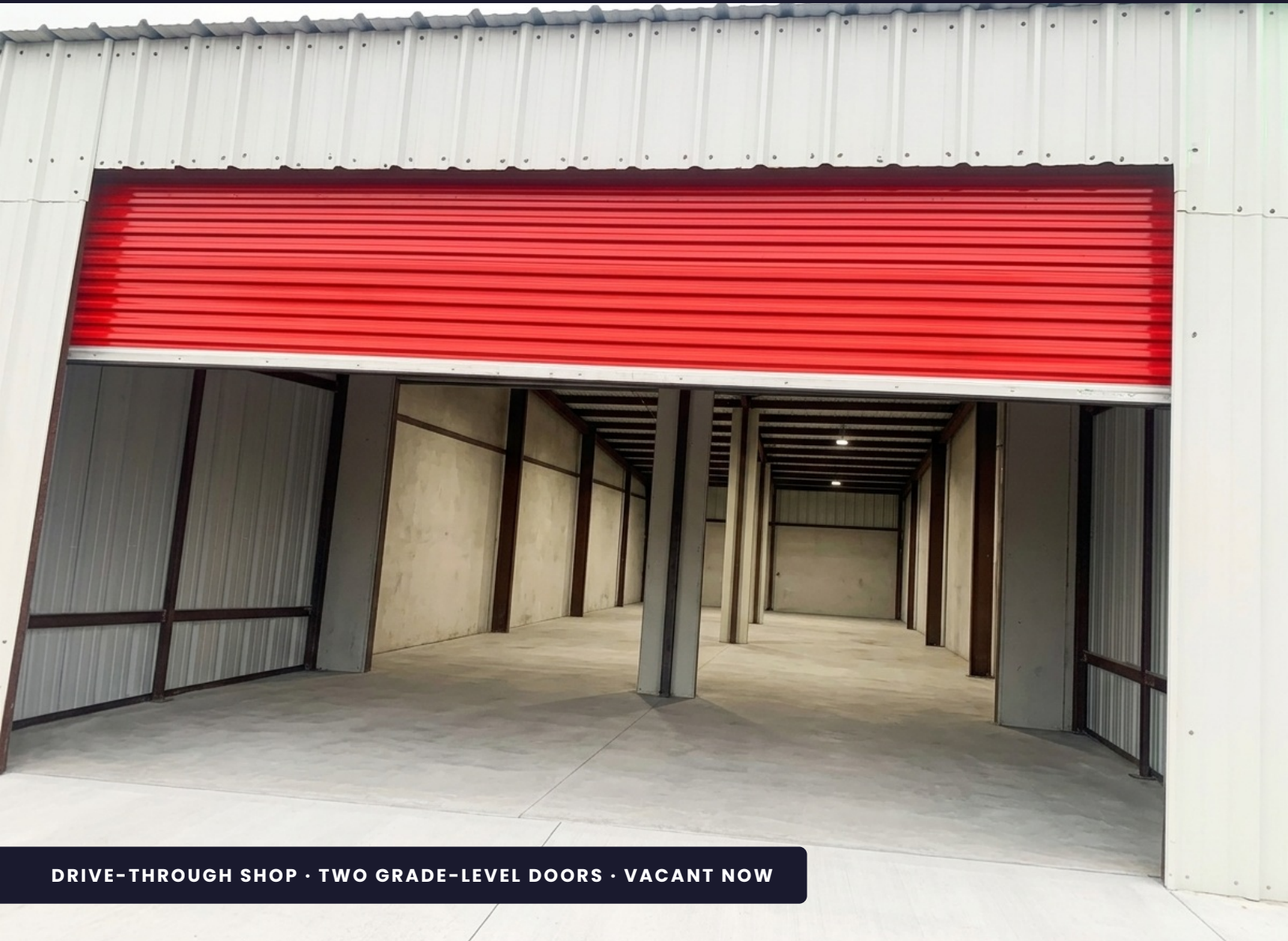




DRIVE-THROUGH SHOP · TWO GRADE-LEVEL DOORS · VACANT NOW

OFFICE / SHOWROOM / SHOP · NORTHWEST DALLAS

11211 Ables Lane, Dallas, TX 75229.

A ±3,060 SF freestanding office / showroom / shop on a fenced, all-concrete site just off I-35E — two grade-level doors you can drive straight through, parking on both sides, heavy power and a finished front office. Vacant and available for immediate occupancy.

SALE PRICE

\$1,500,000

LEASE RATE

Rate Upon Request

BUILDING SF

±3,060

SITE SIZE

±0.26 AC

POWER

480V 3-PH

GRADE DOORS

2 DRIVE-THRU

▼ SCHEDULE A PRIVATE TOUR

LISTING BROKER

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Dallas, TX



11211 ABLES LANE · DALLAS, TX 75229

Property Details.

PROPERTY OVERVIEW

11211 Ables Lane is a ±3,060 SF freestanding office / showroom / shop on a fenced, all-concrete site in Northwest Dallas, one block off I-35E between Royal Lane and Walnut Hill Lane. A finished front office — reception, private offices and an open work area — fronts a shop on heavy three-phase power.

The shop has **two grade-level overhead doors set opposite one another**, so a vehicle, trailer or forklift drives straight through instead of backing out — a real advantage for service, fleet and light-assembly users in a small bay. Paved parking sits on **both sides**, keeping the approach clear at each end.

A covered parking canopy and an open equipment canopy round out the site, behind a wrought-iron perimeter fence. Vacant and available now, for sale or for lease. Buildings this size are rarely available in the Stemmons corridor.

PROPERTY HIGHLIGHTS

- ±3,060 SF freestanding office / showroom / shop
- Two (2) grade-level overhead doors — full drive-through
- Paved parking on both sides of the building
- Heavy power — three-phase, 480 volt service
- Finished front office, reception and open work area
- Covered parking canopy · fenced all-concrete site
- One block off I-35E · minutes to LBJ 635 and Love Field
- Vacant now — available for sale or for lease

PROPERTY SPECS

PROPERTY TYPE	Office / Showroom
BUILDING SF	±3,060 SF
SITE SIZE	±0.26 AC
YEAR BUILT	1988
POWER	480V / 3-Phase
LOADING	2 Grade-Level (Drive-Thru)
PARKING	Both Sides + Canopy
ZONING	IR — Industrial Research
COUNTY	Dallas
SUBMARKET	Northwest Dallas
PARCEL ID	00653300 0126A0000
OCCUPANCY	Vacant

TRADE AREA & ACCESS

Radius rings centered on 11211 Ables Lane

7.2 MILES

To Dallas Love Field

15.1 mi to DFW International · 0.8 mi to DART
Royal Lane Station · direct I-35E access

Trade Area	1 Mile	3 Miles	5 Miles
Population	3,460	102,499	255,765
Households	1,161	40,658	100,486
Median HH Income	\$60,542	\$86,499	\$92,805

Demographics are 2025 estimates per CoStar/LoopNet public property record for 11211 Ables Ln. Drive distances per the same source. Building SF per owner/broker measurement; Dallas CAD lists ±3,358 SF gross and a 0.263 AC parcel — buyer/tenant to verify all sizes, zoning and power independently.

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11211 ABLES LANE · DALLAS, TX 75229

Photos · Location

PROPERTY PHOTOS

±3,060 SF · Vacant & Available



SHOP · DRIVE-THROUGH BAY



COVERED PARKING & YARD



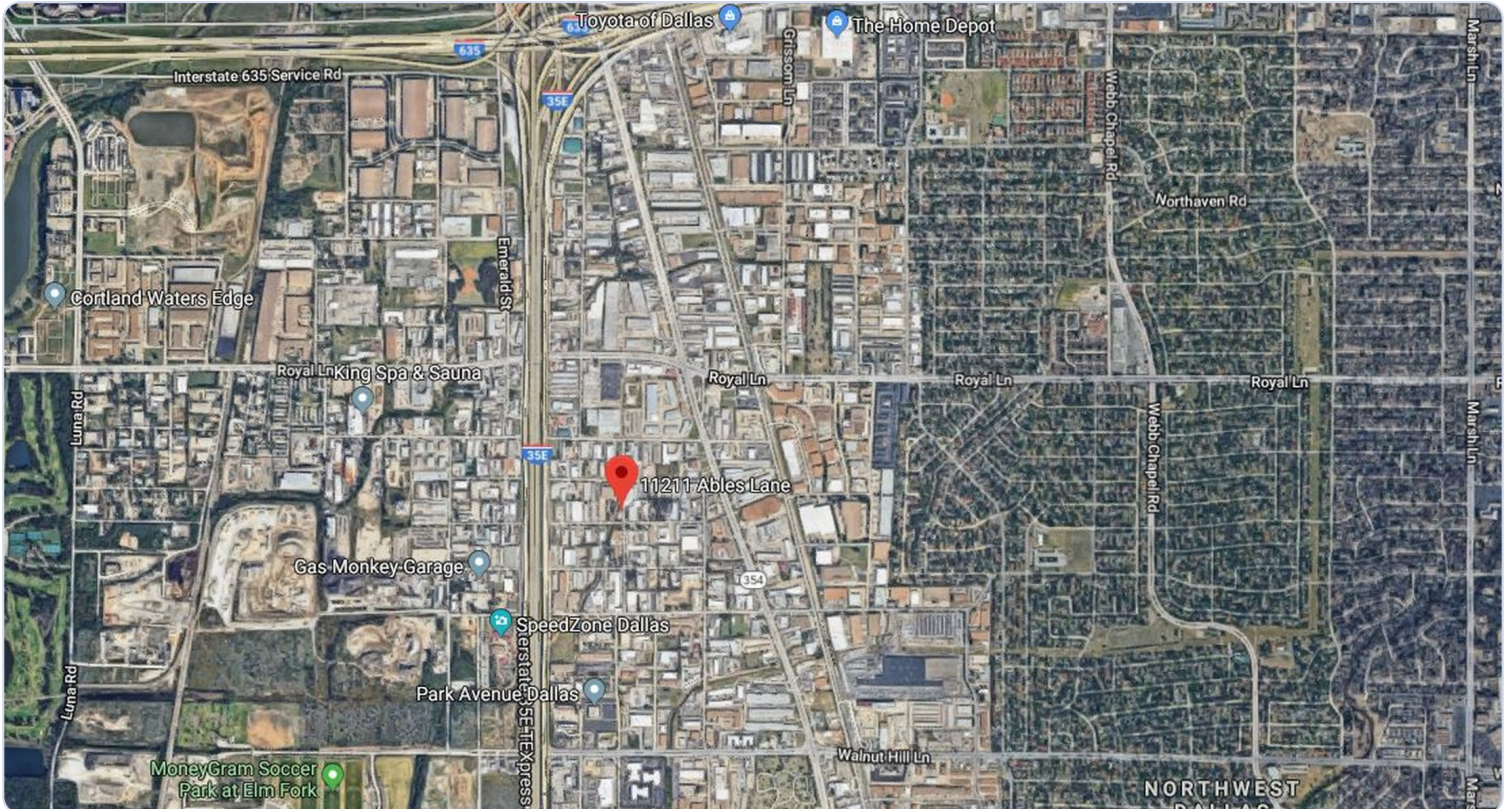
RECEPTION



OPEN OFFICE

LOCATION

I-35E Corridor · Northwest Dallas



Location map is approximate and for marketing illustration only; distances, boundaries and surrounding uses must be independently verified. Map data © Google.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, year built, zoning, power and distances are approximate and must be independently confirmed. Photographs have been digitally enhanced for marketing; the property is offered in as-is condition. © 2026 Capstone Commercial Real Estate Group, LLC.

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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.

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:
 - 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.

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	