

WILMER LAND

101 N DALLAS AVE
WILMER, TX 75172

FOR SALE

Wimer Country Isle
160 Units

E. Beltline Road

N. Dallas Ave.

Subject Property

Dalport Trade Center
481,520 SF - Class A
Distrobution Center



COLONIAL
COMMERCIAL REAL ESTATE LLC

for more information,
please contact:

BENJAMIN BERKOWITZ
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All of the information contained has been obtained from sources deemed reliable, no representations or warranty is made to the accuracy thereof. Flyer lasted updated 11.25.25

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AVAILABLE:

- Land: 14,984 SF (.344 Acres)

PROPERTY DESCRIPTION:

Premium hard-corner land on Dallas Avenue, the primary road that connects Wilmer to the I-45 corridor. This 0.34-acre corner pad (approx. 14,800 SF) sits at a high-visibility intersection directly across from Wilmer City Hall and municipal services, making it a strategic spot for a single-tenant retail, quick-service restaurant, professional office, or municipal-serving use. The site delivers curb exposure, excellent drive-by traffic, and immediate proximity to the city's administrative center - a turnkey opportunity for an owner-user or developer seeking an infill pad with outstanding civic adjacency.

PROPERTY HIGHLIGHTS:

- Maximum frontage and visibility from hard corner exposure on Dallas Avenue at Belt Line.
- Compact, buildable footprint ideal for single-tenant pad or small commercial build.
- Across the street from Wilmer City Hall/municipal campuses.
- Convenient regional access: positioned on the I-45 corridor with quick linkages to Dallas regional logistics/industrial assets.
- Strong for retailers and service users seeking regional reach.

PRICING:

- \$250,000

ZONING

- C1 - Restricted Commercial (Retail Zoning)



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2024 Population	3,737	7,285	29,886
2024 Average Household Income	\$47,819	\$52,619	\$60,538
2024 Total Households	1,106	2,212	8,755

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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.

11-2-2015



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:
 - 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.

Colonial Commercial Real Estate, LLC 9001810 mberkowitz@colonialcre.com 817-632-6200

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Michael Berkowitz 418682 mberkowitz@colonialcre.com 817-632-6200

Designated Broker of Firm License No. Email Phone

N/A N/A N/A N/A

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

N/A N/A N/A N/A

Sales Agent/Associate's Name License No. Email Phone

Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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