

RETAIL PROPERTY | FOR SALE

# DALLAS INVESTMENT OPPORTUNITY

186 SW Court St, Dallas, OR 97338



PRESENTED BY:

**AJ NASH**

503.559.9279

[aj@traditionrep.com](mailto:aj@traditionrep.com)  
Managing Principal Broker

**PAULA MOSELEY**

503.910.3055

[paula@traditionrep.com](mailto:paula@traditionrep.com)  
Commercial Broker

**RICH KARLSON**

503.804.4653

[rich@traditionrep.com](mailto:rich@traditionrep.com)  
Principal Broker (OR) | Broker (WA)

4880 Turner Rd SE  
Salem, OR 97317

[HTTPS:TRADITIONREP.COM](https://traditionrep.com)

# EXECUTIVE SUMMARY

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338



## OFFERING SUMMARY

Sale Price:	\$545,000
Building Size:	13,120 SF
First Floor:	4,886 SF
Second Floor:	4,234 SF
Third Floor:	4,000 SF
Lot Size:	0.23 Acres
Price / SF:	\$111.54
Year Built:	1909
Zoning:	Commercial
Market:	Dallas

## PROPERTY OVERVIEW

Discover a rare development opportunity in the heart of historic downtown Dallas, Oregon. Built in 1909, this historic mixed-use building sits prominently on the corner of SW Court St and SW Church St, offering classic character with significant upside potential. The property sits on a 0.23 acre lot in the Commercial zone, offering flexible commercial and mixed-use possibilities with tremendous potential for residential conversion or creative redevelopment. Additional benefits include onsite private and street parking, high visibility, flexible accessibility and a potential for seller carry financing, making this a standout opportunity in a growing community. A rare chance to reimagine a historic asset in a welcoming small-town setting—don't miss this standout investment opportunity in Dallas, Oregon.

## PROPERTY HIGHLIGHTS

- 13,120 SF of Mixed-Use Potential • Historic 1909 Building
- 0.23 Acre Corner Lot • Seller Carry Opportunity
- Commercial Zoned • Prime Downtown Dallas Location
- Main Level Leased to an Established Bar
- Upper Level Ideal for Redevelopment
- Strong Visibility in Downtown Core
- Excellent Investor or Developer Opportunity

# PROPERTY DESCRIPTION

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338



## PROPERTY DESCRIPTION

This 13,120 SF three story mixed-use building—originally constructed in 1909 offers classic character with significant upside potential.

The main level consisting of 4,886 SF is currently occupied by an established bar with a beautifully maintained interior, providing immediate income for an investor.

The expansive upper level of 4,234 SF on the second floor and 4,000 SF on the third floor offers tremendous potential for residential conversion or creative redevelopment—an ideal project for an investor or developer looking to bring new life to the downtown core.

The property sits on a corner lot, offering flexible commercial and mixed-use possibilities. Additional benefits include onsite private and street parking, high visibility, flexible accessibility and a potential for seller carry financing, making this a standout opportunity in a growing community.

## LOCATION DESCRIPTION

Nestled in the heart of historic downtown Dallas, 186 SW Court Street sits prominently at the corner of SW Court and SW Church Streets, offering exceptional visibility and walkability.

This prime Commercial zoned location is surrounded by local shops, dining, services, and community destinations, making it an ideal setting for redevelopment or mixed-use potential. The property is just steps from Dallas City Hall, the Polk County Courthouse, and the vibrant retail corridor along Main Street, ensuring strong foot traffic and convenient access for both residents and visitors.

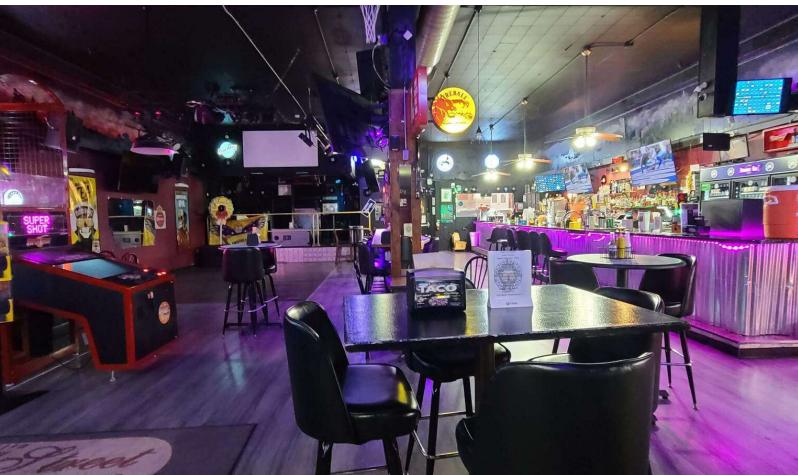
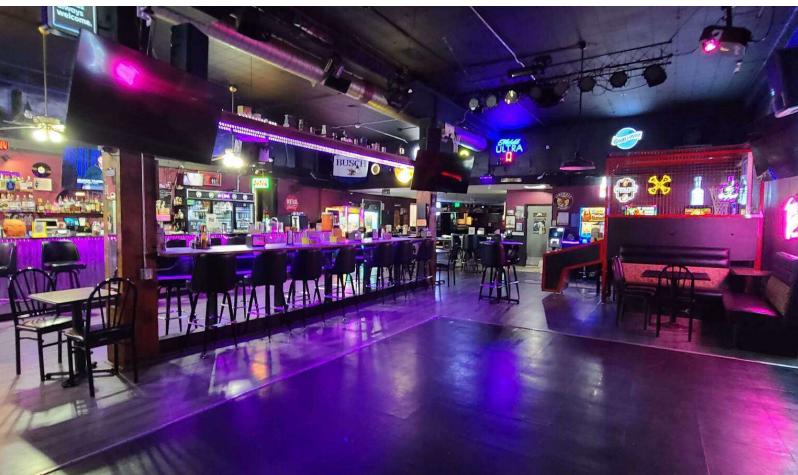
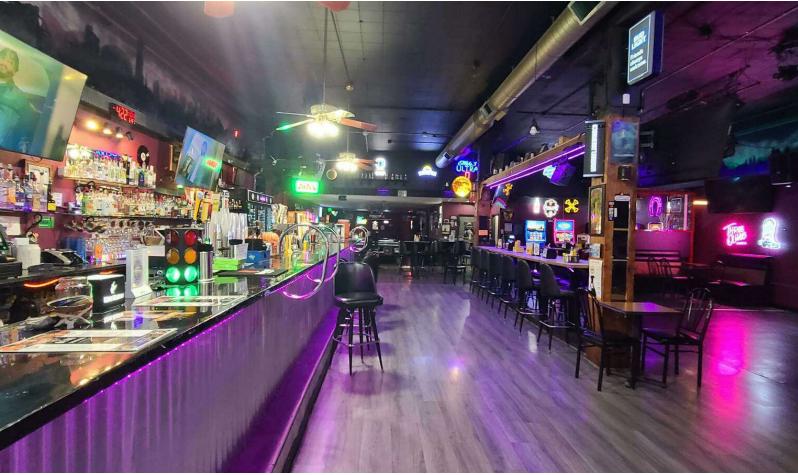
With private onsite parking and ample street parking surrounding the property, accessibility is unmatched. Its central position within this charming small-town commercial district offers an excellent opportunity for investors or developers looking to be part of Dallas's growing downtown renaissance.



# COMPLETE HIGHLIGHTS

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338



## PROPERTY HIGHLIGHTS

- 13,120 SF of Mixed-Use Potential
- 4,886 SF Main Level
- 4,234 Second Level
- 4,000 SF Third Level
- Seller Carry Opportunity
- Historic 1909 Building
- 10,019 SF Corner Lot
- Commercial Zoned Property
- Prime Downtown Dallas Location
- Main Level Leased to an Established Bar
- Upper Level Ideal for Redevelopment
- Strong Visibility in Downtown Core
- Private and Street Parking Available
- Excellent Investor or Developer Opportunity

# ADDITIONAL PHOTOS

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338



# BUILDING DIAGRAM

Dallas Investment Opportunity

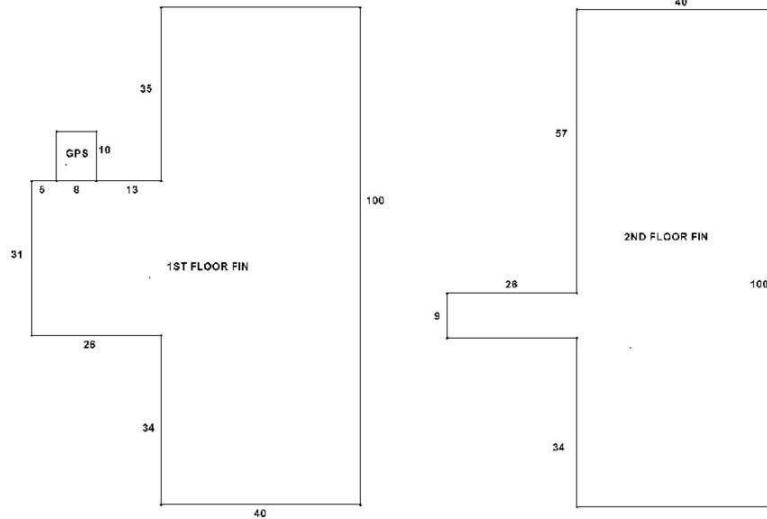
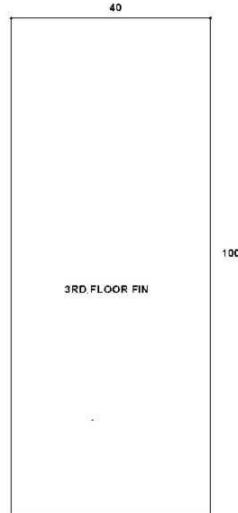
186 SW Court St, Dallas, OR 97338

Map#: 07532AD10900-0238

Acct#: 136282

## BUILDING DIAGRAM AND OUTBUILDINGS

186 COURT ST SW

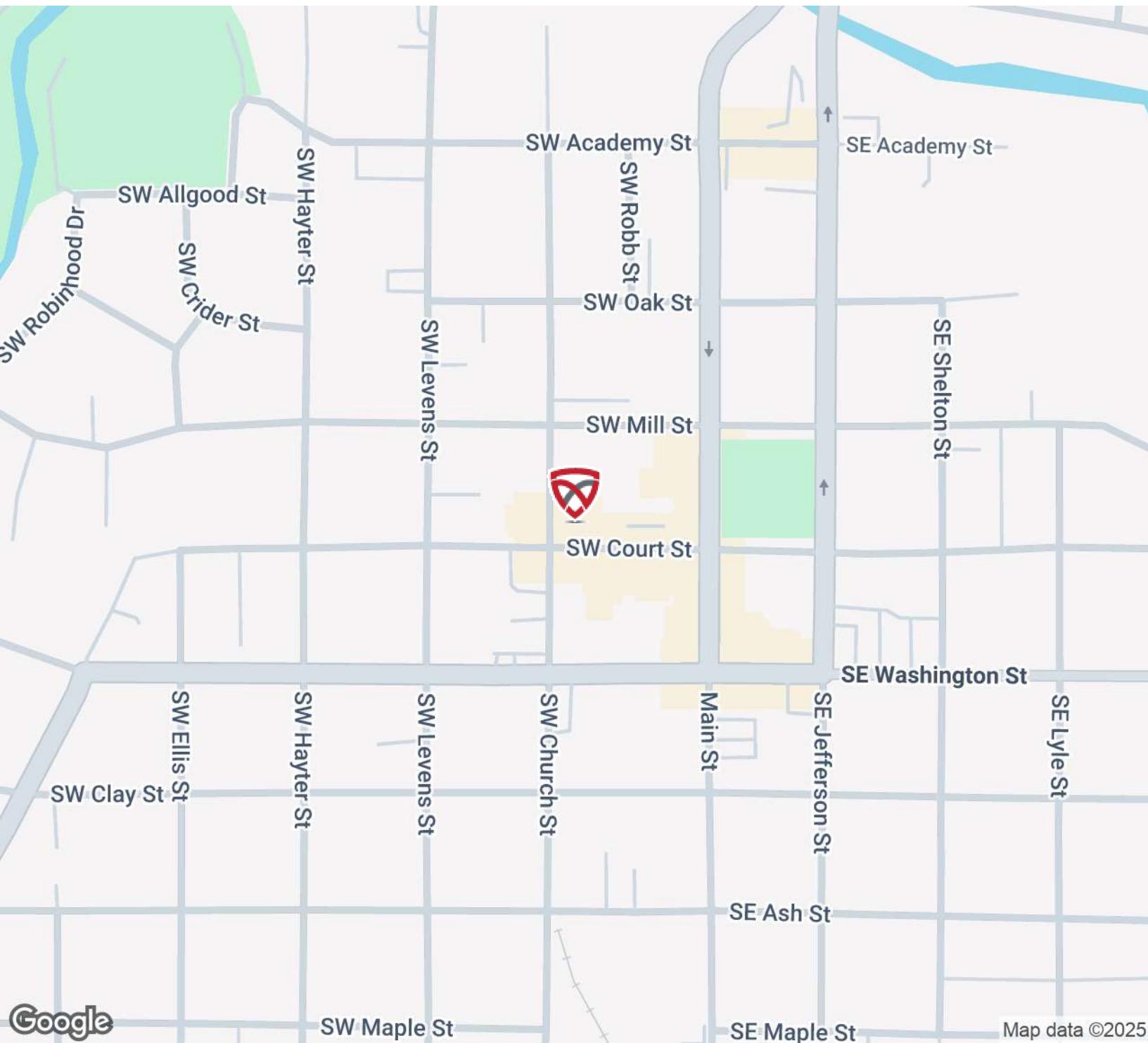


Appraiser	Date	Bldg	Description	SqFt	Dimension
JM	12/22/2009	1	1ST FLOOR FIN	4806	
JM	1/19/2010	1	2ND FLOOR FIN	4234	
		1	3RD FLOOR FIN	4000	
		1	GPS	80	

# LOCATION MAP

Dallas Investment Opportunity

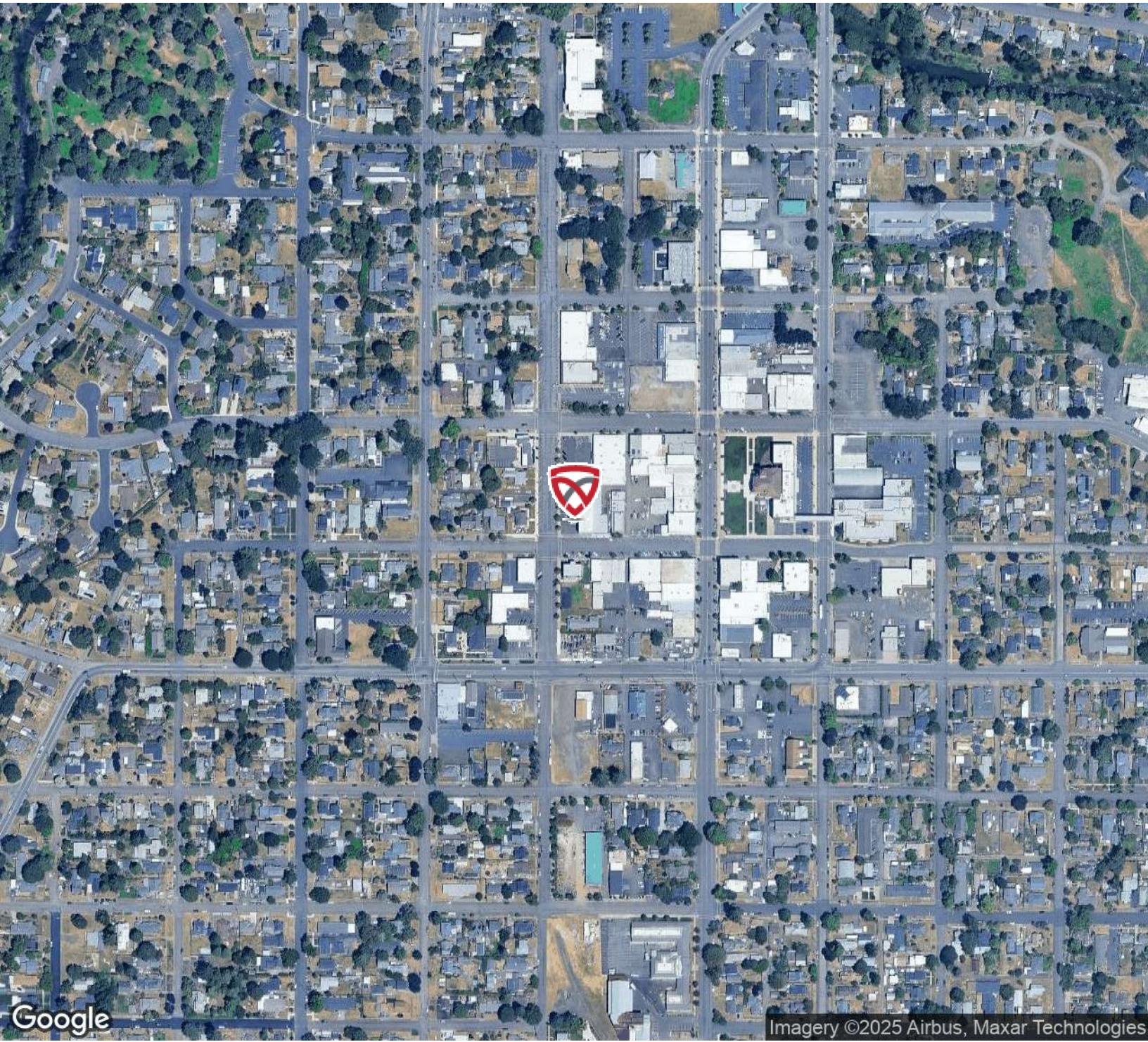
186 SW Court St, Dallas, OR 97338



# AERIAL MAP

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338



Google

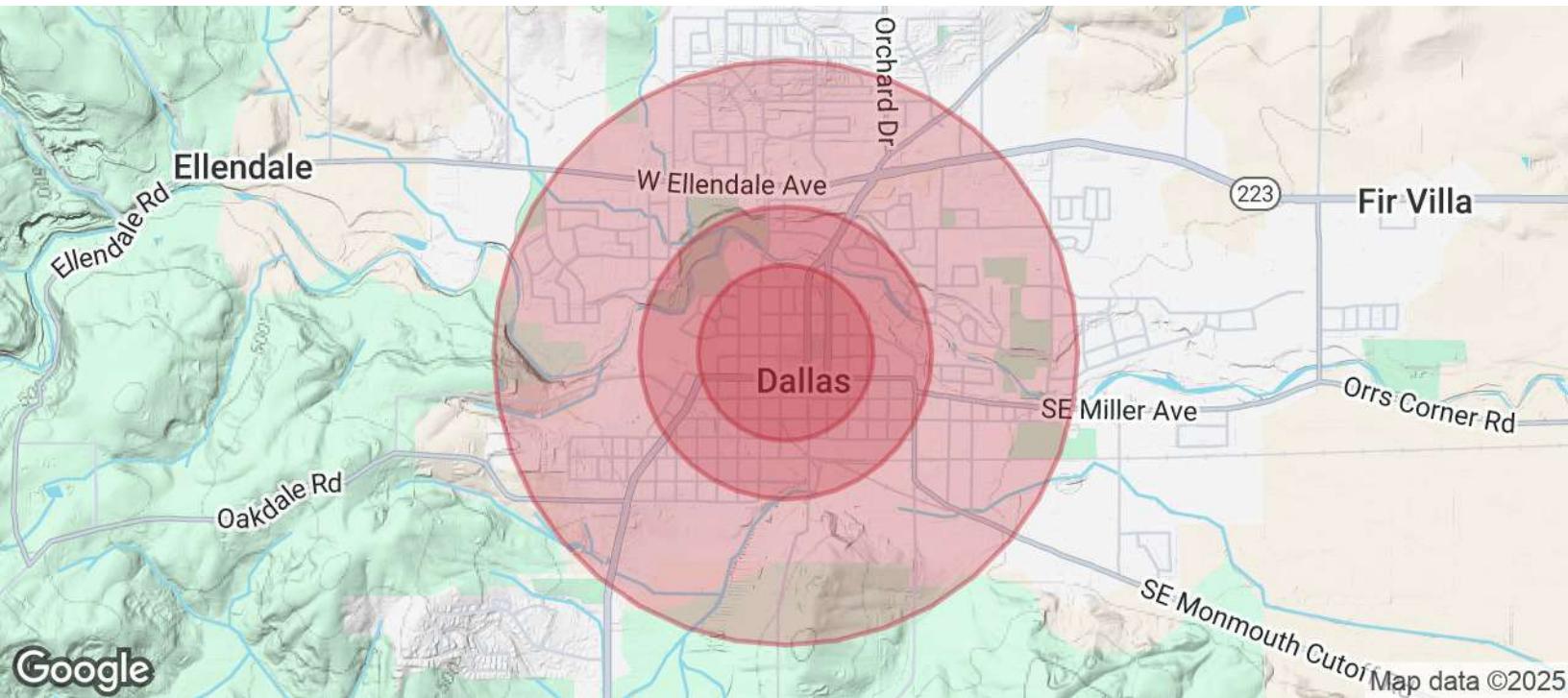
Imagery ©2025 Airbus, Maxar Technologies

I

# DEMOGRAPHICS

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,358	3,488	11,363
Average Age	39	40	42
Average Age (Male)	38	39	41
Average Age (Female)	40	41	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	509	1,289	4,328
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$77,860	\$85,199	\$93,489
Average House Value	\$417,366	\$420,233	\$403,682

Demographics data derived from AlphaMap

# TRADITION REAL ESTATE PARTNERS

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338



## AJ NASH

PRINCIPAL BROKER | PARTNER

AJ@TraditionREP.com  
503.559.9279

Managing Broker for the Nash Group with a primary focus on investment real estate and development.



## RICH KARLSON

PRINCIPAL BROKER | PARTNER

Rich@TraditionREP.com  
503.804.4653

Supports all Nash Group activities and Tradition's primary Commercial Broker in the Portland area.



## PAULA MOSELEY

COMMERCIAL BROKER

Paula@TraditionREP.com  
503.910.3055

Supports all Nash Group activities and is the primary Leasing Broker for the team.



## SUNNY TUCKER

CRE TRANSACTION MANAGER

Sunny@TraditionREP.com  
503.508.9773

Transaction Manager of both lease and sale transactions.



## JANEL RODEN

CHIEF OPERATING OFFICER

Janel@TraditionREP.com  
O: 503.877.4653

Supports as an internal marketing expert and the primary contact for all accounting items.



# OUR COMMERCIAL REAL ESTATE TEAM



PAGE: 10

I

# OAR DISCLOSURE

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338

*This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.*

## Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** - Represents the seller only;

**Buyer's Agent** - Represents the buyer only;

**Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

## Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

# OAR DISCLOSURE

Dallas Investment Opportunity

186 SW Court St, Dallas, OR 97338

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

## **Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction**

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

***You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.***