



FOR LEASE

617 S G Alexander Fwy

Duncanville, TX 75137 • Dallas County

LEASE
PRICE

Call Agent

AVAILABLE
SF

3,150

Square Feet

PROPERTY
TYPE

Flex

Flex / Industrial (Auto)

AVAILABILITY

Immediate

YEAR BUILT

Call Agent

Dallas Co.

LAND
AREA

1

Acre



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

617 S G Alexander Fwy delivers a 4,000 square foot freestanding flex / auto building directly on US-67 in Duncanville, Texas — offering owner/user or investor appeal with drive-through service bays, tall clear height, and a fully fenced, gated concrete yard.

The building offers a functional layout with private office space, two restrooms, and an open warehouse area with 15’4” clear height and two drive-in doors — well suited to automotive service, light industrial, or flex commercial use.

The site’s .49-acre fenced and gated yard provides secure outdoor storage and staging space, while direct freeway frontage along US-67 delivers strong visibility to daily commuter and commercial traffic.

PROPERTY SPECS	
617 S G Alexander Fwy Duncanville, TX 75137	
PROPERTY TYPE	Flex / Industrial (Auto)
TOTAL SF	3,150
LEASE RATE	Contact Agent
LAND AREA	1 Acre
CLEAR HEIGHT	15’4”
DRIVE-IN DOORS	2
AVAILABILITY	Immediate
COUNTY	Dallas County



Prime Duncanville Location

Direct frontage along US-67 with high visibility, approximately 13 miles to Downtown Dallas and 1 mile to I-20.



Turnkey Auto / Flex Building

15’4” clear height, two drive-in doors, and drive-through bays with a fully fenced and gated concrete yard.



Flexible Use Potential

Suitable for automotive service, light industrial, warehouse, or flex commercial uses, with private office space already in place.

PROPERTY OVERVIEW

Available Space & Suite Details

Entire Building

±4,000 SF

Type: Flex / Automotive Service Building

Condition: Good — Functional, Minor Cosmetic Updates Recommended

Features: 15'4" clear height, 2 drive-in doors, drive-through service bays, 1 private office, 2 restrooms, fenced & gated concrete yard

Current Use: Vacant — most recently automotive service (muffler & radiator shop)

Availability: Immediate



WHY THIS SPACE

Property Features & Highlights

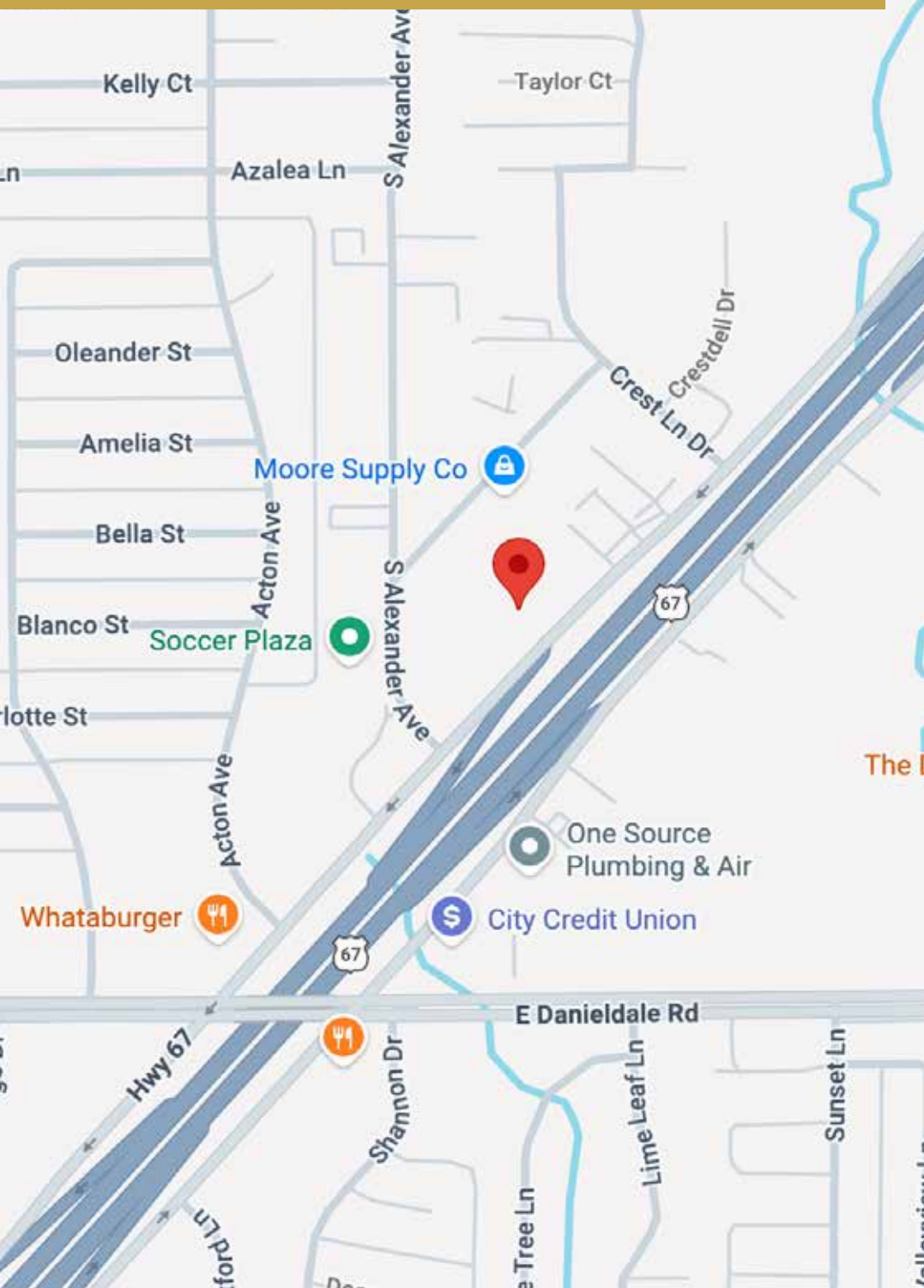
617 S G Alexander Fwy delivers a 3,150 square foot freestanding flex/auto building directly on US-67 in Duncanville, offering drive-through service bays, 15'4" clear height, and two drive-in doors — a layout ready for automotive service, light industrial, or flex commercial use with no deferred maintenance concerns evident on walkthrough.

What sets this property apart is its fully fenced and gated concrete yard on a .49-acre site, positioned directly along a high-traffic US-67 corridor with strong daily visibility and approximately 13 miles to the Dallas CBD — an ideal fit for owner-users or investors seeking a turnkey building in a well-established Dallas County submarket.

TRADE AREA

Location & Connectivity

LOCATION MAP | DUNCANVILLE / DALLAS COUNTY



LABOR MARKET • DALLAS-FORT WORTH MSA

4.3M

NONFARM JOBS,
DFW MSA

\$76,457

MEDIAN HOUSEHOLD
INCOME,
DUNCANVILLE

~13 mi

TO DALLAS CBD

~4.3%

DALLAS COUNTY
UNEMPLOYMENT

#92

MOST POPULATED CITY
IN TEXAS

1

ACRES - FULL SITE

LOCATION HIGHLIGHTS

DUNCANVILLE DALLAS COUNTY

Direct frontage along US Highway 67, a primary north-south corridor through southwest Dallas County

Approximately 1 mile from I-20, providing east-west access across the DFW Metroplex

Duncanville is the #92 most populated city in Texas — part of the Dallas-Fort Worth metroplex

No state income tax — Texas consistently ranks among the most business-friendly states in the U.S.

PROPERTY GALLERY

Property Photos

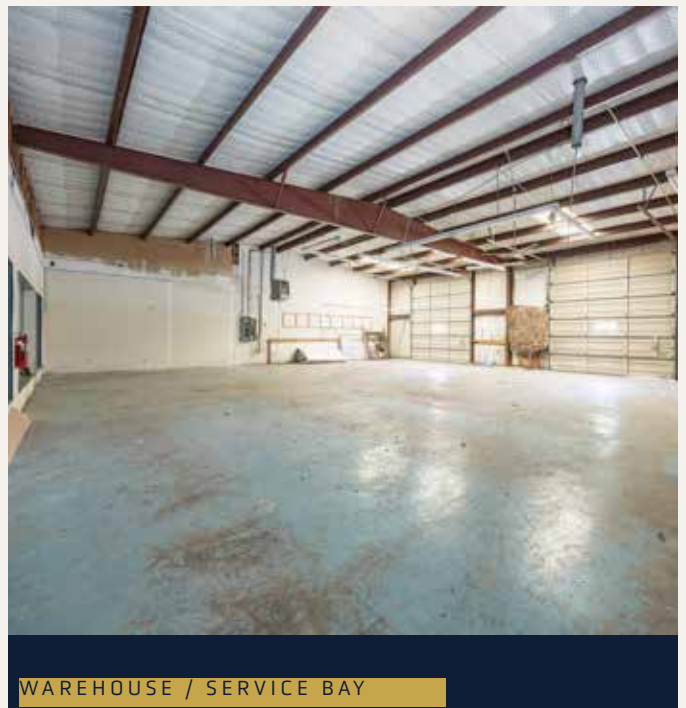
617 S G Alexander Fwy is a 3,150 square foot freestanding flex/auto building in Duncanville, Texas, offering a rare combination of direct US-67 frontage, drive-through service bays, and a fully fenced, gated concrete yard, all available for lease. The building features a private office and two restrooms up front, with an open warehouse area in the rear offering 15'4" clear height and two drive-in doors — well suited to automotive service, light industrial, or flex commercial use. Whether an owner-user looking for a turnkey service building or an investor seeking a well-located flex asset, this property delivers a functional, freeway-visible opportunity in a well-established Dallas County submarket.



EXTERIOR-ELEVATION & PARKING LOT



OFFICE SPACE



WAREHOUSE / SERVICE BAY



STORAGE SPACE



BATHROOM



HALLWAY



OFFICE



WAREHOUSE



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.

2-10-2025



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:
 - 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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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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CPG-IABS



COVENANT

COMMERCIAL
REAL ESTATE

LEASING • SALES • INVESTMENT • ADVISORY

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