

2451 N Stemmons Fwy  
Dallas, TX 75207

**Presented by**

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# Property Details

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## FOR SALE

### 42,700 SF FLEX BUILDING | 1.96 AC

#### OFFERING SUMMARY

- Building size: 42,700 SF
- Office SF: 16,176 SF
- Land Area: 1.96 AC
- 100% Air Conditioned
- 55 Tons HVAC
- MU-3 Zoning
- Power: 240 Volt | 4,000 AMPs
- 18' Clear Height
- 60+ Parking Spaces
- Dock High and Ramp Loading
- 20 Private Offices
- 4 Conference Rooms
- 2 Kitchen Areas
- Outdoor Patio
- Adjacent to Trinity Strand Trail



# Location Highlight

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**STEMMONS FRWY FRONTAGE  
WITH OVER 215,726 VPD**



**CLOSE PROXIMITY TO CBD &  
MEDICAL & DESIGN DISTRICTS**



**FLEXIBLE MU-3 ZONING**





# Photos

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# Photos

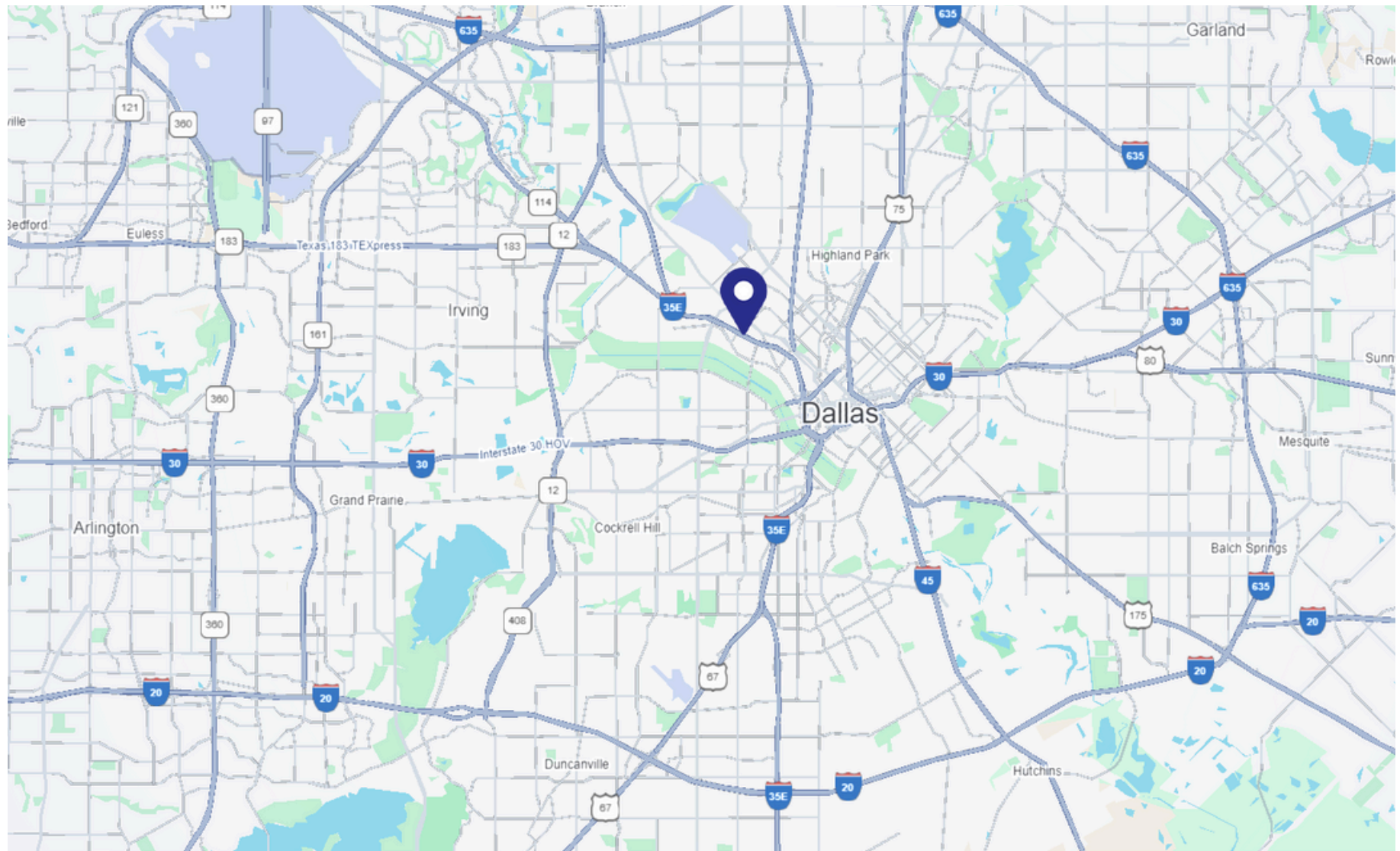
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# Dallas Map

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# Trade Map

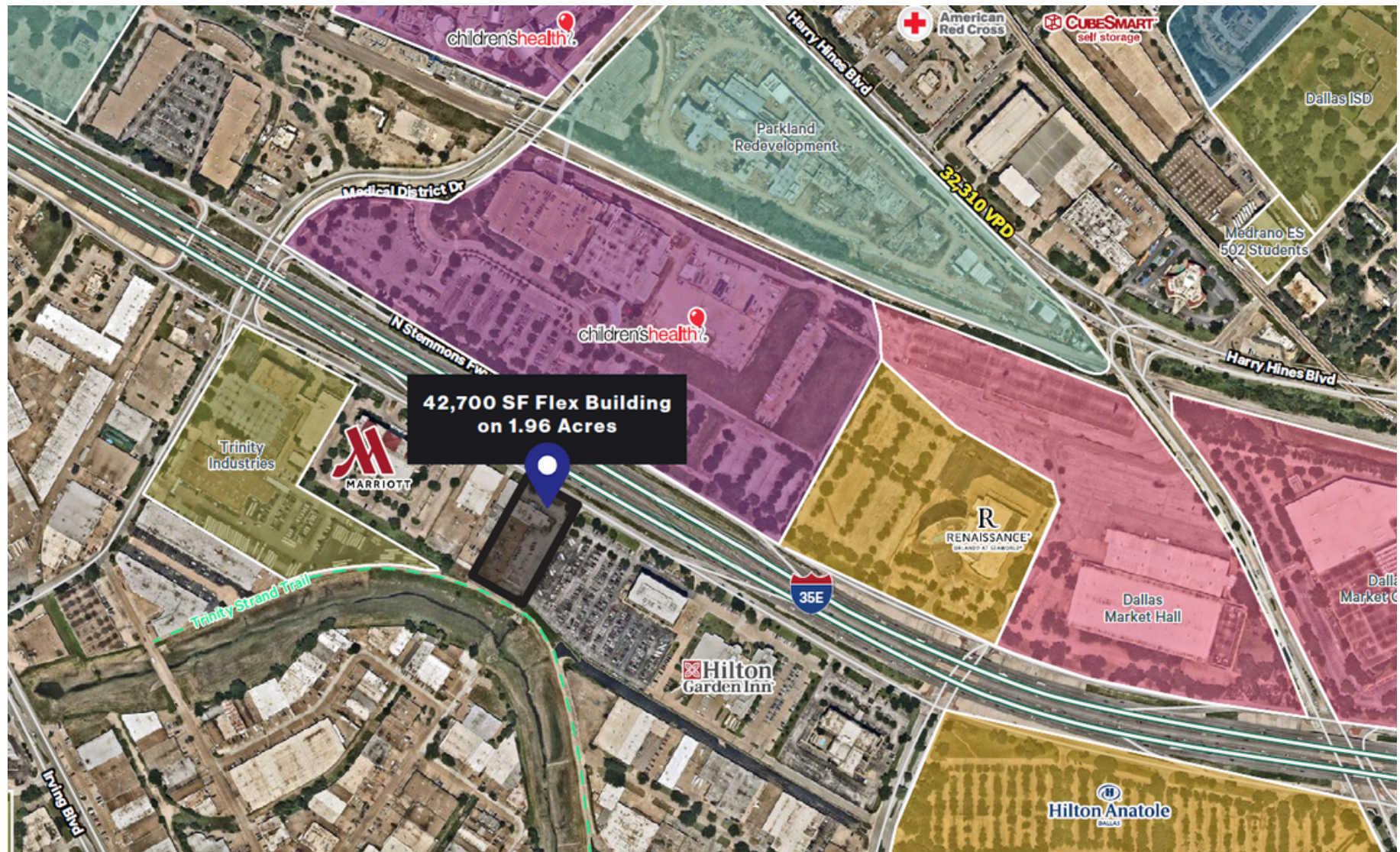
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# Intersection Map

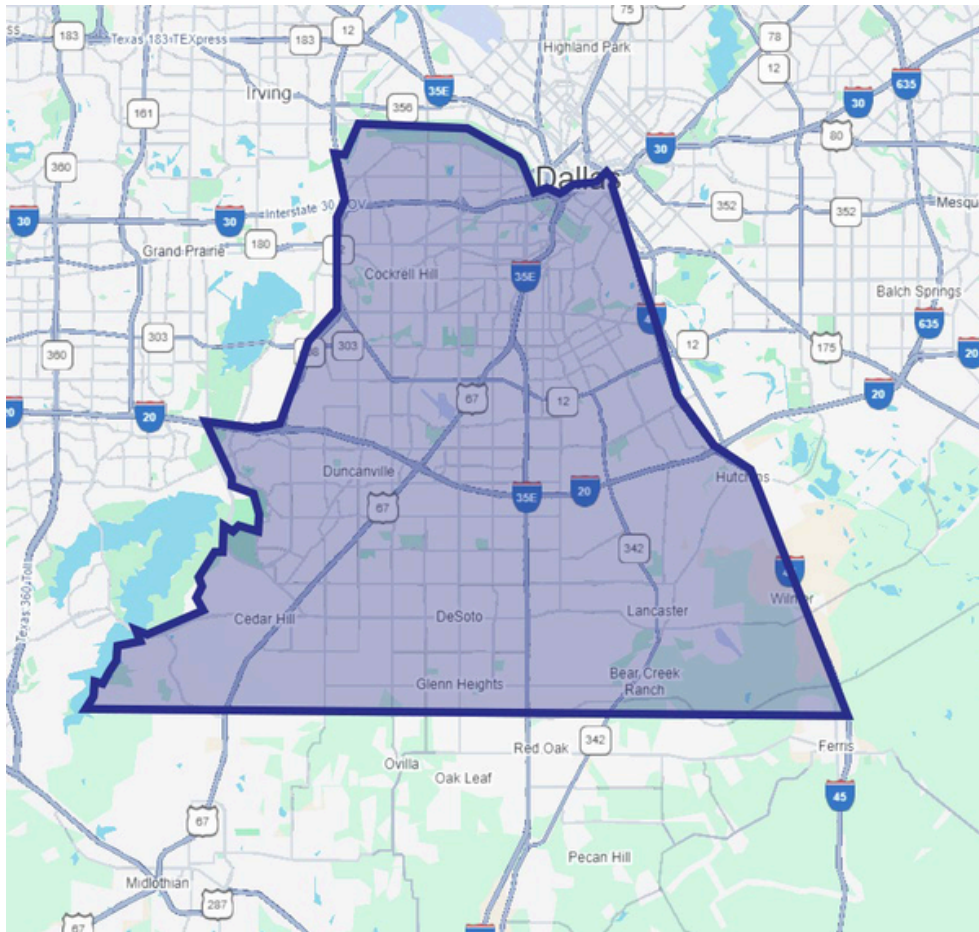
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# SW Dallas Submarket Overview

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Southwest Dallas is a smaller but established office submarket with just over 7 million SF of inventory, primarily low-to mid-rise product serving local tenants. Asking rents average \$26.00/SF, well below the metro's \$32.00/SF benchmark, offering cost advantages for occupiers. Development has been minimal, with no projects underway and construction averaging only 120,000 SF annually over the past decade, keeping new supply limited.

Vacancy stands at 11.6% as of Q3 2025, elevated compared to the submarket's five-and ten-year averages near 7.5%. The increase reflects 110,000 SF of recent deliveries paired with modest negative absorption of 21,000 SF. Availability is 9.4%, or 660,000 SF, while rent growth has slowed to 1.2% year over year, lagging both the metro pace and longer-term trends. With little new construction in the pipeline, fundamentals are expected to gradually stabilize in the near term.





## **COLE BREWTON**

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### **PROFESSIONAL BACKGROUND**

Cole specializes in industrial real estate, focusing on investment sales, ownership representation, and new development projects. With a background in civil construction and an extraordinary track record of brokerage success, Cole delivers tailored solutions to meet the unique needs of his clients.



## **KYLEB HOWELL**

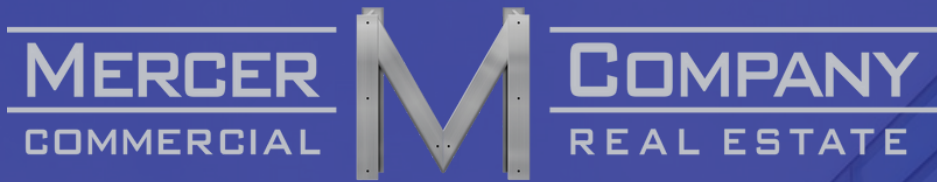
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### **PROFESSIONAL BACKGROUND**

Kyleb Howell joined Mercer Company in 2022, specializing in the Design District, Redbird, and South Dallas. As a dominant broker and top producer in his market, Kylebhas developed a deep expertise in these areas, staying ahead of trends through constant research and market analysis. He also specializes in investment sales, leveraging his market knowledge to help clients maximize value and achieve their financial goals.





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