

LAND FOR SALE OR BTS | .782 AC

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE



PROPERTY DESCRIPTION

Invest in opportunity at 14920 Landmark Blvd, Addison, TX, a prime commercial property zoned CG in the coveted Dallas area. This versatile property offers an ideal canvas for a range of ventures, from retail and dining establishments to professional offices. Boasting a strategic location with easy access to major thoroughfares, this property presents a promising investment prospect for a discerning Land/Office investor looking to capitalize on the dynamic Dallas market. With its desirable zoning and strategic positioning, this property represents a compelling opportunity to establish a thriving enterprise in a high-demand location.

FOR SALE OR BUILD TO SUIT

- Hospitality, Medical, Office, Restaurant or Retail
- Zoned for Hospitality currently (but open to give time for rezoning)

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	0.78 Acres

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	38,052	110,582	209,040
Total Population	71,223	244,742	486,341
Average HH Income	\$100,641	\$127,974	\$131,137

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

2

LAND FOR SALE OR BTS | .782 AC

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE



LOCATION DESCRIPTION

Just minutes from the vibrant city of Dallas, the location on Landmark Blvd in Addison, TX offers an abundance of amenities and attractions for potential Land/Office investors. Enjoy easy access to the bustling Dallas Market Center, world-class dining and entertainment in the nearby Addison Circle Park, and the renowned Galleria Dallas shopping destination. Proximity to major highways provides seamless connectivity to the entire Dallas-Fort Worth metroplex, making this area a prime investment opportunity. With a dynamic blend of business and leisure options, the location presents an exciting prospect for investors seeking a strategic foothold in the thriving Dallas commercial real estate market.

SITE DESCRIPTION

Welcome to Hotel Row!

Located in the Addison Trade Area

Last parcel available in a 6-block radius

Lot Size: 0.782 AC

Pricing: Contact Broker

Topography: Flat

Just west of the Dallas North Tollway

Just east of Inwood Drive

2 blocks south of Belt Line Rd (Restaurant Row)

Zoning: Hotel/Hospitality

Next to Holiday Inn Express & Suites

Across the street from LaQuinta Inn & Suites

Across the street Best Western Plus

Residence Inn one parcel to the northeast

DEREK ANTHONY

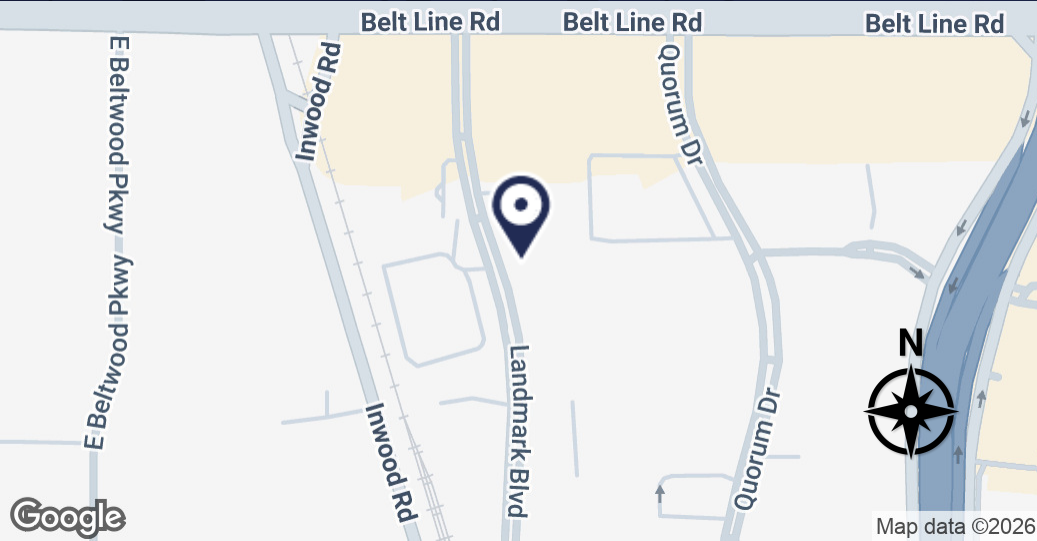
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

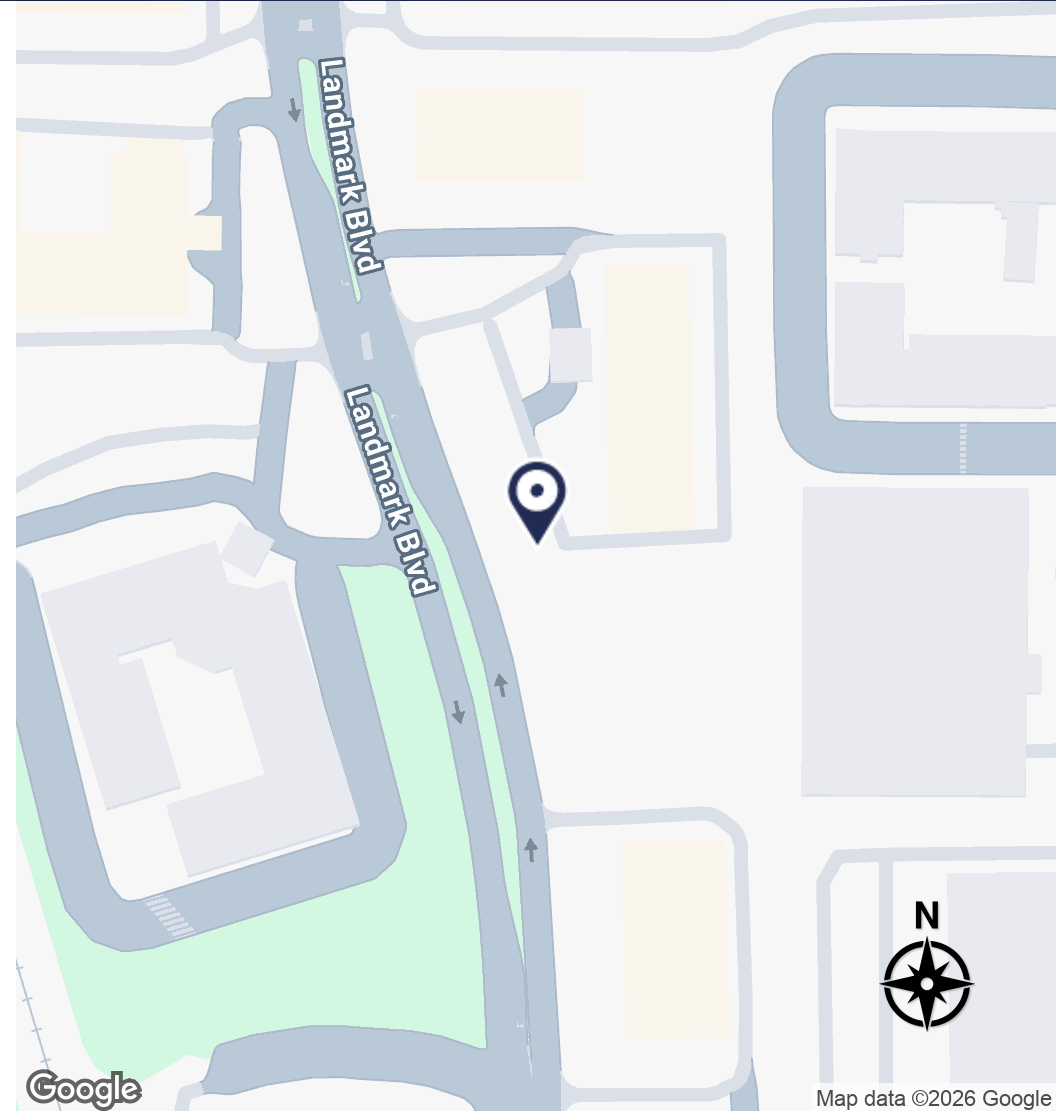
LOCATION MAP

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE



LOCATION OVERVIEW

Just minutes from the vibrant city of Dallas, the location on Landmark Blvd in Addison, TX offers an abundance of amenities and attractions for potential Land/Office investors. Enjoy easy access to the bustling Dallas Market Center, world-class dining and entertainment in the nearby Addison Circle Park, and the renowned Galleria Dallas shopping destination. Proximity to major highways provides seamless connectivity to the entire Dallas-Fort Worth metroplex, making this area a prime investment opportunity. With a dynamic blend of business and leisure options, the location presents an exciting prospect for investors seeking a strategic foothold in the thriving Dallas commercial real estate market.



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

LAND FOR SALE OR BTS | .782 AC

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE



TEXAS de BRAZIL
HUDSON House
BJ's RESTAURANT BREWHOUSE
IDA CLAIRE
FEL WEI

RENAISSANCE HOTELS
AMLI RESIDENTIAL
COURTYARD Marriott
HOTEL LA PACE

GOODY GOODY
STING SOCCER CLUB
SPEC'S WINES-SPIRITS FINGER FOODS
Closets by Design
Public Storage
fish gallery

WHOLE FOODS
RA Sushi-Bar-Restaurant
TWIN PEAKS
KENNY'S WOOD FIRED GRILL
SIDECAR SOCIAL
GLORIA'S RESTAURANTS

LAQUINTA INNS & SUITES
Residence INN BY HARRIOTT
GAF
Best Western
TABLE 13
The Melting Pot
Holiday Inn

DEREK ANTHONY
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS
2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

AERIAL MAP

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE



14920 Landmark Blvd

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total population	71,223	244,742	486,341
Median age	35.4	38.4	38.2
Median age (Male)	34.9	37.6	37.6
Median age (Female)	36.6	39.5	39.3
Total households	38,052	110,582	209,040
Total persons per HH	1.9	2.2	2.3
Average HH income	\$100,641	\$127,974	\$131,137
Average house value	\$398,868	\$537,742	\$549,461



Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

PROPERTY DETAILS

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE

Sale Price

\$975,000

LOCATION INFORMATION

Street Address	14920 Landmark Blvd
City, State, Zip	Addison, TX 75254
County	Dallas
Market	Dallas/Fort Worth
Sub-market	Addison
Cross-Streets	Belt Line Rd and Landmark Blvd
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	Dallas North Tollway
Nearest Airport	DFW

BUILDING INFORMATION

Building Size	up to 15,000 SF
Number of Lots	1
Number of Buildings	n/a

PROPERTY INFORMATION

Property Type	BUILD TO SUIT or FOR SALE
Property Subtype	Office
Zoning	CG
Lot Size	0.78 Acres
APN #	100052700202R0000
Lot Frontage	173 ft
Lot Depth	185 ft
Corner Property	BUILD TO SUIT or FOR SALE
Power	Yes
Topography	Flat

PARKING & TRANSPORTATION

Street Parking	No
----------------	----

UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

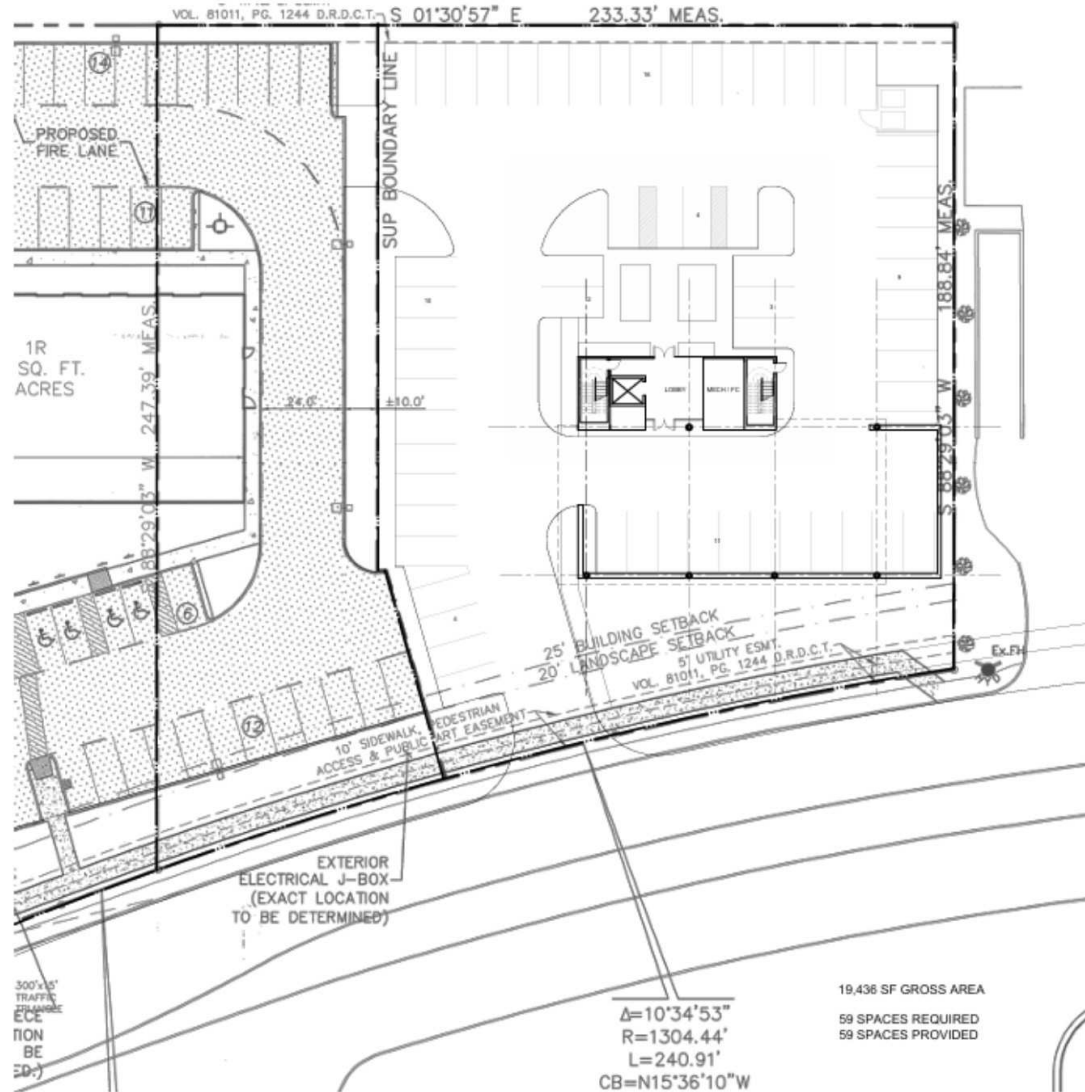
WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

9

TEST FIT SITE PLAN (CONCEPT)

14920 LANDMARK BLVD ADDISON, TX
 BUILD TO SUIT OR FOR SALE

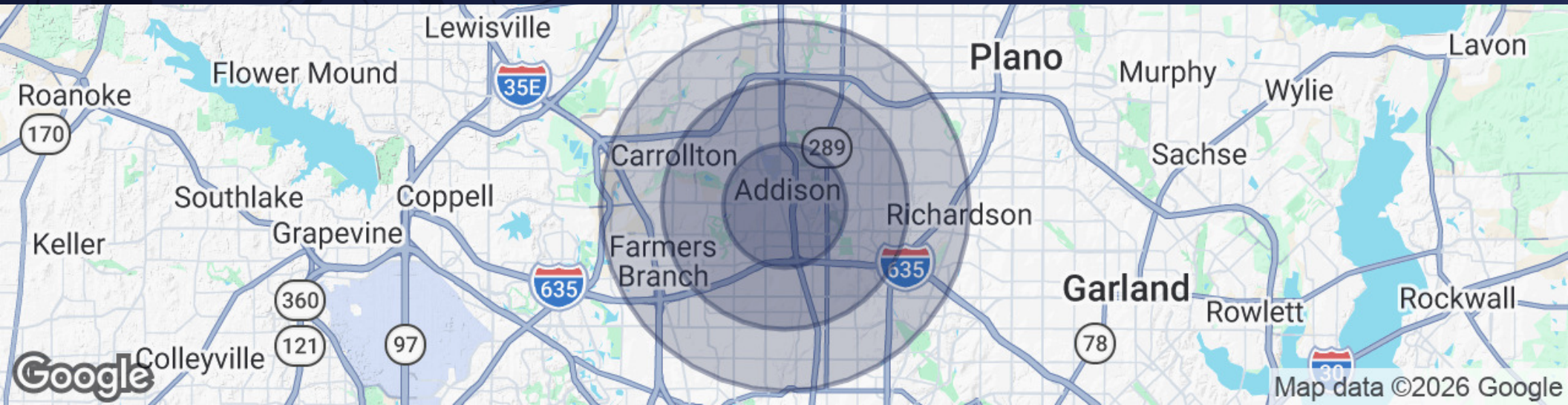


DEREK ANTHONY
 Partner
 817.991.5072
 derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS
 2920 Alta Mere Drive
 Fort Worth, TX 76116
 waypoint-red.com | 817.991.5072

DEMOGRAPHICS MAP & REPORT

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE



POPULATION

	2 MILES	4 MILES	6 MILES
Total Population	71,223	244,742	486,341
Average Age	35.4	38.4	38.2
Average Age (Male)	34.9	37.6	37.6
Average Age (Female)	36.6	39.5	39.3

HOUSEHOLDS & INCOME

	2 MILES	4 MILES	6 MILES
Total Households	38,052	110,582	209,040
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$100,641	\$127,974	\$131,137
Average House Value	\$398,868	\$537,742	\$549,461

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

11
LAND FOR SALE OR BTS | .782 AC

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE

**# AVERAGE VISITS
PER MONTH**

**TOTAL # VISITS OVER
THE LAST YEAR**

**PERCENTILE
RANKING**



17,231

137,845

92nd%



10,704

64,222

78th%



13,294

79,766

83rd%

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072


LAND FOR SALE OR BTS | .782 AC

14920 LANDMARK BLVD ADDISON, TX
BUILD TO SUIT OR FOR SALE



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

WAYPOINT CURRENT LISTINGS 

WAYPOINT REAL ESTATE WEB PAGE 

FOLLOW US ON LINKEDIN 

DEREK ANTHONY'S LINKEDIN 



DEREK ANTHONY | PARTNER
(817) 991-5072
DEREK@WAYPOINT-RED.COM



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.

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. **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.

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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072