

FOR SALE

6205 La Vista Dr, Dallas, TX

Single Tenant, NNN Lease



6205 La Vista Drive Dallas, TX 75214

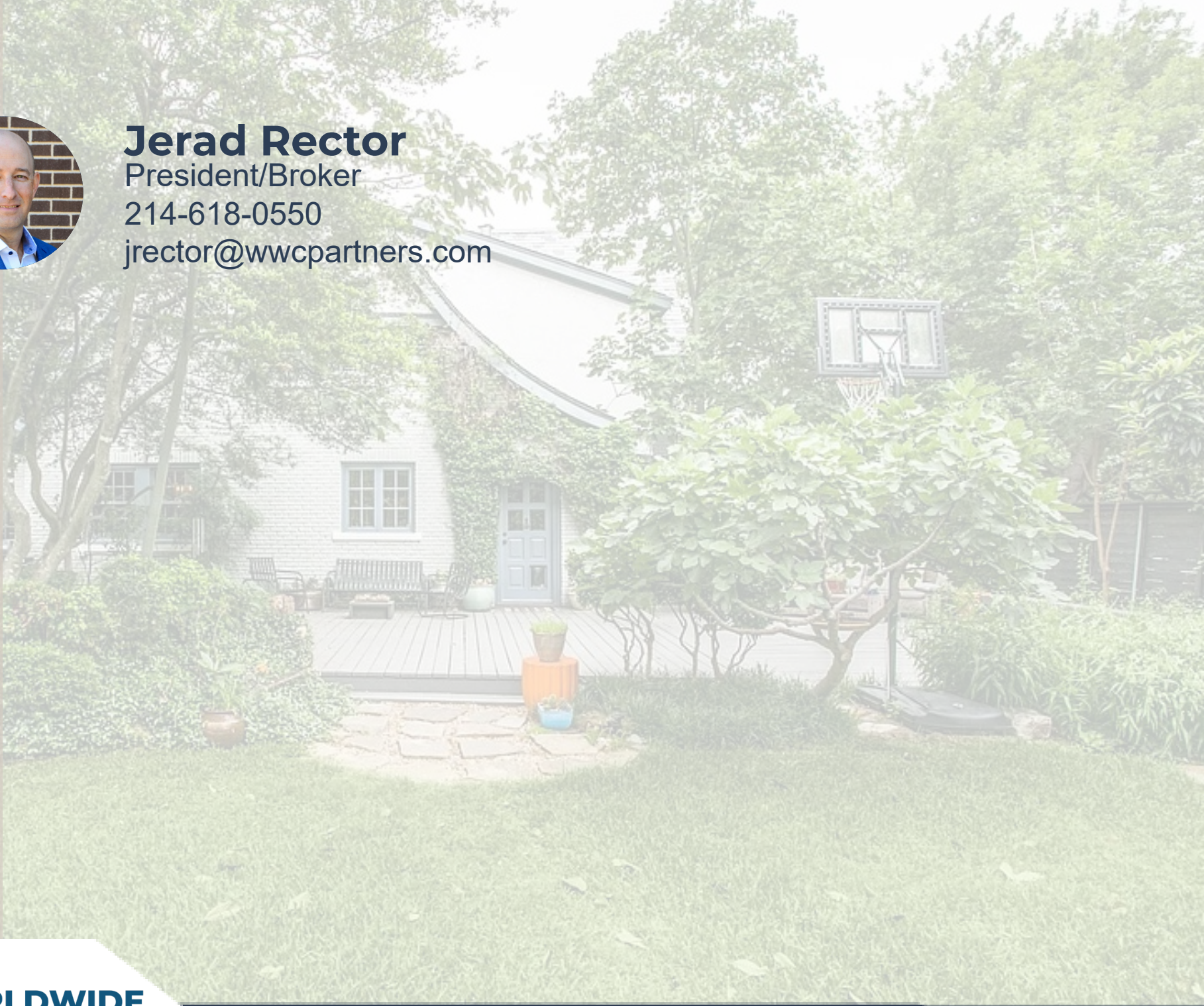


Jerad Rector

President/Broker

214-618-0550

jrector@wwcpartners.com



EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Sellers nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



OFFER OVERVIEW



SALES

Contact Broker



OCCUPANCY

Singel Tenant, NNN Lease



LOT

0.28 Acres



YEAR BUILT/RENOVATION

1925



BUILDING SIZE

3,578 SQFT



ROOF

Slate, will be replaced in 2025



ZONING

PD - 63

PROPERTY DESCRIPTION

6205 LA VISTA DR

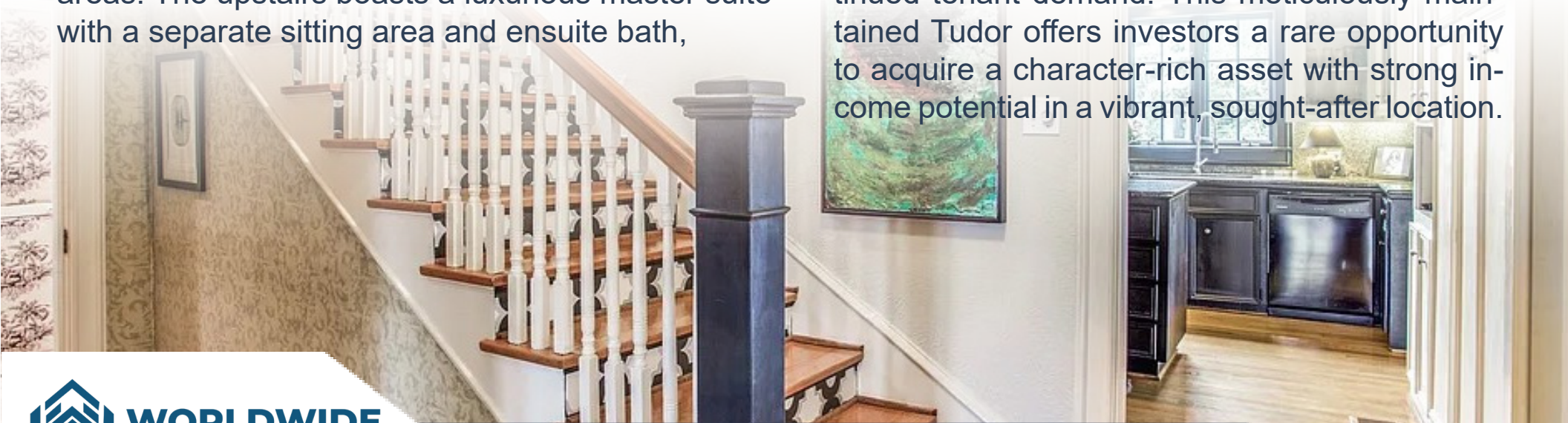
This beautifully updated historic 1920s Tudor, located on a prominent corner lot in East Dallas, offers a unique investment opportunity with a secure 5-year NNN lease structure. The property is currently leased to a single tenant business providing investors with stable, long-term cash flow and minimal landlord responsibilities.

Combining timeless charm with modern amenities, the property features a slate roof, hardwood floors, plantation shutters, granite kitchen counters, a professional range with griddle, and two spacious living areas. The upstairs boasts a luxurious master suite with a separate sitting area and ensuite bath,

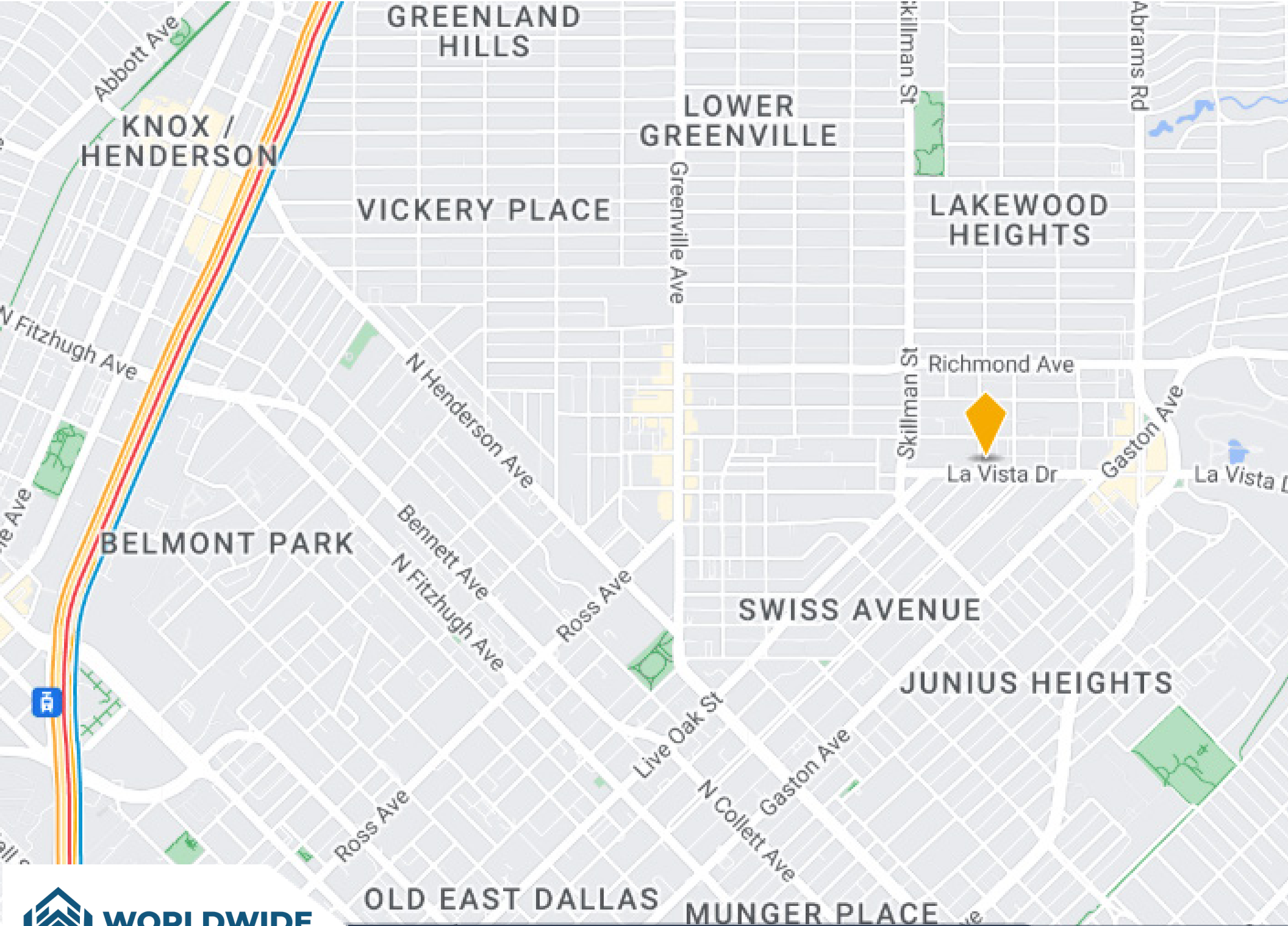
along with two additional bedrooms and three and a half updated baths.

Additional highlights include a glassed-in bonus room, detached guest quarters, an art studio with a full bath, and a two-car garage. The large, private yard with a deck provides a serene outdoor space, adding to the property's appeal.

Situated in a highly desirable East Dallas neighborhood, the property is within walking distance to popular shops and restaurants, ensuring continued tenant demand. This meticulously maintained Tudor offers investors a rare opportunity to acquire a character-rich asset with strong income potential in a vibrant, sought-after location.







DALLAS, TX

DFW METROPLEX

The Dallas-Fort Worth (DFW) market is one of the fastest-growing and most dynamic commercial real estate hubs in the United States. Its strategic location, diverse economy, and robust population growth make it a prime destination for businesses and investors alike. DFW benefits from a thriving job market, driven by industries such as technology, healthcare, logistics, and finance, attracting a steady influx of residents and companies.

The area's connectivity, with major highways and two international airports, enhances its appeal for corporate relocations and expansions. DFW's multifamily sector remains strong due to consistent demand, while the office and industrial markets continue to see significant activity, supported by the region's business-friendly environment. With a balance of urban opportunities and suburban growth, the DFW market offers long-term stability and high potential for real estate investment.

EAST DALLAS

The East Dallas investment market presents a compelling opportunity for investors seeking long-term value and stable rental income. With steady population growth, a thriving local economy, and a mix of historic charm and modern developments, the area attracts tenants across various sectors. High demand for well-located properties, combined with appreciation potential and a vibrant cultural scene, makes East Dallas an attractive choice for investors looking to capitalize on the area's strong economic fundamentals and lifestyle appeal.

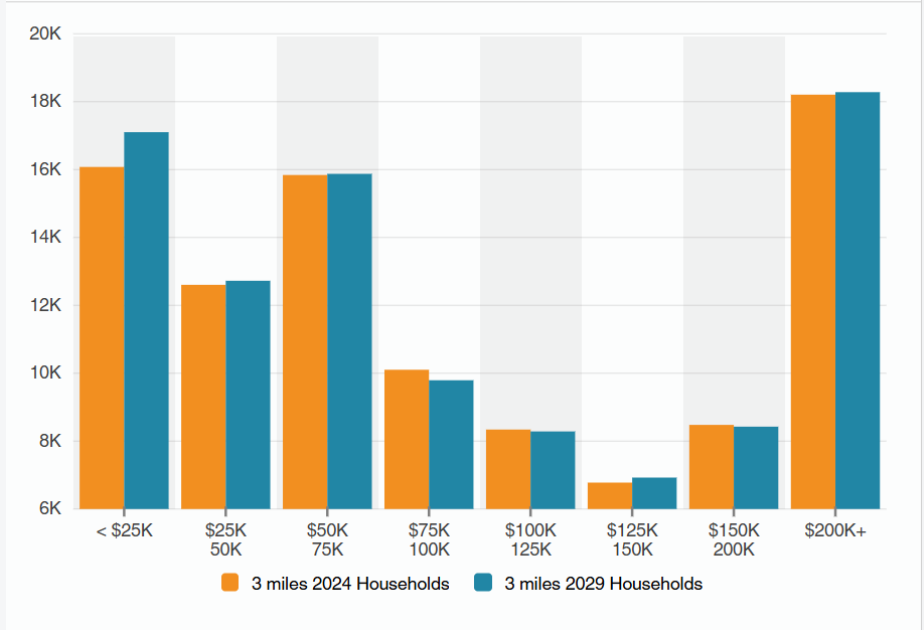
DEMOGRAPHICS

All information gathered from the Costar Group.

POPULATION

POPULATION	1 MILE	5 MILES
2020 Population	21,761	407,243
2024 Population	23,358	433,148
2029 Population	23,563	436,301
Annual Growth 2020-2024	1.8%	1.6%
Annual Growth 2024-2029	0.2%	0.1%

Household Income



Traffic

Collection Street	Cross Street	Traffic Volume
Live Oak St	Skillman St SW	9,311
la Vista Dr	Bryan Pkwy E	9,446
Skillman St	Prospect Ave S	12,959
Live Oak St	Ross Ave NE	10,964
Swiss Ave	Skillman St NE	1,536
la Vista Dr	Swiss Ave W	18,889
Gaston Ave	N Glasgow Dr NE	19,282
Prospect Ave	Alderson St E	656
Richmond Ave	Empire Dr W	5,993
Ross Ave	Hubert St W	3,996





WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas with a satellite locations in Fort Worth, and Austin 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 medical office, multi-family, office, and retail transactions.

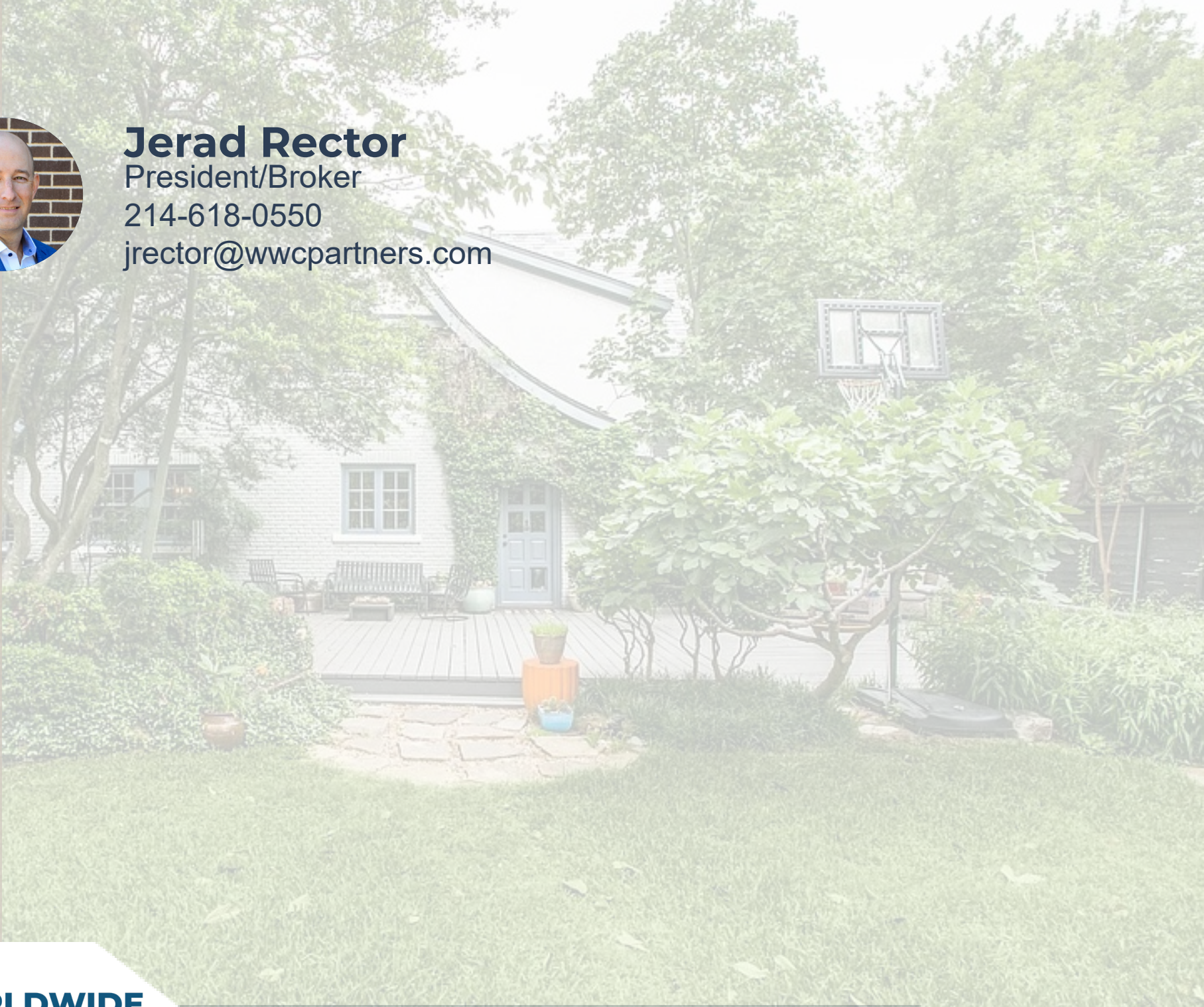


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WORLDWIDE
COMMERCIAL



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.

Worldwide Commercial, PLLC	9001217	info@wwcpartners.com	214-281-8633
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerad Rector	572749	jrector@wwcpartners.com	214-281-8633
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