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Retail Building For Sale

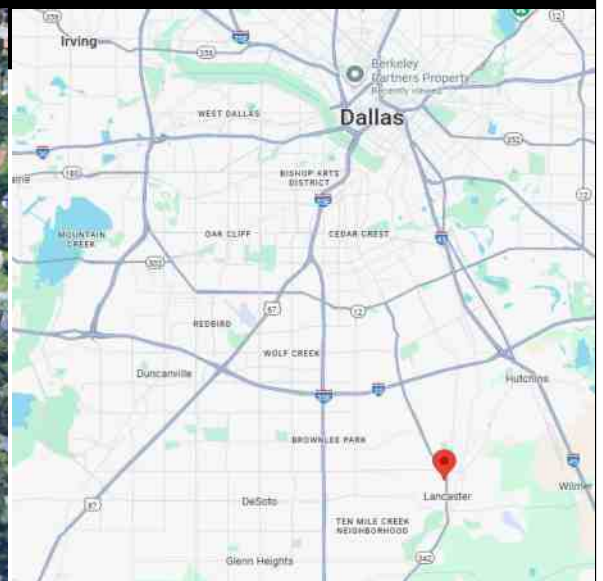
919 N Dallas Ave Lancaster, TX 75146

Call For Price

#Spaces Available
5,776 sf 10,273 sf

Clear
Height 14
3
23,054 sf

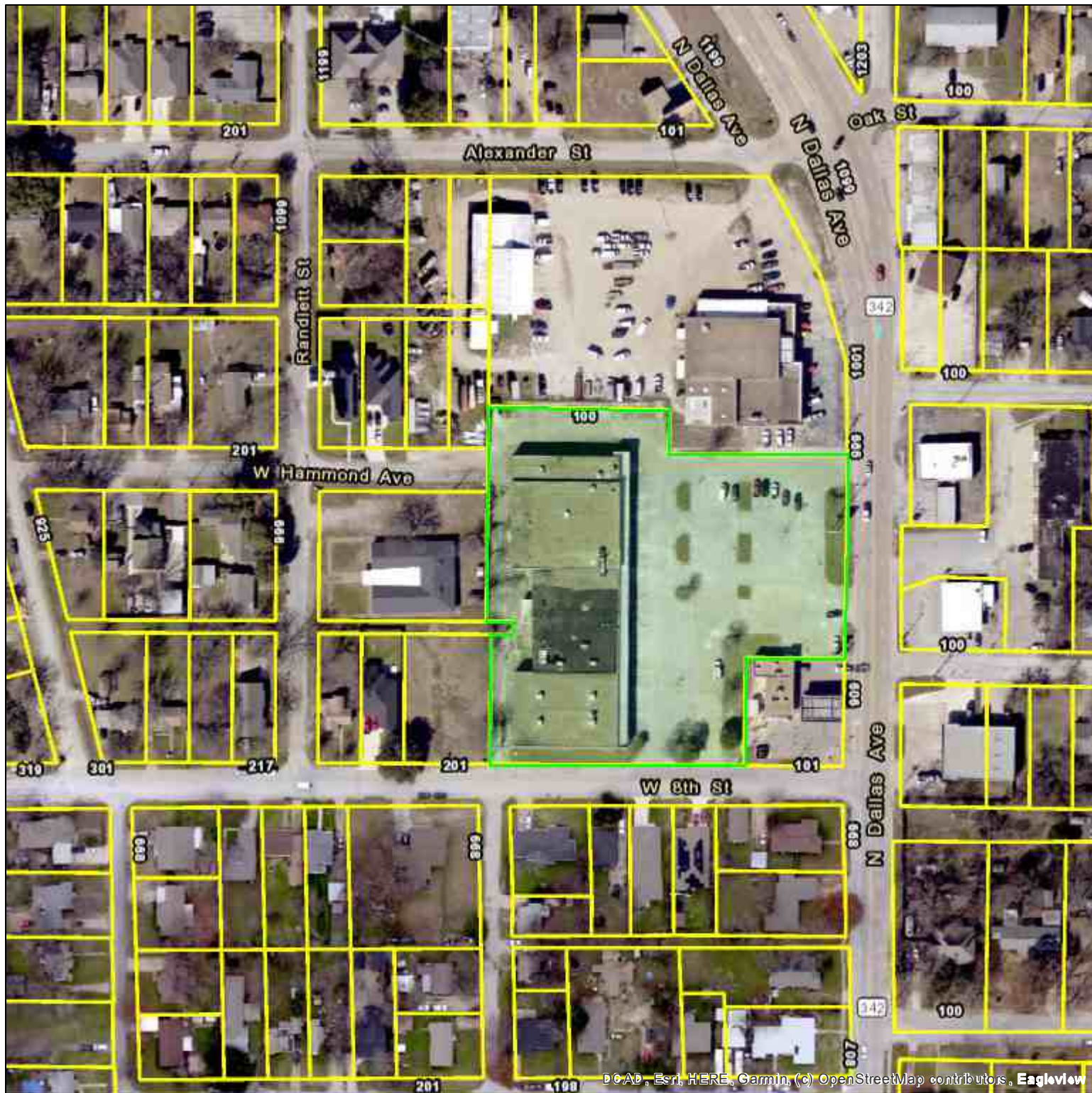
Acres 3.34
Zoning Retail
Total sf 39,103



Aerial

Date of copy: 1/21/2026

DCAD Tax Account: 36042500000080000

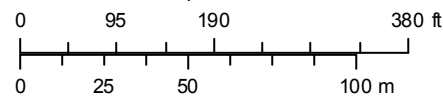


This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org

1 inch equals 188 feet



DCAD, NCTCOG, USGS, Esri, Inc

Plat

Date of copy: 1/21/2026

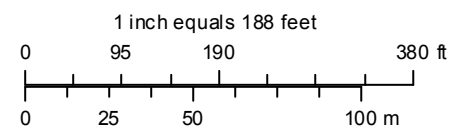
DCAD Tax Account: 36042500000080000



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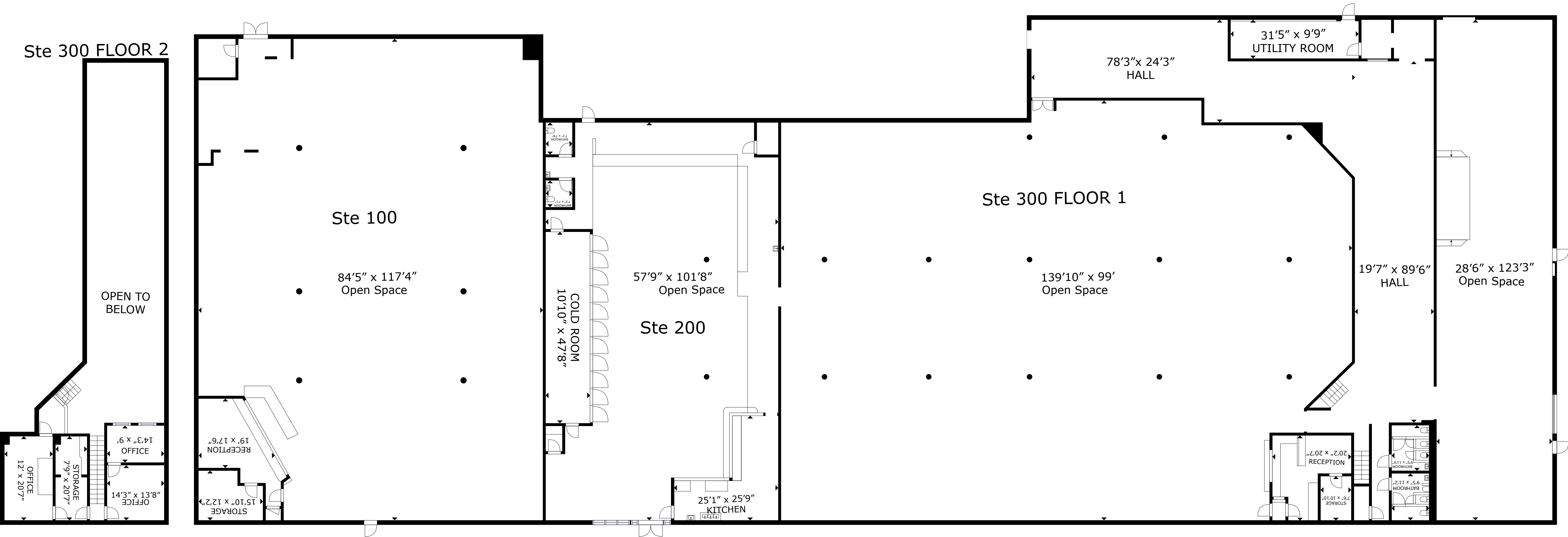
919 N Dallas Ave, Lancaster, TX, 75146

UNIT A: 10 273 sq ft, TOTAL: 10 273 sq ft

UNIT B: 5 776 sq ft, TOTAL: 5 776 sq ft

UNIT C: FLOOR 1: 22 200 sq ft, FLOOR 2: 854 sq ft, TOTAL: 23 054 sq ft

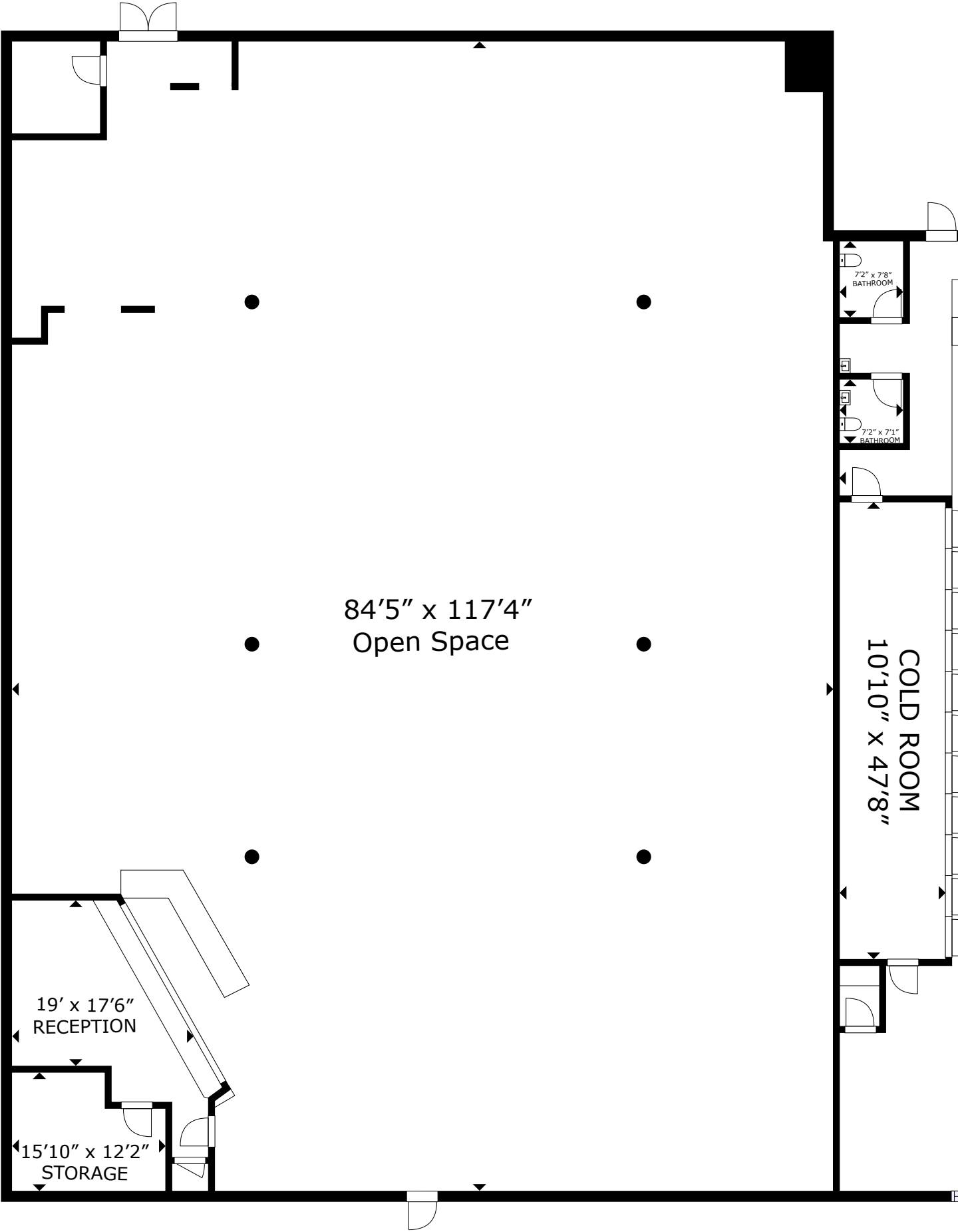
UNIT A, B, C TOTAL AREA (BASED ON EXTERIOR DIMENSIONS): 39 103 sq ft



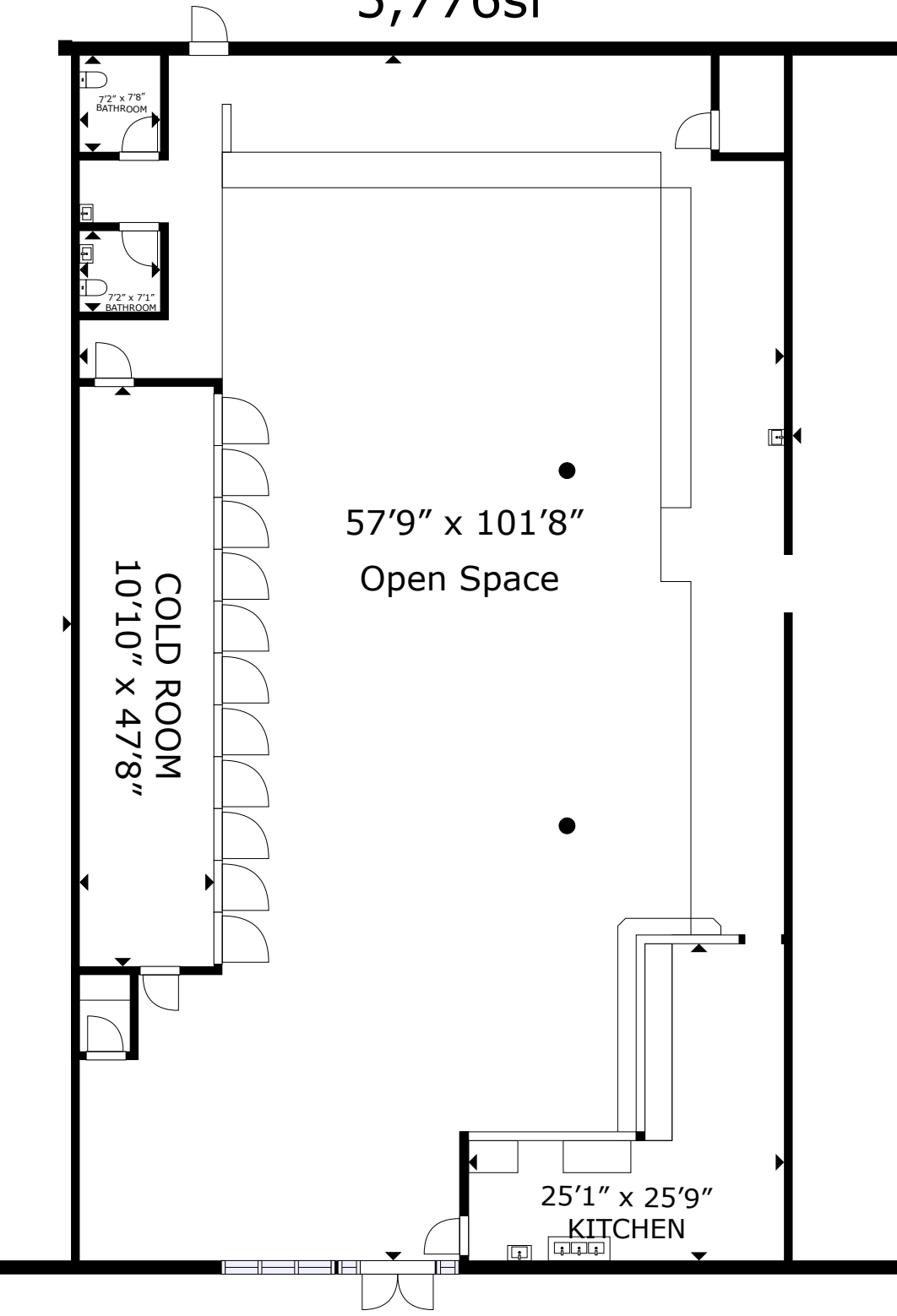
ALL MEASUREMEMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.

ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

Ste 100
10,273 SF

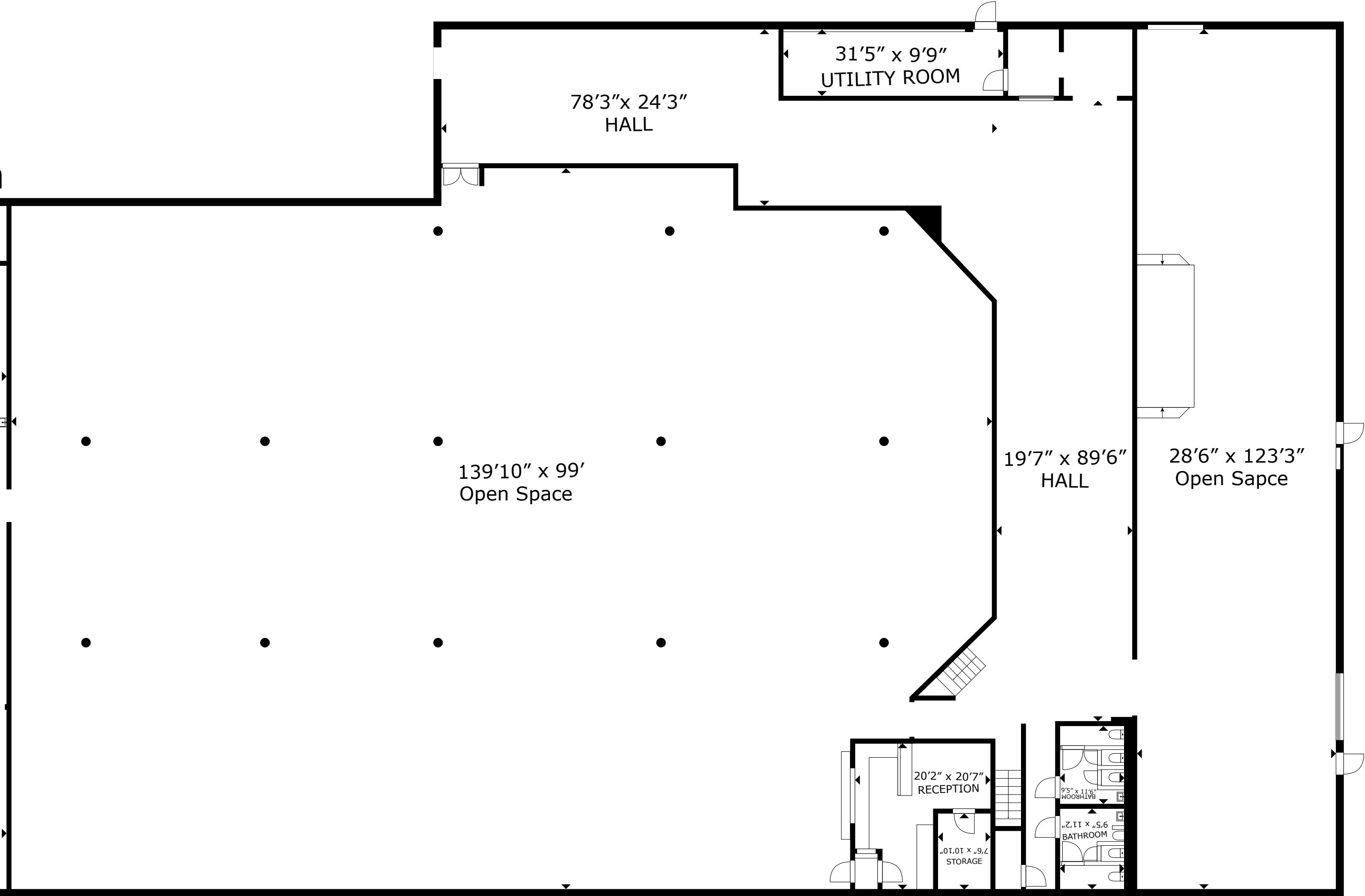


Ste 200
5,776sf

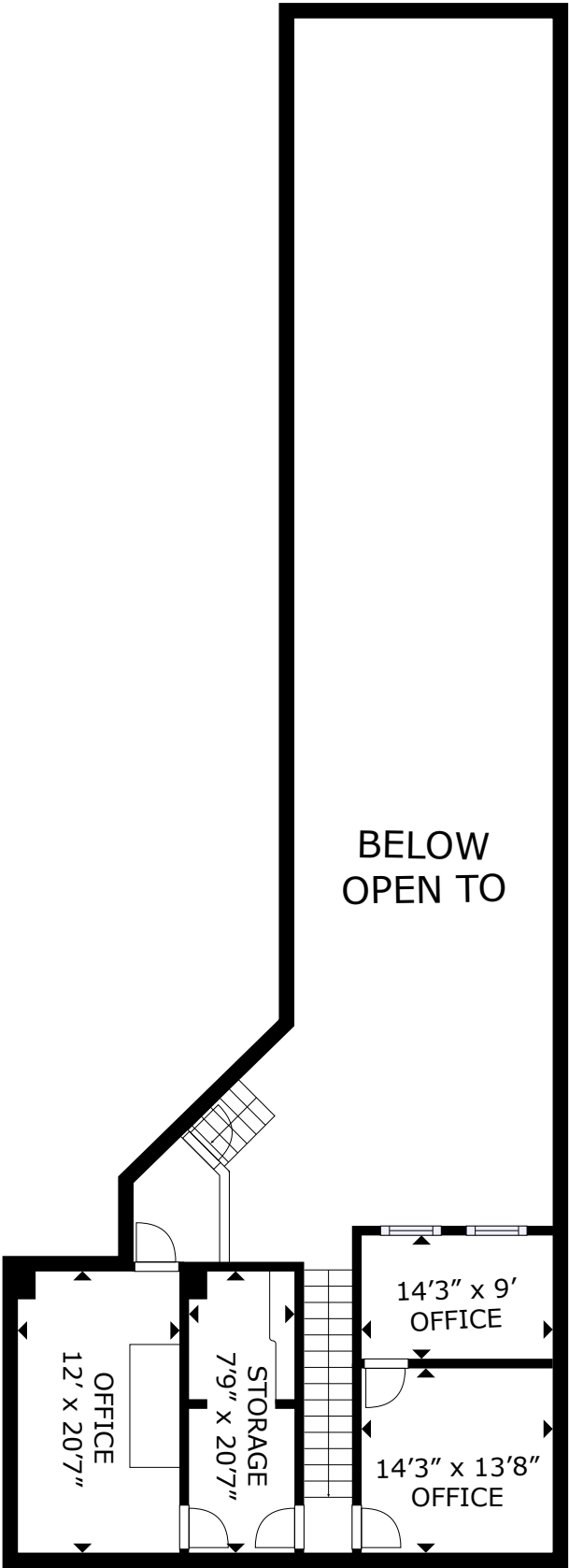


Ste 300

22,200 SF + 854 SF 2nd Fl = 23,054 SF



Ste 300 FLOOR 2
854 SF



LEGAL DESCRIPTION

1) NORTH 02°15'28" EAST, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET FOR CORNER.
2) SOUTH 89°12'08" WEST, A DISTANCE OF 30.25 FEET TO A 5/8" IRON ROD FOUND FOR CORNER.
3) NORTH 00°21'38" WEST, A DISTANCE OF 248.07 FEET TO A 1 1/2" IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LANCASTER INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 972245, PAGE 4209, DEED RECORDS, DALLAS COUNTY, TEXAS;

SCHOOL DISTRICT TRACT:
THENCE SOUTH 0°09.34" WEST, A DISTANCE OF 51.30 FEET TO AN "X" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID SCHOOL DISTRICT TRACT;
THENCE NORTH 89°17'19" EAST, A DISTANCE OF 208.00 FEET TO AN "X" FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH DALLAS AVENUE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AT THE SOUTHEAST CORNER OF SAID SCHOOL DISTRICT TRACT,
FROM WHICH AN "X" FOUND FOR REFERENCE BEARS NORTH 75°57'00" WEST, A DISTANCE OF 6.30 FEET, AND ANOTHER "X" FOUND FOR REFERENCE BEARS NORTH 85°19'20" WEST, A DISTANCE OF 5.60 FEET;
THENCE SOUTH, ALONG THE WEST LINE OF SAID NORTH DALLAS AVENUE, A DISTANCE OF 235.50 FEET TO AN "X" FOUND AT THE NORTHEAST CORNER OF SAID SIGNOR CORPORATION TRACT;
THENCE SOUTH 89°32'00" WEST, A DISTANCE OF 114.50 FEET TO A 1" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SIGNOR CORPORATION TRACT;
THENCE SOUTH, A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.343 ACRES OF LAND AND BEING A RESERVE OF THAT SAME TRACT OF LAND DESCRIBED IN DEED TO KENNETH LYNN LEE AND LINDA KAY LEE HOLUB,
RECORDED IN VOLUME 882007, PAGE 3325, DEED RECORDS, DALLAS COUNTY, TEXAS.



FLOOD ZONE

This is to certify that **NO PORTION** of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Form No. 4801-02 06353. Zone _____, dated 8-23-01 of the Flood Insurance Rate Map.



Analytical Surveys, Inc.

"Registered Professional Land Surveyors"

707 Easy Street
Galland, Texas 75042
John S. Turner R.P.L.S. 5310
(972) 272-6287 Voice
(972) 272-8407 Fax
www.analytical.com

Job Number: 8187-06	Date: 04-19-06
G.P. Number: 229000137	Title Company: LANDAMERICA COMMONWEALTH TITLE
Certified to: SLJ COMPANY, G.P.	Drawn by: SLJ

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