

# FOR SALE

729 N. Bishop Avenue  
Dallas, TX 75208



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CORP

## OPPORTUNITY OVERVIEW

Rare opportunity to acquire a fully renovated office property in the heart of North Oak Cliff, within walking distance to the vibrant Bishop Arts District. This property is ideally suited for an owner-user seeking to occupy a highly functional first-floor space while benefiting from rental income from the second floor to offset mortgage and operating expenses.

The first floor consists of approximately **1,165 square feet**, available for occupancy **August 1, 2026**, providing a clear path for a business owner to establish a presence in one of Dallas' most desirable and walkable commercial corridors. The second floor is leased, offering immediate in-place income and reducing overall occupancy costs for the future owner.

Originally renovated in early 2022, the property offers modernized interiors while maintaining its character and charm. A rare and valuable feature for the area, the property **includes a rear parking lot with approximately 10 parking spaces**, providing convenient access for employees and clients alike.

Strategically located just minutes from downtown Dallas, the property offers excellent accessibility via major thoroughfares including Davis Street, Bishop Avenue, and nearby highway connections, while benefiting from strong surrounding demographics and continued neighborhood growth.

## FOR SALE – OWNER / USER OPPORTUNITY

**Address** 729 N. Bishop Ave., Dallas, TX 75208

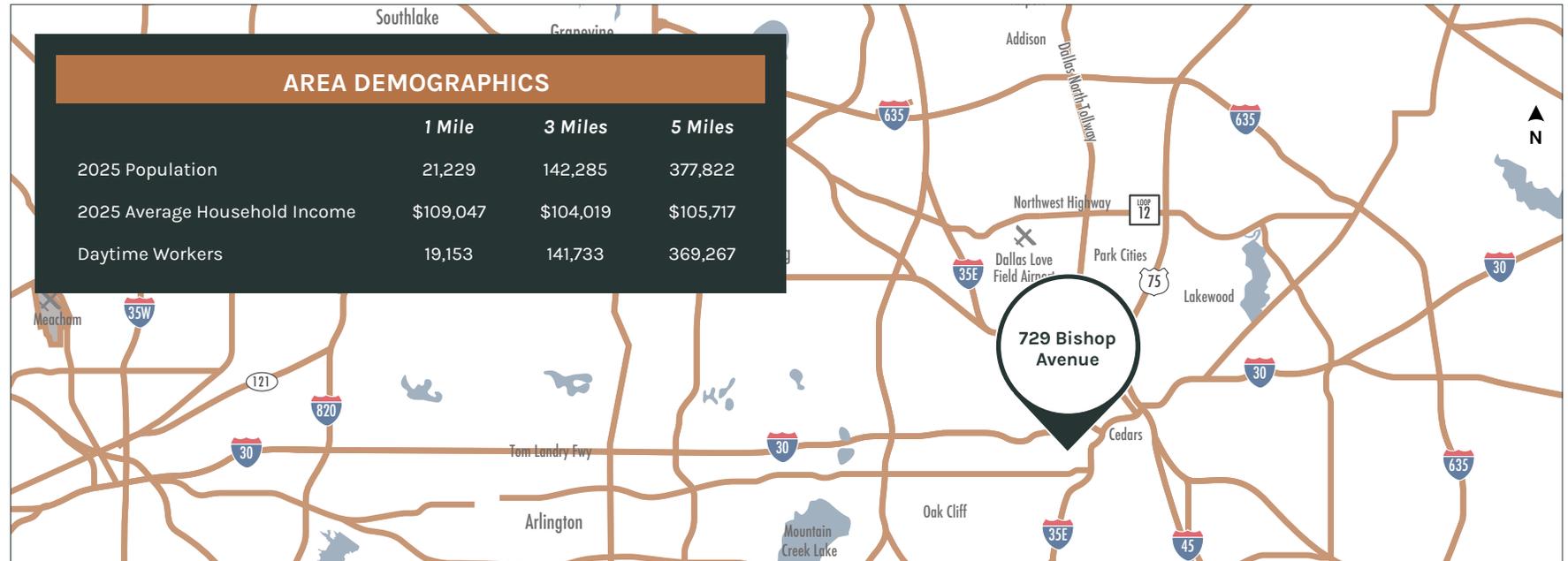
**Building SF** Total Building SF: 2,365 SF  
 First Floor: 1,165 SF  
 Second Floor: 1,200 SF

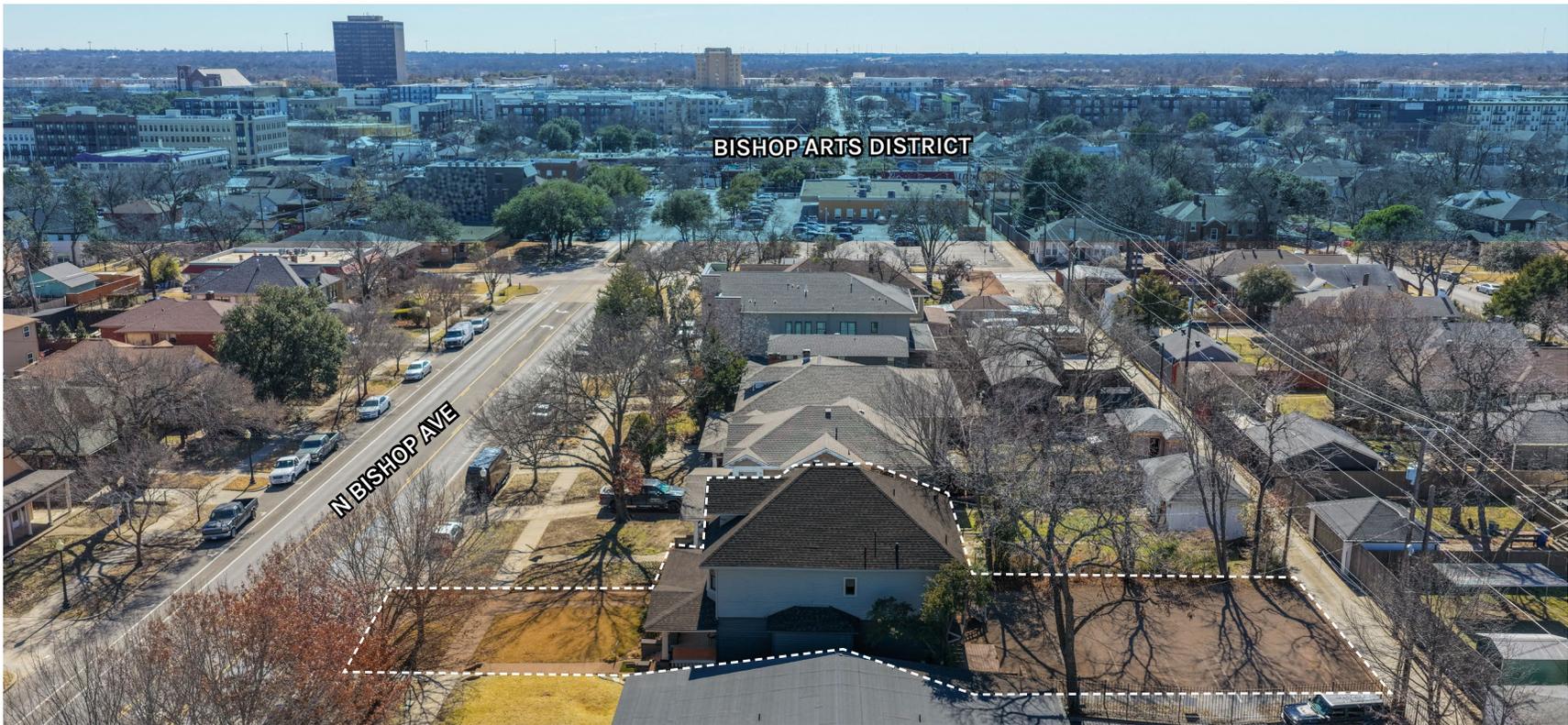
**Total Land SF** 7,497 SF

**Zoning** PD-830 (Subdistrict 1)

### Ideal Uses

- Single-Family
- Church
- Multifamily
- Duplex
- Office (Permitted only as a Mixed-Use Residential Project (“MURP”))
- Antique Shop (Permitted only as a Mixed-Use Residential Project (“MURP”))
- Art Gallery (Permitted only as a Mixed-Use Residential Project (“MURP”))





# 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.

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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





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