

FOR SALE

510 W. Commerce Street
Dallas, Texas 75208



CHARLIE PERDUE
CP@PERDUE-REALTY.COM
214-680-4604



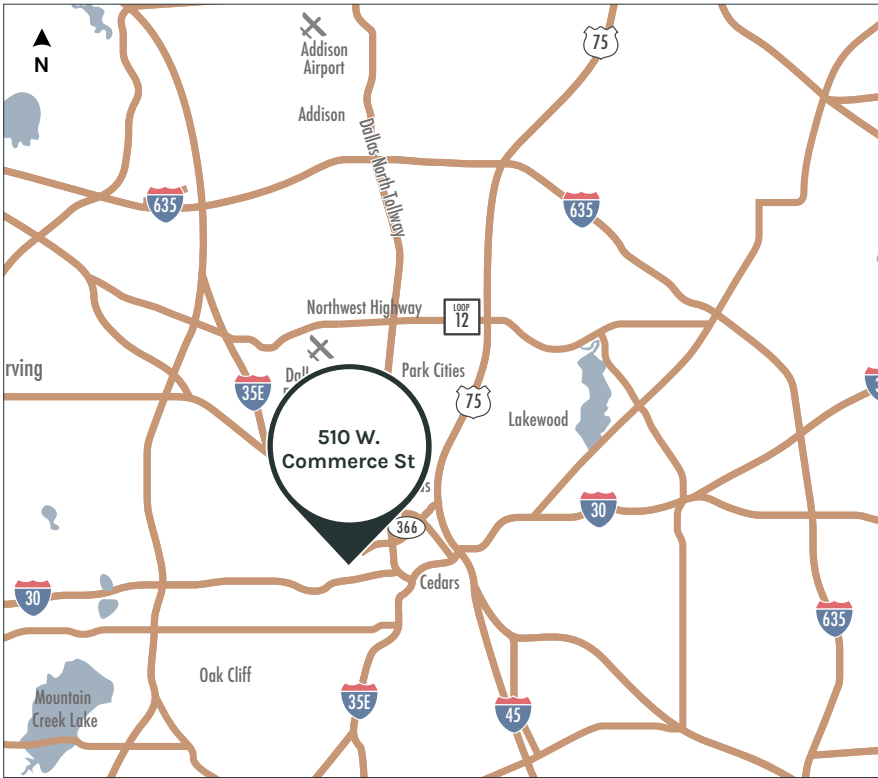
PERDUE REALTY
CORP

OPPORTUNITY OVERVIEW

Strategically located at the gateway between Downtown Dallas, the Design District, and Trinity Groves, 510 W. Commerce offers unmatched visibility and access to I-35E, I-30, and the Margaret Hunt Hill Bridge. This infill site is ideal for a wide range of uses, including investment, owner-user, or redevelopment opportunities. Surrounded by ongoing urban revitalization and positioned minutes from Uptown, Bishop Arts, and Kessler Park, the property is perfectly situated to capture both the residential and commercial growth driving West Dallas.

SUMMARY

| | |
|------------|---|
| Details | Includes a restaurant-ready component consisting of approximately 5,000 SF of 2nd generation restaurant/bar space plus an additional 5,000 SF or so of open covered area (former Henry’s Majestic space) including an acre of parking. |
| Land | The property spans the length of W. Commerce St. and Yorktown St. consisting of 1.82-acres of land . |
| Dimension | <ul style="list-style-type: none">Length: Approximately 600 ft.Width: Approximately 137 ft. |
| Access | <ul style="list-style-type: none">Direct ingress/egress from W. Commerce St., with both a dedicated right-turn land and a left-turn lane into the property3 separate entry points from Pittman St. provide additional circulation and convenience (deliveries, etc.)Ingress/egress from Yorktown St. allows access from both eastbound and westbound traffic |
| Zoning | PD-714 (Subdistrict 1B), District 6 - Laura Cadena |
| Ideal Uses | <ul style="list-style-type: none">Restaurant w/ Drive-In or Drive-Through ServiceMultifamily (Only as a Component of a Mixed-Use Project)General Merchandise or Food StoreMotor Vehicle Fueling Station (Gas Station)Animal Shelter or Clinic Without Outside RunsOfficeMedicalBankOffice Showroom/WarehouseWarehouseIndustrial (Inside) for Light ManufacturingCustom Woodworking, Furniture Construction or Repair |



AREA DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population | 16,062 | 154,564 | 381,145 |
| 2024 Average Household Income | \$110,018 | \$123,768 | \$125,497 |
| Daytime Workers | 15,500 | 283,568 | 419,296 |







RESTAURANT IMPROVEMENTS



TREC INFORMATION ABOUT BROKERAGE SERVICES

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.

| | | | |
|---|-------------|----------------------|----------------|
| PERDUE REALTY CORP | 581273 | cp@perdue-realty.com | (214) 680-4604 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| CHARLES D. PERDUE | 514142 | cp@perdue-realty.com | (214) 680-4604 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| _____ | _____ | _____ | _____ |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |





PERDUE REALTY
CORP

CHARLIE PERDUE
CP@PERDUE-REALTY.COM
214-680-4604