

FOR SALE



CHURCH BUILDING

5024 E. FRIO DRIVE
DALLAS, TX 75216

Great Location and Well Maintained

Property Details

Building SF:	5,400
Lot Size:	0.52 Acres
Parking:	22 spaces
Price:	\$750,000

Property Details

- Easy access to I-45 and Loop 12.
- 15 minutes from Downtown Dallas
- DART bus stop directly in front of property
- Surrounded by residential neighborhoods
- Close to schools, parks, and local retail
- Strong community presence and growth potential
- Buyer to verify allowed uses with the City of Dallas

PROPERTY DESCRIPTION

Well-maintained ±5,400 SF single-story building in South Dallas, built in 2010. Ideal for church, school, daycare, office, or community use. Features include a welcoming vestibule, large sanctuary, spacious fellowship hall, and four private offices—two with direct pulpit access. Also includes a kitchen, three restrooms, and multiple storage areas. Functional layout supports both daily operations and large gatherings.

LOCATION DESCRIPTION

Situated in the Laverne subdivision of Dallas, Texas. This location offers convenient access to major thoroughfares, including Interstate 45 and Loop 12, facilitating easy commutes to downtown Dallas and other parts of the city. The area is predominantly residential, providing a community-focused environment. Nearby amenities include local schools, parks, and shopping centers, enhancing the property's appeal for various uses.

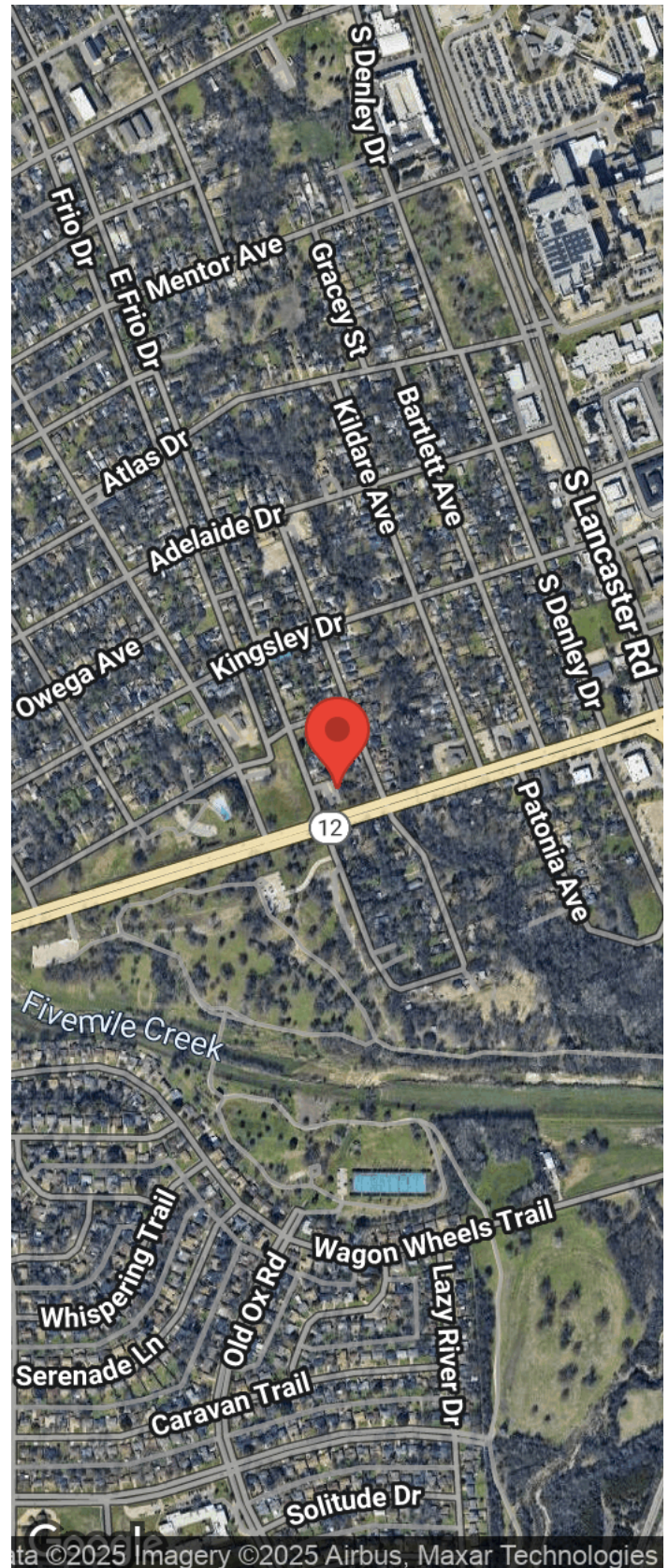
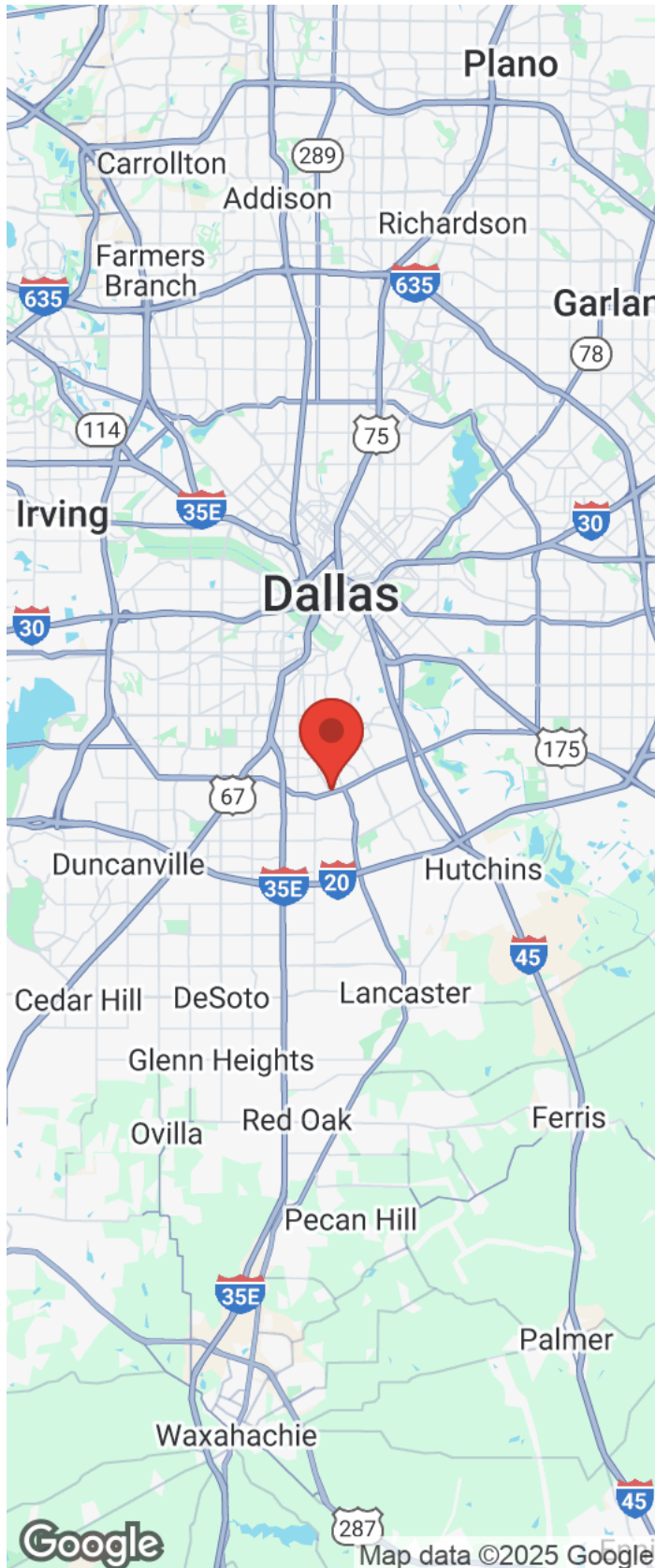
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LOCATION MAPS

5024 EAST FRIO DRIVE | DALLAS, TX 75216

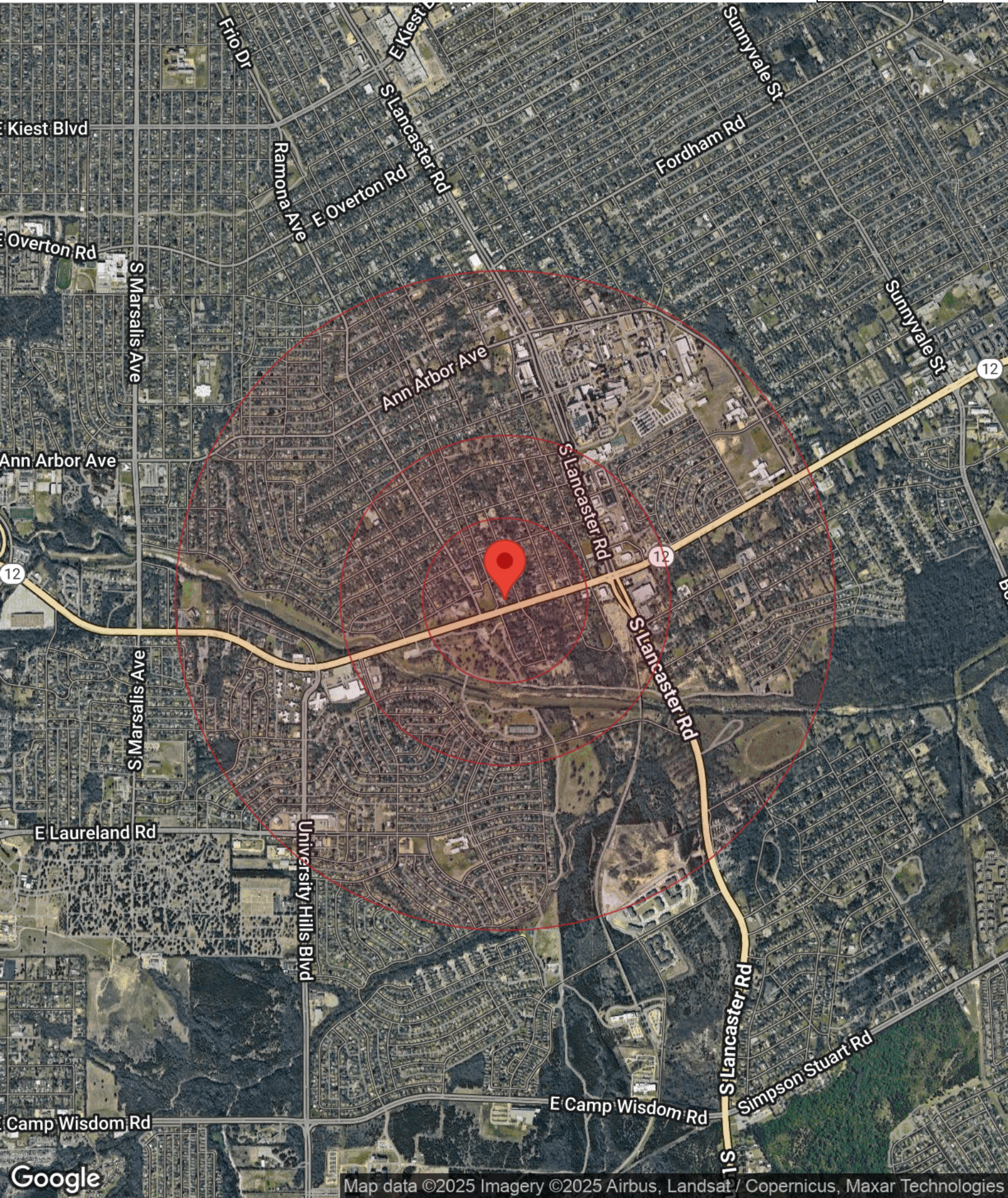


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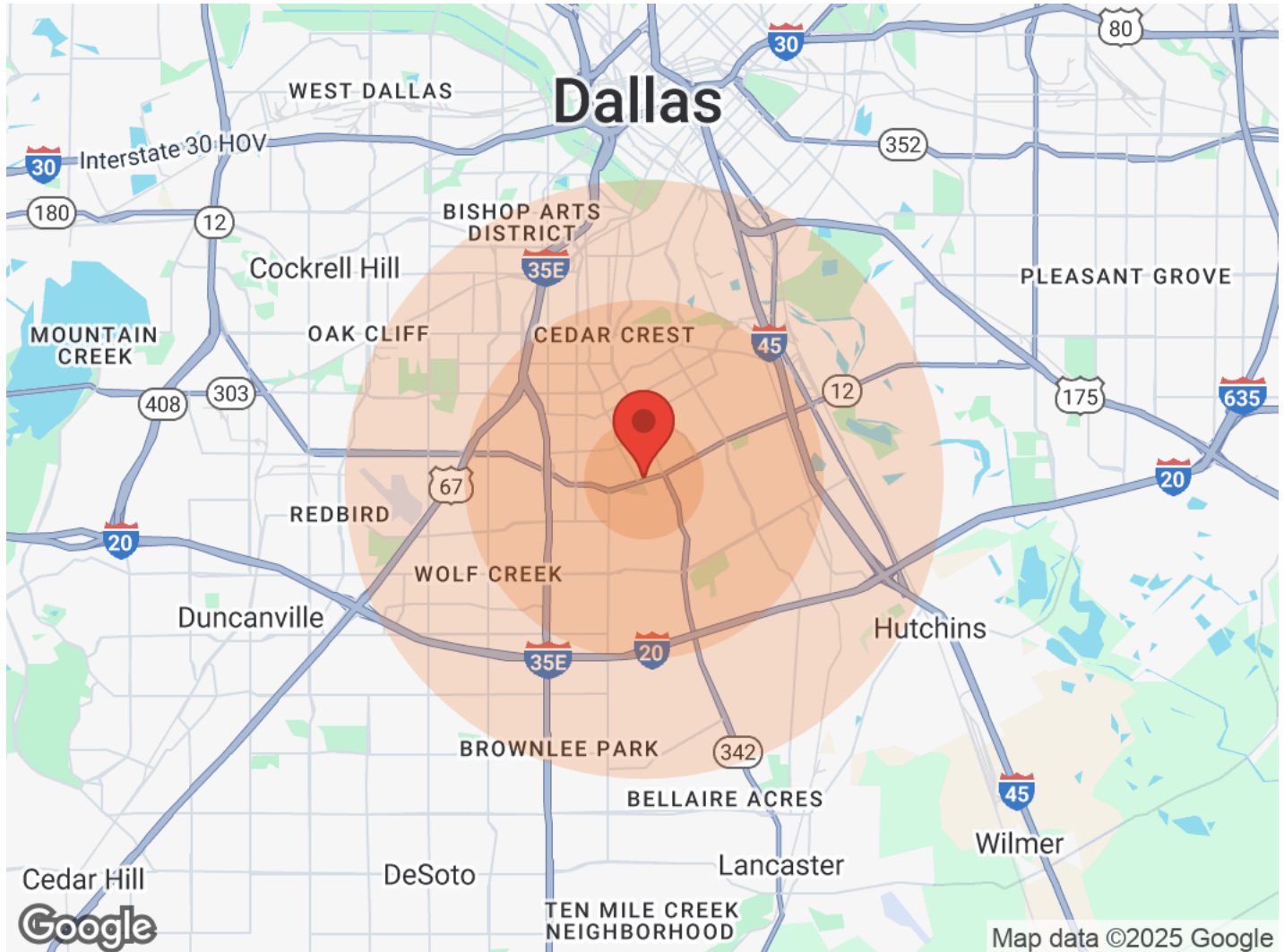
BUSINESS MAP

5024 EAST FRIO DRIVE | DALLAS, TX 75216



DEMOGRAPHICS

5024 EAST FRIO DRIVE | DALLAS, TX 75216



Population	1 Mile	3 Miles	5 Miles
Male	4,667	48,490	107,019
Female	5,549	54,441	115,656
Total Population	10,216	102,931	222,675

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,064	25,373	56,942
Ages 15-24	1,347	15,883	34,649
Ages 25-54	3,782	39,444	87,541
Ages 55-64	1,105	9,663	20,782
Ages 65+	1,918	12,568	22,761

Race	1 Mile	3 Miles	5 Miles
White	551	13,747	51,140
Black	8,733	70,433	122,015
Am In/AK Nat	2	134	258
Hawaiian	4	6	7
Hispanic	1,613	32,433	97,144
Multi-Racial	1,852	36,138	97,316

Income	1 Mile	3 Miles	5 Miles
Median	\$29,442	\$27,459	\$29,750
< \$15,000	951	9,574	18,215
\$15,000-\$24,999	490	5,913	11,428
\$25,000-\$34,999	594	5,130	11,140
\$35,000-\$49,999	582	4,974	11,116
\$50,000-\$74,999	509	4,367	10,952
\$75,000-\$99,999	351	2,554	5,957
\$100,000-\$149,999	135	1,268	3,111
\$150,000-\$199,999	5	249	829
> \$200,000	N/A	85	323

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,329	38,341	82,909
Occupied	3,873	34,205	74,020
Owner Occupied	2,709	19,632	40,065
Renter Occupied	1,164	14,573	33,955
Vacant	456	4,136	8,889

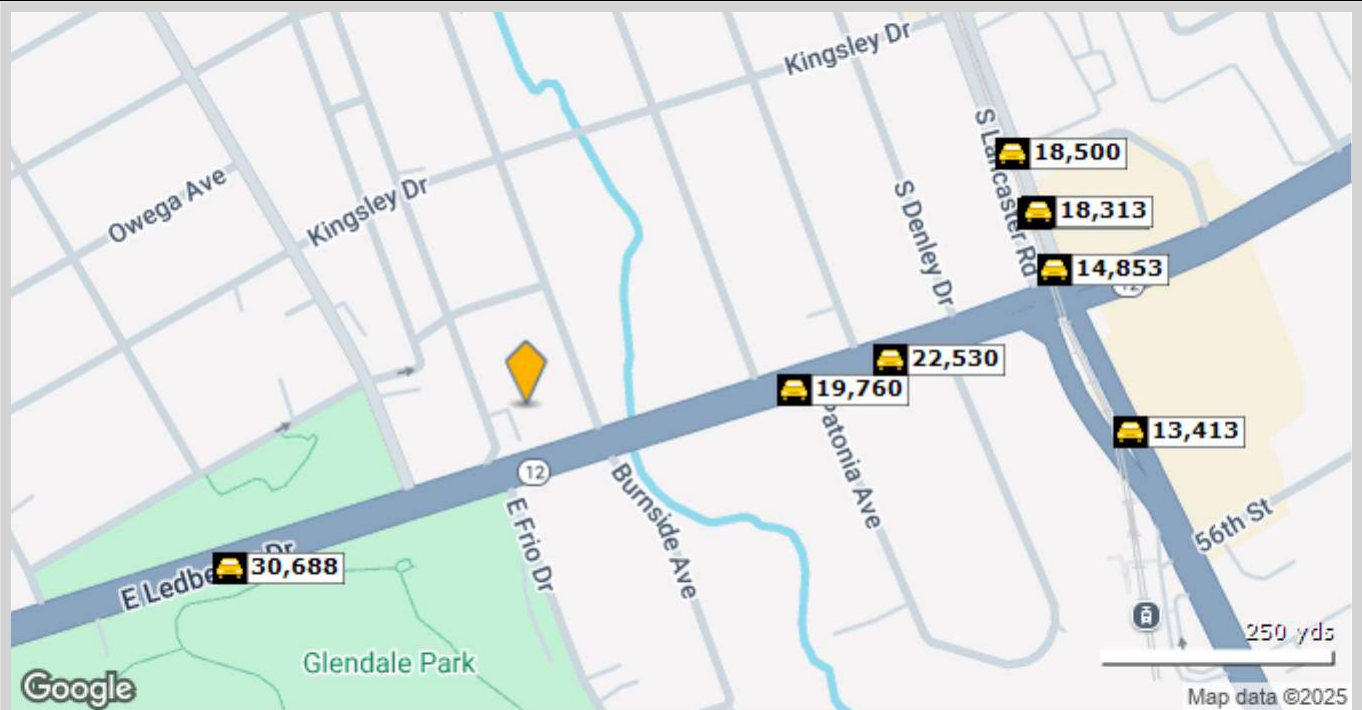
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Traffic Count Report

5024 E Frio Dr, Dallas, TX 75216

Building Type: **Specialty**
 Class: -
 RBA: **5,400 SF**
 Typical Floor: **5,400 SF**
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Ledbetter Dr	Patonia Ave	0.01 E	2022	19,760	MPSI	.17
2	E Ledbetter Dr	Yewpon Ave	0.12 W	2018	30,688	MPSI	.21
3	East Ledbetter Drive	E Ledbetter Dr	0.02 SW	2022	22,530	MPSI	.23
4	S Lancaster Rd	E Ledbetter Dr	0.05 S	2018	18,934	MPSI	.34
5	S Lancaster Rd	E Ledbetter Dr	0.01 S	2022	15,664	MPSI	.34
6	South Lancaster Road	E Ledbetter Dr	0.01 S	2022	14,531	MPSI	.34
7	South Lancaster Road	E Ledbetter Dr	0.01 S	2020	14,853	MPSI	.34
8	S Lancaster Rd	E Ledbetter Dr	0.09 S	2017	18,500	MPSI	.34
9	S Lancaster Rd	E Ledbetter Dr	0.05 S	2022	18,313	MPSI	.34
10	S Lancaster Rd	56th St	0.08 SE	2022	13,413	MPSI	.38

DISCLAIMER

5024 EAST FRIO DRIVE



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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.

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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