place:** New roof (2021) and monitored security cameras.
- **Sale Price:** Contact Broker.



Traffic Counts

W Northwest Hwy
38,767 VPD

N Walton Walker Blvd
110,965 VPD

Building Overview



Retail Repositioning Opportunity: 10525 Newkirk offers a rare value-add play to convert a well-located, low-basis flex building into a multi-tenant retail center with one to two QSR pad opportunities. Whitebox the existing 19,694 SF for divisible retail bays (single user, two-tenant split, or three to four inline suites), carve a hard-corner pad fronting Northwest Highway, and capitalize on a 5-mile trade area of 262,836 residents, \$112,839 average household income, and the underserved Northwest Highway corridor between Walton Walker and Loop 12. Targeted tenant mix includes Hispanic-serving grocery, QSR, fitness, off-price soft goods, and service retail.



Zoning: IR zoning permits retail, restaurant, showroom, and service uses by-right per City of Dallas.



Ideal Retail User or Buyers:

- QSR with Drive-Thru (Pad)
- Hispanic-Serving Grocery / Specialty Grocery
- Off-Price Soft Goods
- Fitness / Boxing / Combat Sports
- Service Retail / Medical
- Restaurant (Sit-Down, Non-Drive-Thru)
- Auto-Adjacent Retail
- Furniture / Showroom



Availability + Demographics

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	90,298	262,836	1,180,155
TOTAL HOUSEHOLDS	36,143	99,307	498,541
AVERAGE HOUSEHOLD SIZE	2.4	2.6	2.3
AVERAGE HOUSEHOLD INCOME	\$104,066	\$112,839	\$116,078

10525 Newkirk Street
19,694 SF on 1.21 AC

W Northwest Hwy
38,767 VPD ('24)

N Walton Walker Blvd 110,965 VPD ('24)

LOOP
12

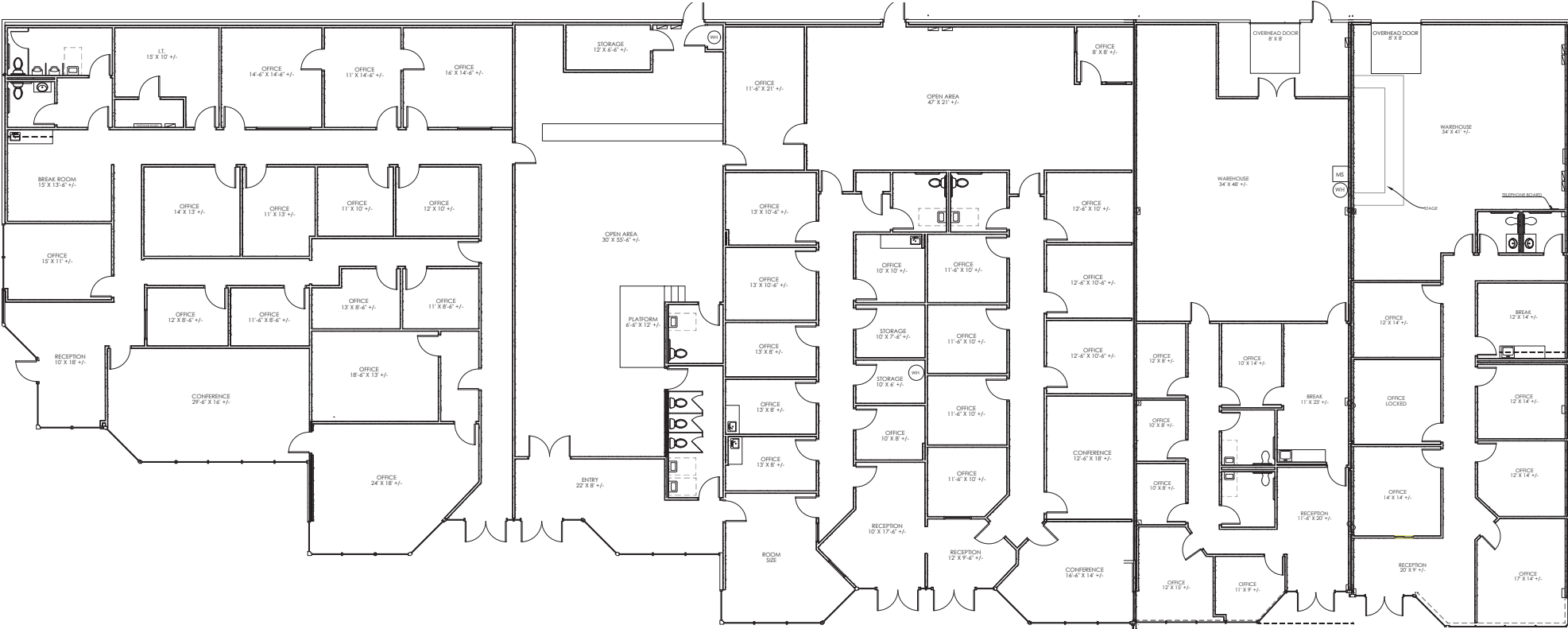


Site Aerial



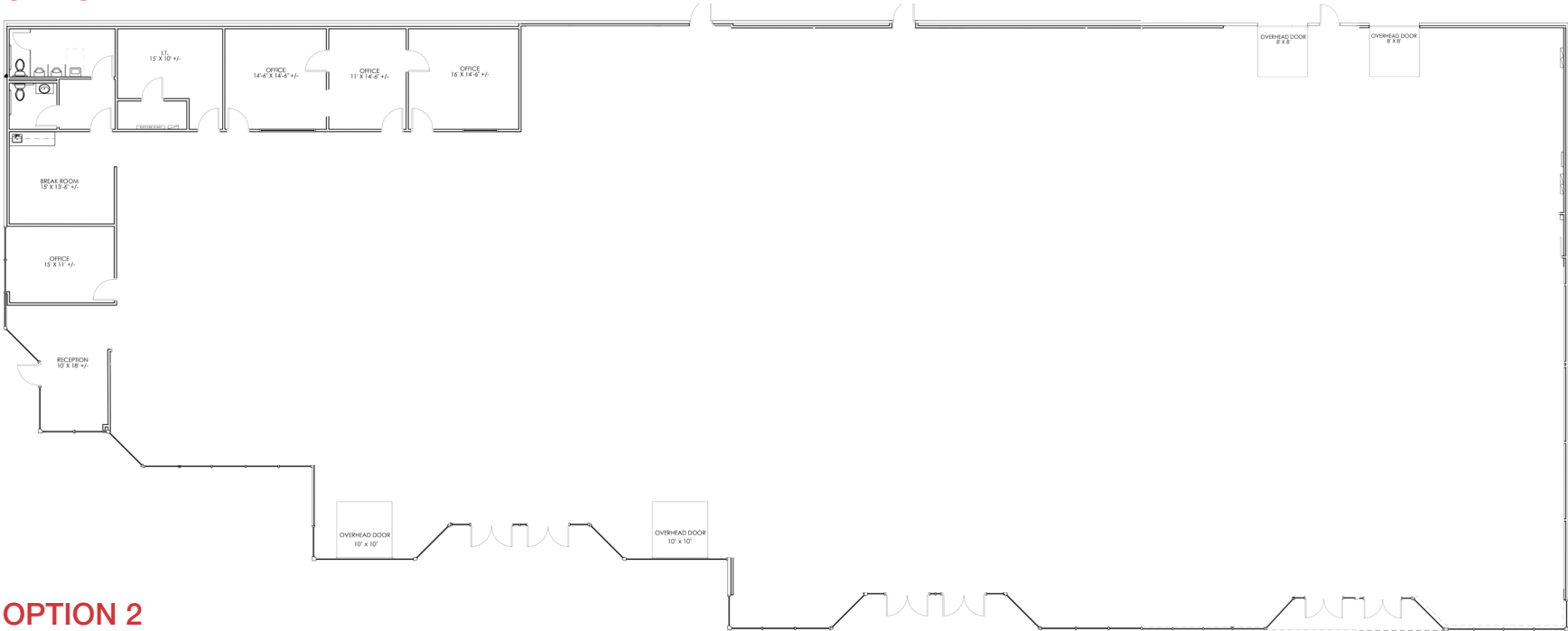


Existing Plan

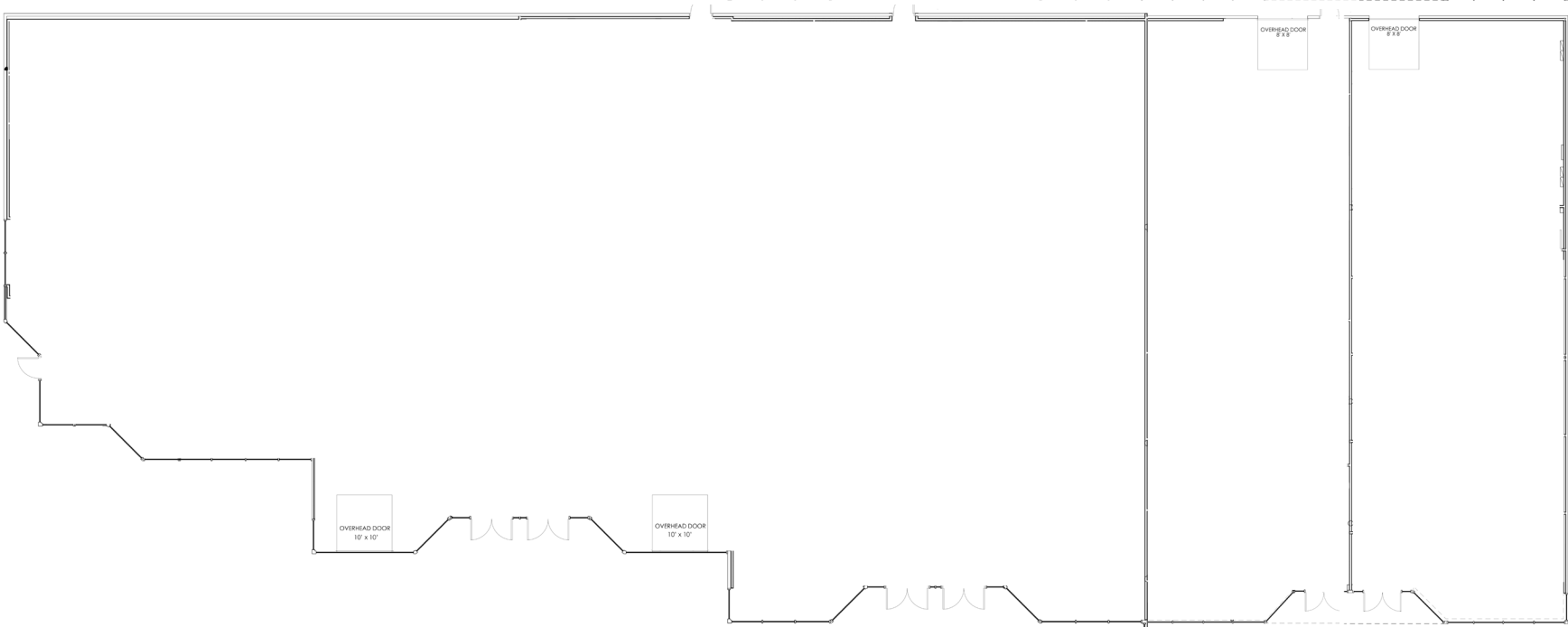


Concept Plans

OPTION 1



OPTION 2



Building Aerials



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Information About 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.

2-10-2025



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.

An owner's agent fees are not set by law and are fully negotiable.

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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