

# FOR SALE

## 4620 SUNBELT DR

Office | 13,023 SF | Addison, TX



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# PROPERTY OVERVIEW



**SALE PRICE** Contact Broker



**YEAR BUILT** 1983



**BUILDING** 13,023 SF



**LOT SIZE** 0.46 ACRES



**ZONING** C



**ROOF** Gravel



**HVAC** 14 units

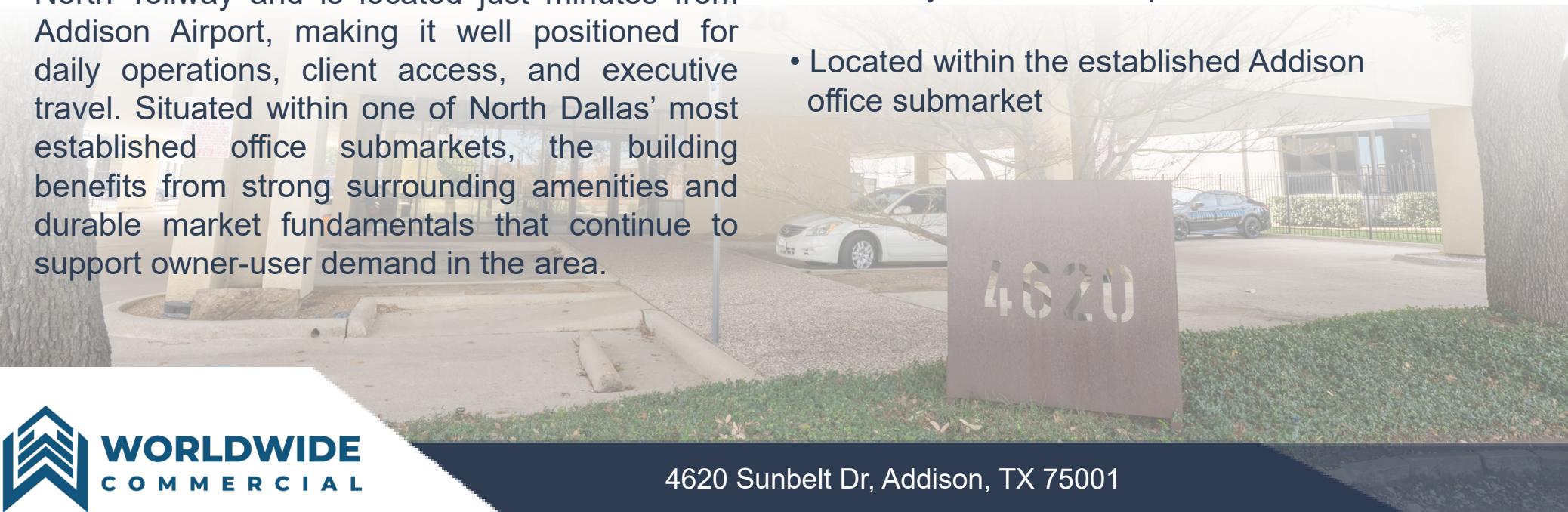
# 4620 SUNBELT DR

4620 Sunbelt Drive is an 13,023 SF office building located in the heart of Addison, Texas, offering a compelling opportunity for an owner user to control their real estate while maintaining long-term flexibility. The building can accommodate a user seeking full occupancy or support a partial occupancy strategy with the ability to lease excess space, providing both operational control and potential supplemental income.

The property offers excellent access to the Dallas North Tollway and is located just minutes from Addison Airport, making it well positioned for daily operations, client access, and executive travel. Situated within one of North Dallas' most established office submarkets, the building benefits from strong surrounding amenities and durable market fundamentals that continue to support owner-user demand in the area.

## PROPERTY HIGHLIGHTS

- 13,023 SF office building suited for owner-user occupancy
- Covered Parking
- Flexible layout allowing for full or partial building use
- Immediate access to the Dallas North Tollway
- Proximity to Addison Airport
- Located within the established Addison office submarket

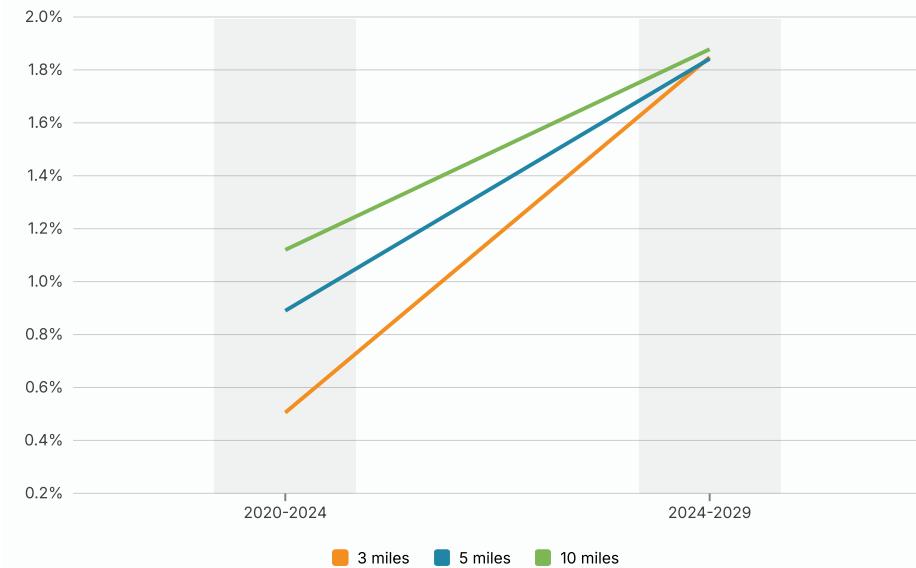




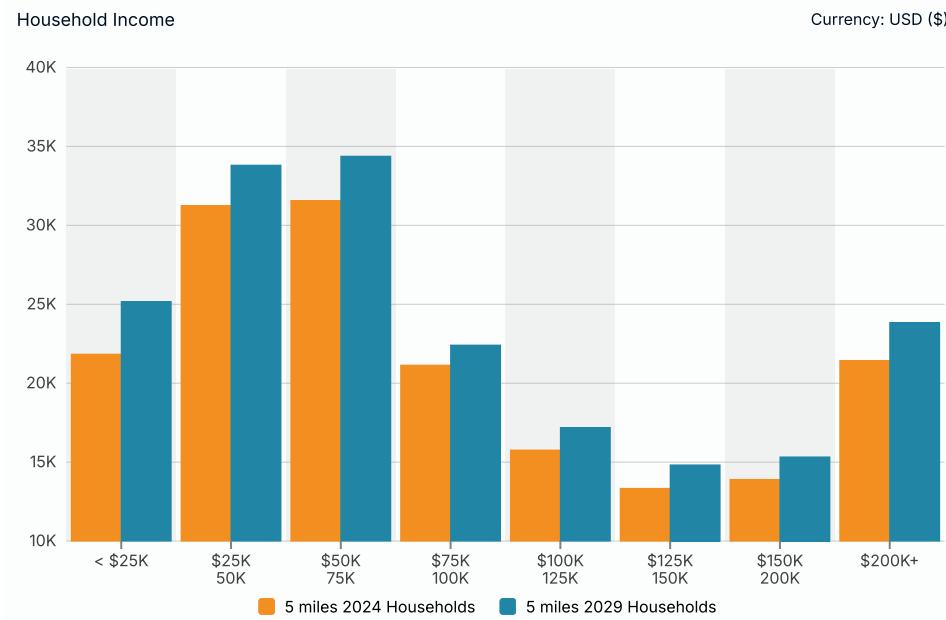
# DEMOGRAPHICS



Annual Population Growth



Household Income



Currency: USD (\$)

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Westgrove Dr	Claire Chennault St	14,530	2018	0.09 mi
Westgrove Dr	Addison Rd W	6,213	2025	0.16 mi
Addison Rd	Sir Lancelot N	13,953	2018	0.22 mi
Addison Rd	Frank Luke Dr N	21,784	2018	0.25 mi
Excel Pkwy	Dallas Pkwy NE	30,527	2025	0.26 mi
Excel Pkwy	Dallas Pkwy	30,527	2025	0.27 mi
Dallas Parkway	Excel Pkwy S	11,754	2025	0.29 mi
Dallas North Tollway	Westgrove Dr S	141,508	2025	0.30 mi
Dallas Parkway	Knoll TrlDr N	7,033	2024	0.31 mi
Westgrove Dr	Ledgemont Ln SE	18,416	2018	0.32 mi



# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



4620 Sunbelt Dr, Addison, TX 75001



**Jerad Rector**  
President/Broker  
214-618-0550  
[jrector@wwcpartners.com](mailto:jrector@wwcpartners.com)



**Denton Beams**  
Associate Broker  
214-281-8633  
[dbeams@wwcpartners.com](mailto:dbeams@wwcpartners.com)