

Joe Goldsmith, Broker
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Email: gdj405@gmail.com

Retail Building For Lease

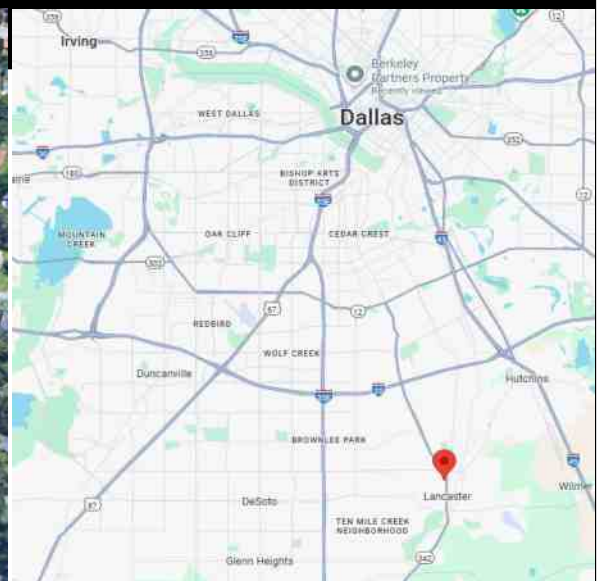
919 N Dallas Ave Lancaster, TX 75146

Rate \$8 + \$2NNN

#Spaces Available
5,776 sf 10,273 sf

Clear
Height 14
3
23,054 sf

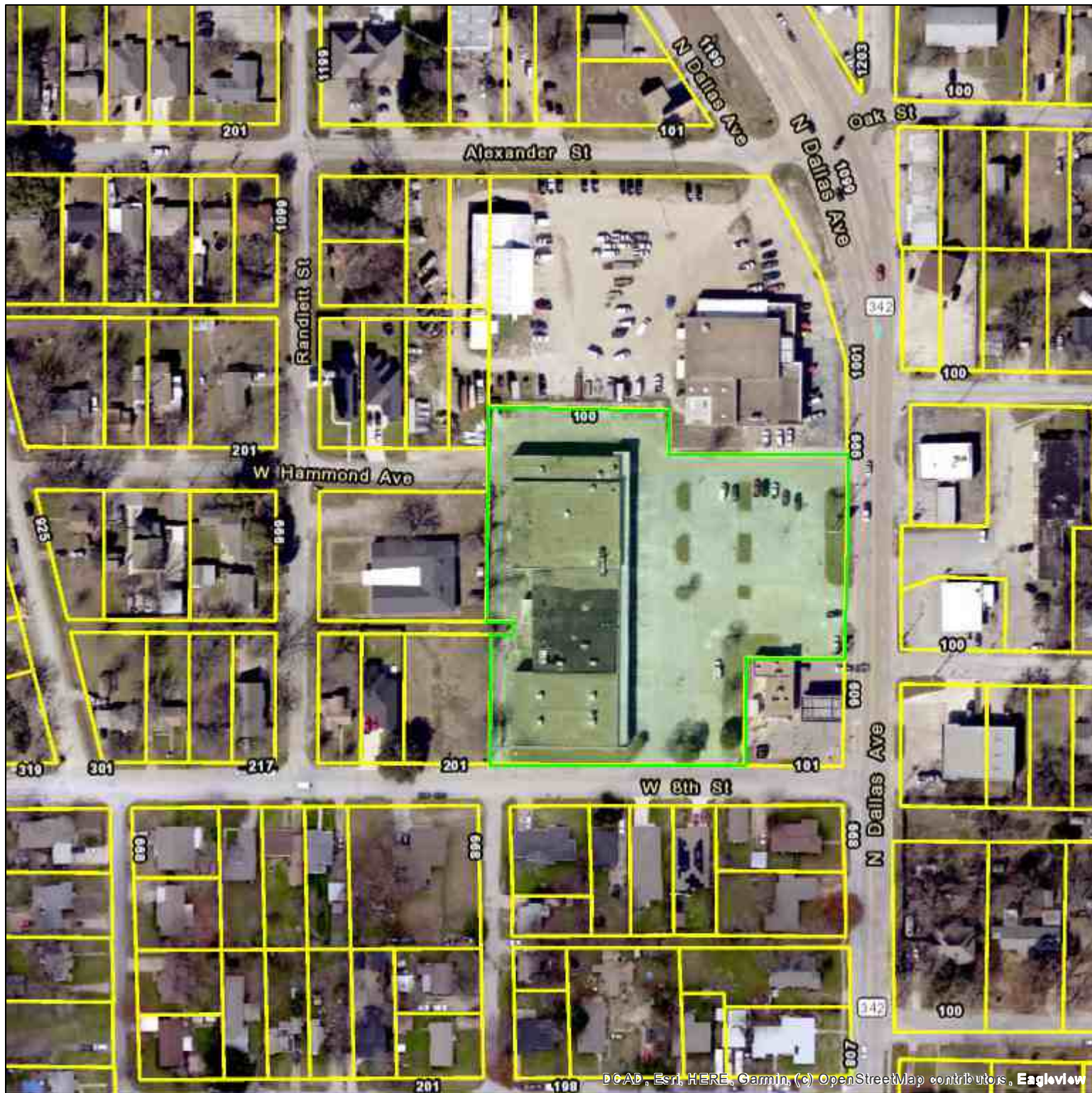
Acres 3.34
Zoning Retail
Total sf 39,103



Aerial

Date of copy: 1/21/2026

DCAD Tax Account: 36042500000080000

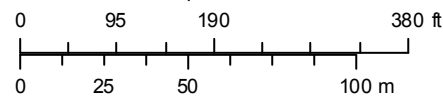


This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org

1 inch equals 188 feet



DCAD, NCTCOG, USGS, Esri, Inc

Plat

Date of copy: 1/21/2026

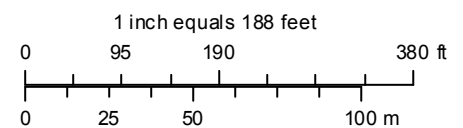
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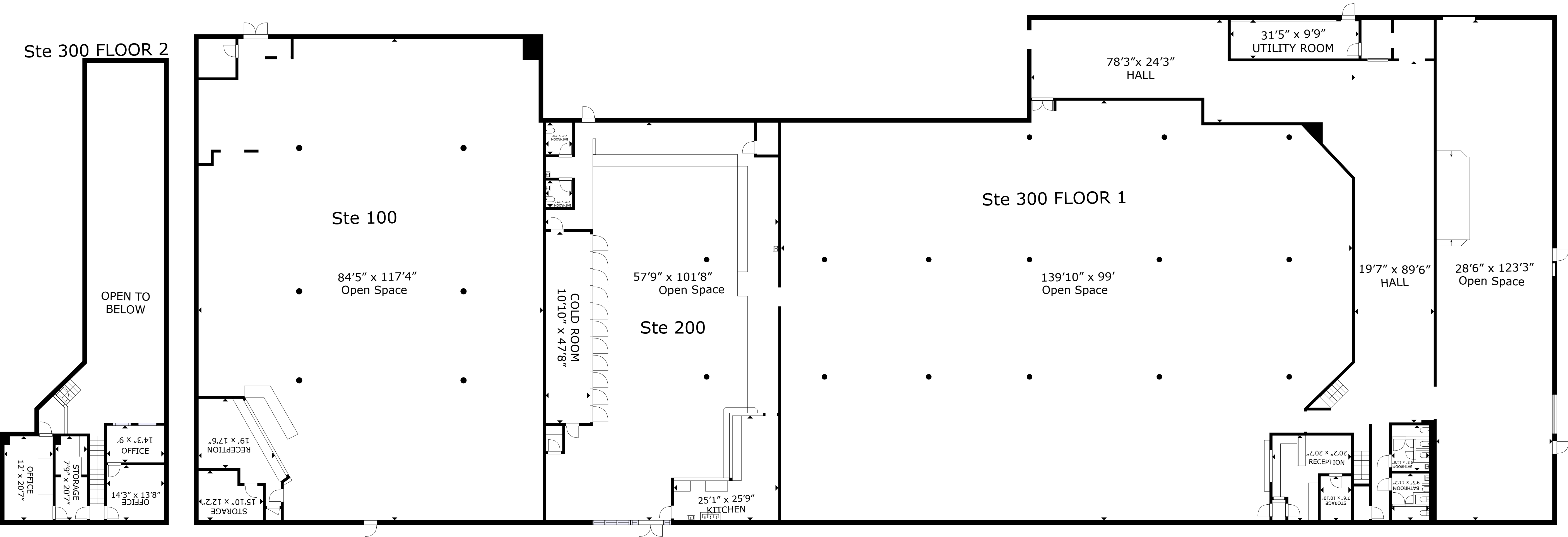
919 N Dallas Ave, Lancaster, TX, 75146

UNIT A: 10 273 sq ft, TOTAL: 10 273 sq ft

UNIT B: 5 776 sq ft, TOTAL: 5 776 sq ft

UNIT C: FLOOR 1: 22 200 sq ft, FLOOR 2: 854 sq ft, TOTAL: 23 054 sq ft

UNIT A, B, C TOTAL AREA (BASED ON EXTERIOR DIMENSIONS): 39 103 sq ft



ALL MEASUREMEMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.

ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

LEGAL DESCRIPTION

1) NORTH 02°15'28" EAST, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET FOR CORNER.
2) SOUTH 89°12'08" WEST, A DISTANCE OF 30.25 FEET TO A 5/8" IRON ROD FOUND FOR CORNER.
3) NORTH 00°02'38" WEST, A DISTANCE OF 248.07 FEET TO A 1 1/2" IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LANCASTER INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 972245, PAGE 4209, DEED RECORDS, DALLAS COUNTY, TEXAS;

THE SOUTHWEST CORNER OF SAID SCHOOL DISTRICT TRACT; A DISTANCE OF 210.00 FEET TO A 7.61' NAIL FOUND AT AN INTERIOR ELL CORNER OF SAID SCHOOL DISTRICT TRACT; A DISTANCE OF 51.30 FEET TO AN "X" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF SAID SCHOOL DISTRICT TRACT; A DISTANCE OF 208.00 FEET TO AN "X" FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH ALLENE NORTH 89°17'19" EAST, A DISTANCE OF 208.00 FEET TO AN "X" FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH ALLENE NORTH, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF SAID SCHOOL DISTRICT TRACT.

FROM WHICH AN "X" FOUND FOR REFERENCE BEARS NORTH 75°57'00" WEST, A DISTANCE OF 6.30 FEET, AND ANOTHER "X" FOUND FOR REFERENCE BEARS NORTH 85°19'20" WEST, A DISTANCE OF 5.60 FEET;

ENCE SOUTH 89°32.00" WEST, A DISTANCE OF 114.90 FEET TO A 1" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID
THE NORTHWEST CORNER OF SAID SIGMOR CORPORATION TRACT, A DISTANCE OF 233.30 FEET TO AN A FOUND AT

HENCE SOUTH, A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.343 ACRES OF LAND AND BEING

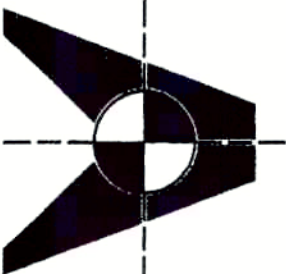
A RESURVEY OF THAT SAME TRACT OF LAND DESCRIBED IN DEED TO KENNETH LYNN LEE AND LINDA KAY LEE HOLUB, RECORDED IN VOLUME 88207, PAGE 3325, DEED RECORDS, DALLAS COUNTY, TEXAS.



LINE	DISTANCE	BEARING	DEED CALL
L1	25.70'	N 89°12.09' E	N 89°58.00' E 25.58'
L2	15.00'	N 02°15.28' W	N 00°07.00' W 15.00'
L3	30.25'	S 89°12.09' W	S 89°58.00' W 30.00'

"X", dated 8-23-01 of the Flood Insurance Rate Map.

Job Number: 818795-06	Date: 04-19-06
G.F. Number: 2259000137	Title Company: LANDAMERICA COMMONWEALTH TITLE
Certified to: SUI COMPANY, G.P.	Drawn by: SUI



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

707 Easy Street
Garland, Texas 75042
John S. Turner R.P.L.S. 5310
www.analyticalinc.com

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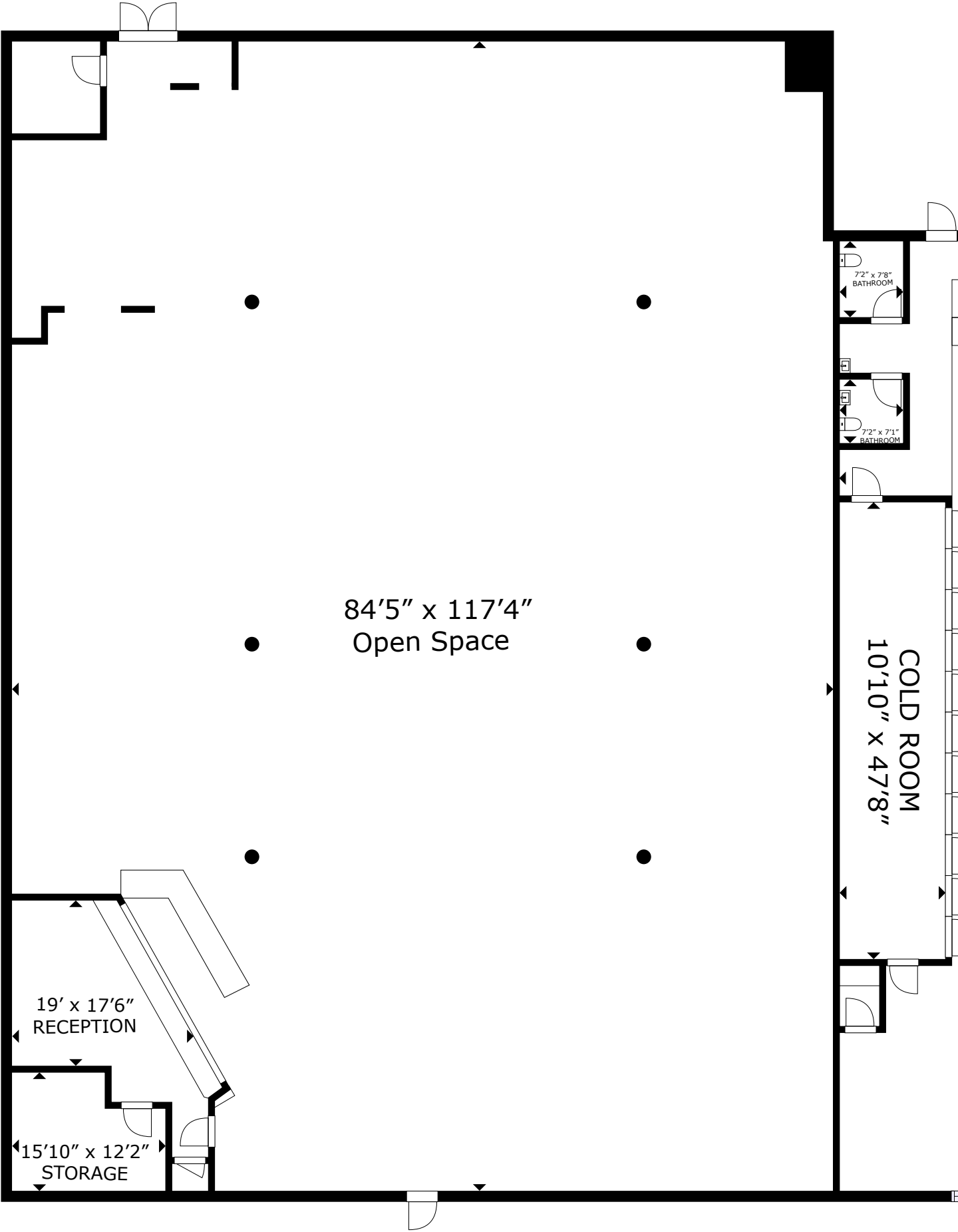
"A professional company operating in your best interest"

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I, Texas 75042
(972) 272-6287 Vo
(972) 272-8407 Fa
John S. Turner R.P.L.S. 5310
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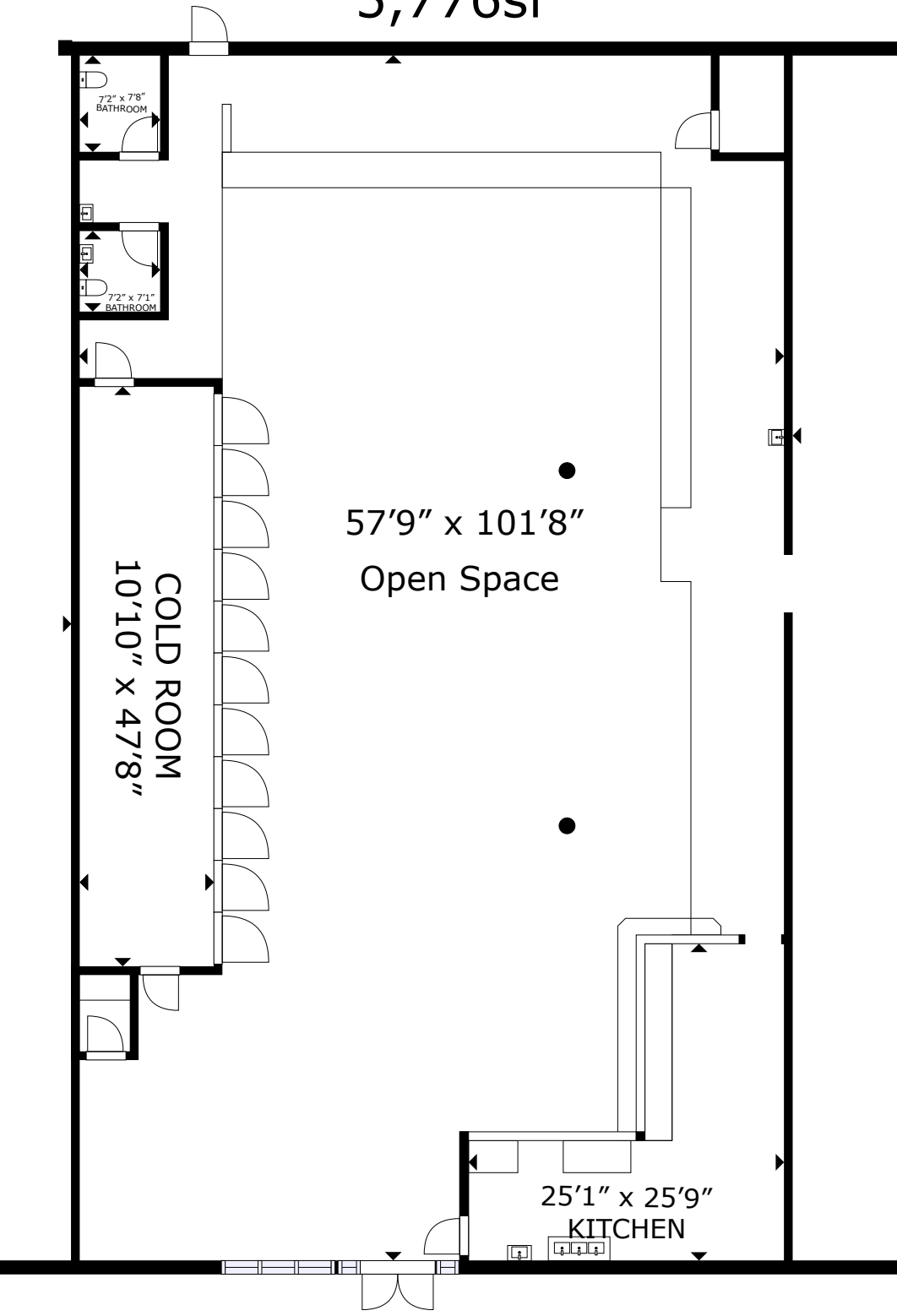
Job Number: 81879-06	Date: 04-19-06
G.F. Number: 2249000137	Title Company: LANDAMERICA COMMONWEALTH TITLE
Certified to: SJJ COMPANY, G.P.	Drawn by: SJJ

"A professional company operating in your best interest"

Ste 100
10,273 SF

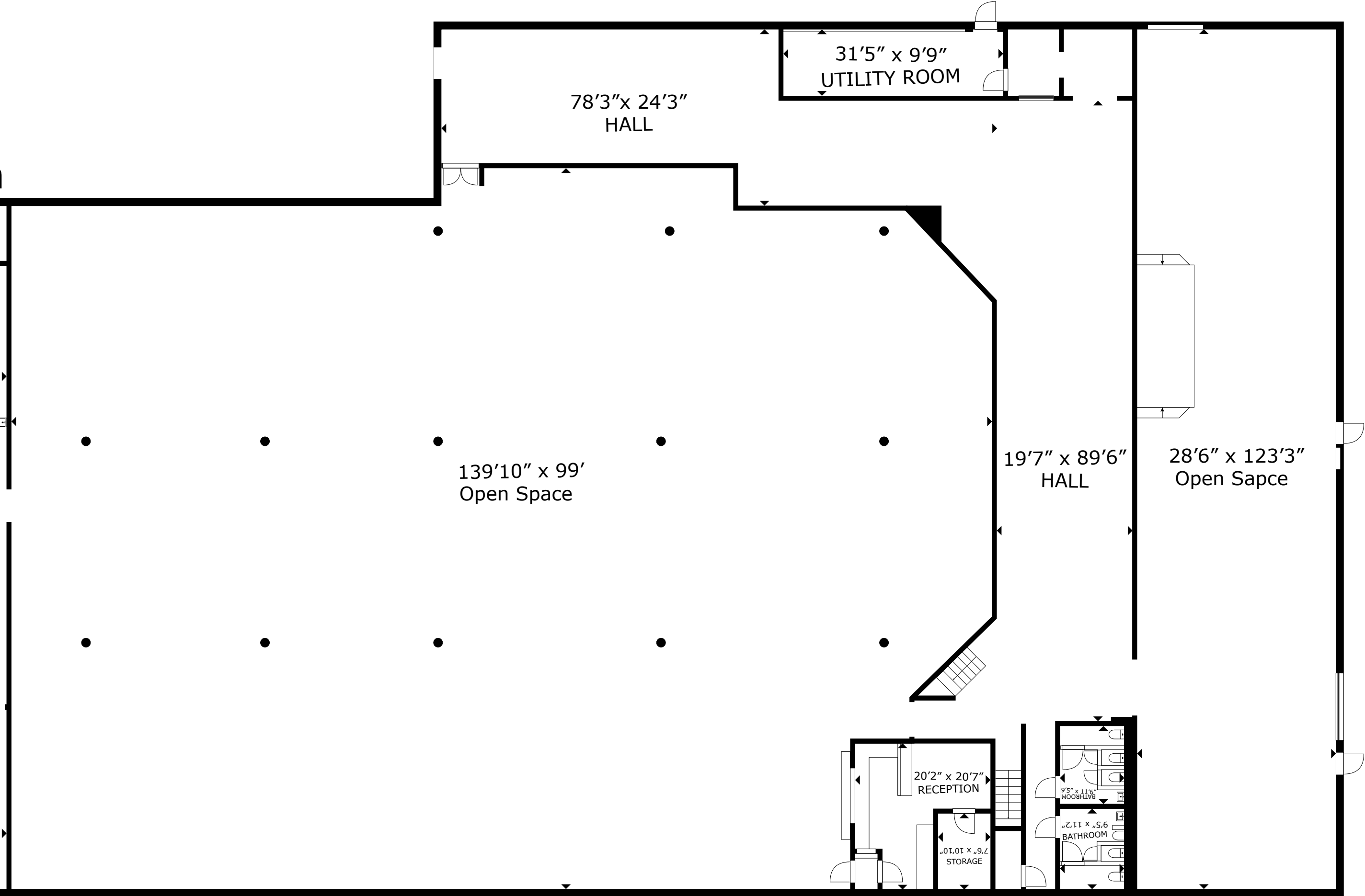


Ste 200
5,776sf

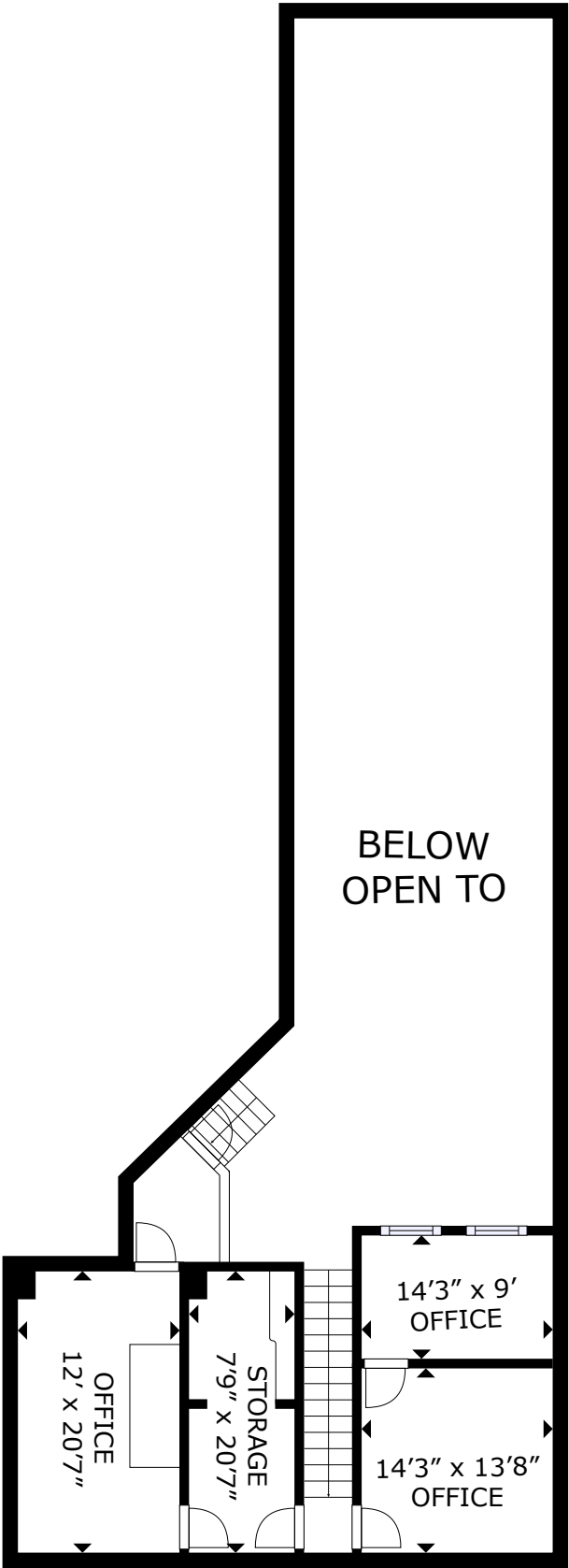


Ste 300

22,200 SF + 854 SF 2nd Fl = 23,054 SF



Ste 300 FLOOR 2
854 SF





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Joe Goldsmith

0563127

GDJ405@GMAIL.COM

(214)499-8569

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Proxima Realty Group, 405 Hanover Ln. Irving TX 75062

Phone: 214-499-8569

Fax: 844-828-8841

4.92 Acres

Joe Goldsmith

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com