

# 300 SANTA FE- REMODELED OFFICE

300 S Santa Fe Trl, Duncanville, TX 75116



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# 300 SANTA FE- REMODELED OFFICE

## PROPERTY INFORMATION

**PURCHASE PRICE**  
\$899,000.00

**PROPERTY ADDRESS**  
300 S Santa Fe Trl  
Duncanville, TX 75116

**YEAR BUILT**  
2004. Remodeled 2025

**PROPERTY SIZE**  
4,982 Sq. Ft.

**LAND SIZE**  
0.38 Acres

300 S Santa Fe Trl  
Duncanville, TX 75116

### Company Disclaimer

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# PROPERTY OVERVIEW

Located in the heart of Duncanville's downtown district, 300 S Santa Fe Trail is a 4,982 SF fully remodeled office building offering modern finishes, strong visibility, and exceptional functionality for an owner user or investor. The property was originally constructed in 2004 and underwent a comprehensive interior remodel in 2025.

This turn-key asset combines a strategic downtown location near Duncanville's primary thoroughfares with ample on-site parking and flexible Downtown District (DD) zoning that supports a wide range of commercial uses. This is an ideal opportunity for businesses seeking a move-in-ready office or professional facility in a growing Dallas-Fort Worth submarket.



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# PROPERTY DETAILS

## **Size and Condition:**

Approximately 4,982 SF one-story office building constructed in 2004 and fully remodeled in 2025. The recent renovation upgraded the interior to modern professional standards, eliminating deferred maintenance and capital improvement concerns.

## **Location:**

Prime downtown Duncanville location near the intersection of Santa Fe Trail and Center Street, placing the property squarely in the city's central business district. The site offers convenient access to Highway 67 and Interstate 20, providing efficient connectivity to Dallas, Arlington, Cedar Hill, DeSoto, and the broader DFW metroplex.

## **Zoning:**

Downtown District (DD). This zoning designation allows for a broad range of commercial uses including office, medical, professional services, retail, and wellness oriented concepts. The zoning encourages mixed-use activity and supports long term adaptability.

## **Parking:**

27 on-site paved parking spaces, an exceptional ratio for a downtown property of this size. The parking count comfortably supports professional office or medical use and exceeds typical downtown expectations.

## **Site and Visibility:**

Situated on a 0.384 acre corner site with frontage along S Santa Fe Trail and secondary access from W Daniel Street. The building benefits from strong exposure to downtown traffic and a prominent facade suitable for professional branding and signage.

## **Interior Features:**

The interior was comprehensively remodeled in 2025 and features a contemporary turnkey build-out including partitioned private offices, open collaborative areas, updated LED lighting, modern flooring, fresh finishes, and upgraded HVAC systems. Two restrooms with showers were added during the renovation, providing a rare amenity for an office building of this size.

## **Layout Flexibility:**

The building was originally designed to allow division into two suites, with dual entrance points and infrastructure that supports flexible configurations. This allows for full building occupancy by a single user or the ability to lease a portion of the space while occupying the remainder.

# PROPERTY DETAILS

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## Key Selling Points

### Excellent Downtown Location

Positioned in Duncanville's historic downtown core, the property benefits from proximity to local shops, restaurants, financial institutions, municipal offices, and professional services. The walkable downtown environment creates synergy and convenience for employees and visitors alike. The site is only minutes from Interstate 20 and Highway 67, providing direct access to major employment centers throughout southern Dallas County and the greater DFW region. This balance of neighborhood accessibility and regional connectivity makes the location highly attractive for professional users.

### Fully Remodeled in 2025

The building underwent a substantial interior renovation in 2025, modernizing both aesthetics and functionality. Improvements include new drywall and partitions, reconfigured office layouts, new drop ceilings, energy efficient LED lighting, updated electrical infrastructure, upgraded HVAC systems, and two new restrooms with showers. These upgrades position the property as a true move-in-ready solution with no immediate capital expenditures required.

### Turn-Key Condition

Thanks to the recent remodel, the interior finish out is effectively new. Contemporary flooring, fresh paint, modern fixtures, and clean architectural lines create a professional environment suitable for office, medical, wellness, or service based businesses. The layout supports reception and waiting areas, private offices, and collaborative workspaces, allowing the building to accommodate a wide range of business models.

### Flexible Floor Plan

The property's original two-suite design provides meaningful flexibility for future ownership. An owner-user can occupy the entire building or utilize one portion while leasing the remaining space.

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# PROPERTY DETAILS

## Ample On-Site Parking

With 27 dedicated on site parking spaces, the property offers one of the strongest parking ratios in downtown Duncanville. This feature supports higher traffic professional uses and improves convenience for clients and staff. Ample parking also enhances the building's appeal to medical, service, and professional tenants who prioritize accessibility.

## Downtown District Zoning (DD)

The DD zoning designation allows for a broad range of commercial uses and supports mixed-use, pedestrian oriented development. This zoning flexibility increases the property's resilience to market changes and enhances its long term appeal. Potential uses include professional office, medical or dental practice, wellness or fitness studio, creative office, or boutique retail-office hybrid concepts.

## Strong Area Demographics

The surrounding area supports a healthy customer and employee base. The property draws from Duncanville as well as neighboring communities including Cedar Hill, DeSoto, and South Dallas. The stable population, solid household incomes, and growing focus on downtown revitalization create favorable conditions for professional and service oriented businesses.

## Proximity to Landmarks and Amenities

The building is located near Duncanville City Hall, the public library, Armstrong Park, and the historic Main Street retail corridor. Numerous local restaurants and shops are within walking distance, contributing to foot traffic and employee convenience. Major retail centers along Wheatland Road and Highway 67 are only minutes away, providing access to grocery, dining, and national retailers.

## Infrastructure and Investment in the Area

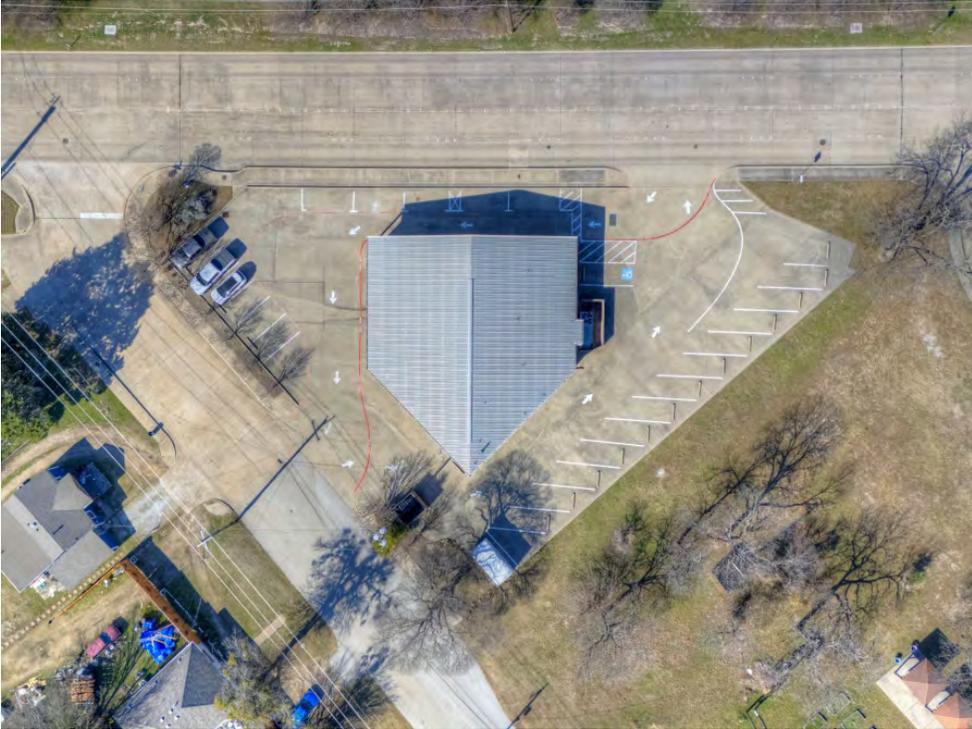
The City of Duncanville has made continued investments in downtown infrastructure, including streetscape improvements, lighting, and pedestrian enhancements. These initiatives support long-term value appreciation and reinforce downtown as a focal point for business activity. Ownership within this district positions the property to benefit from ongoing municipal and economic development efforts.

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# PROPERTY PHOTOS



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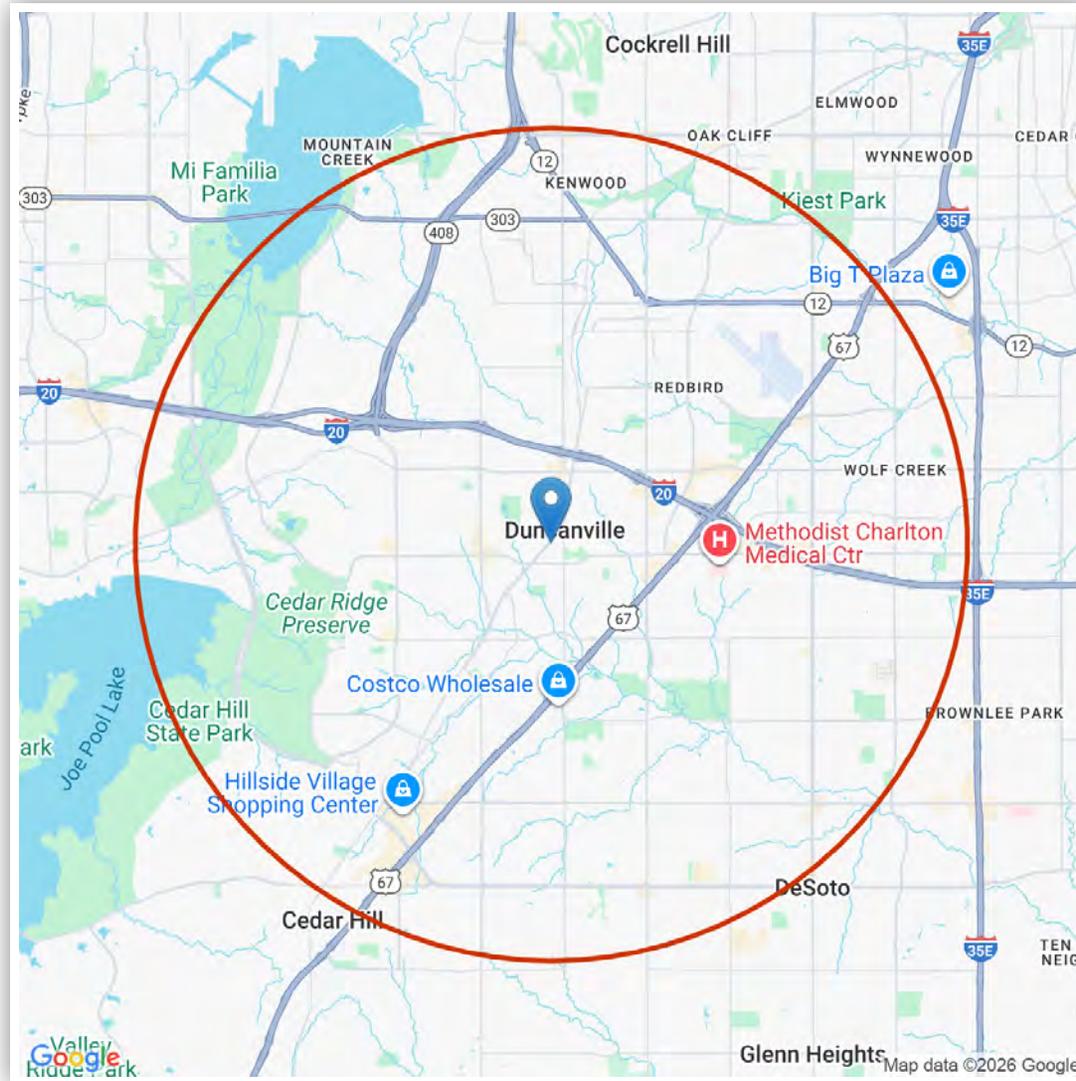
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# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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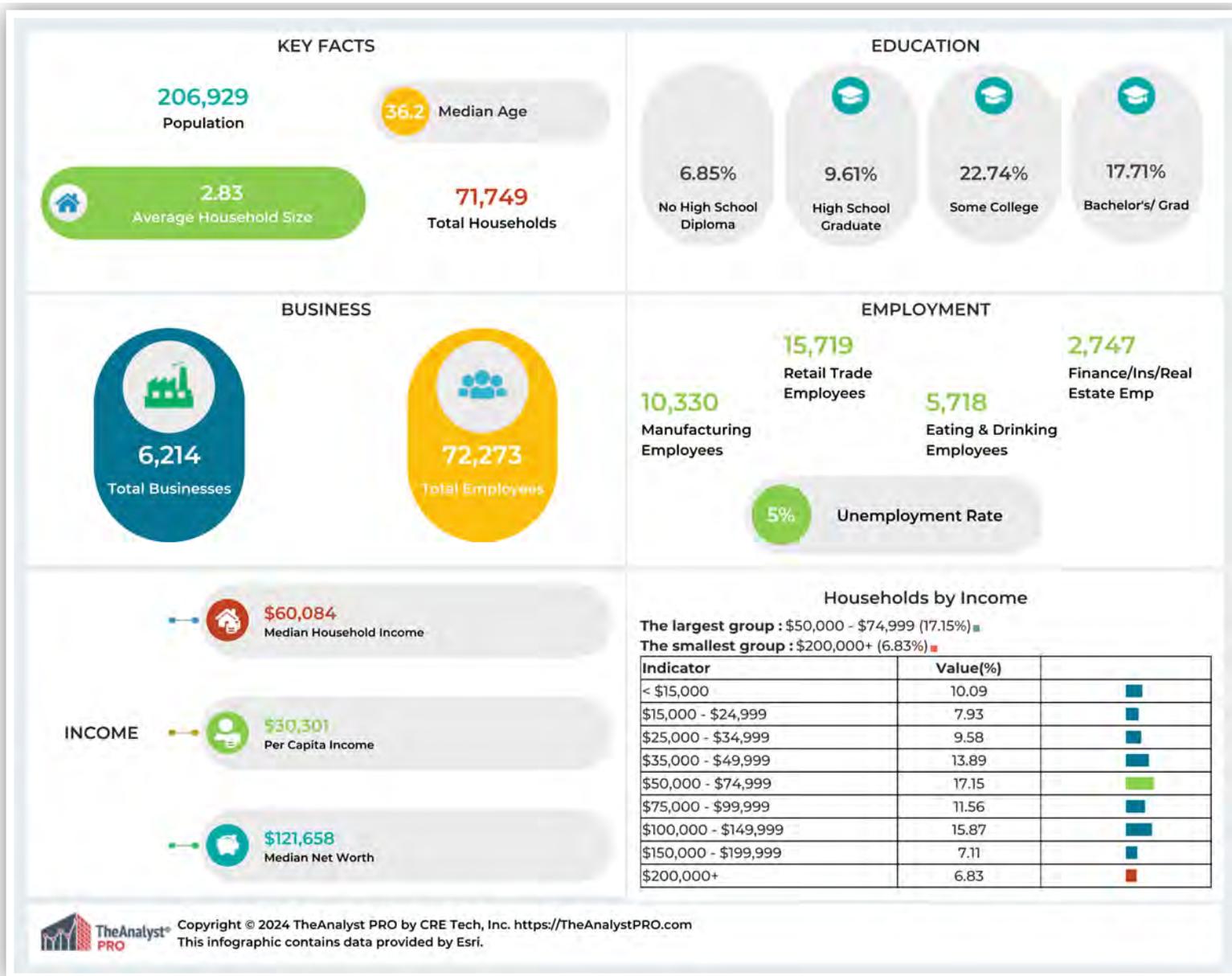
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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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# AREA LOCATION MAP



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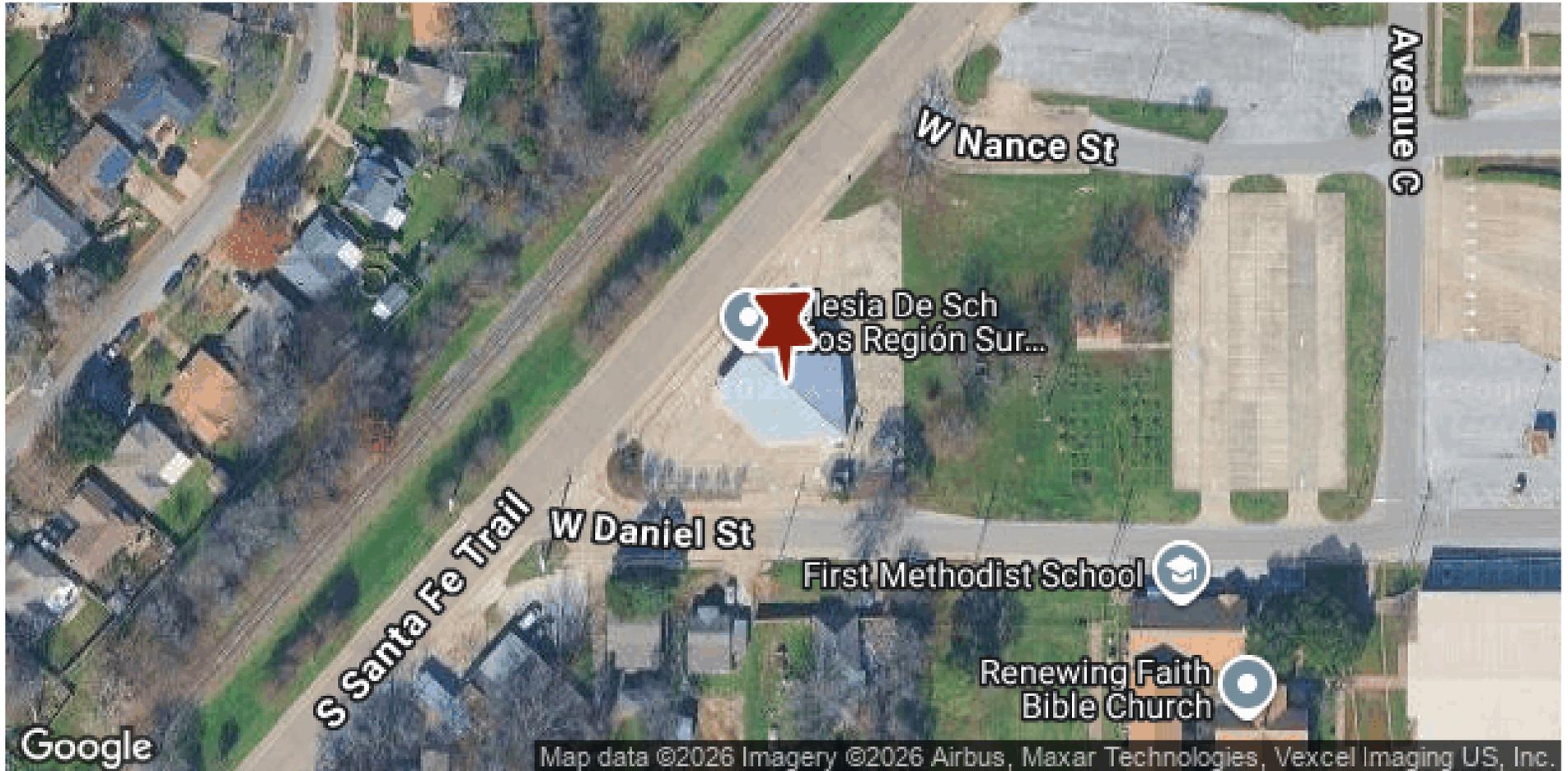
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# AERIAL ANNOTATION MAP



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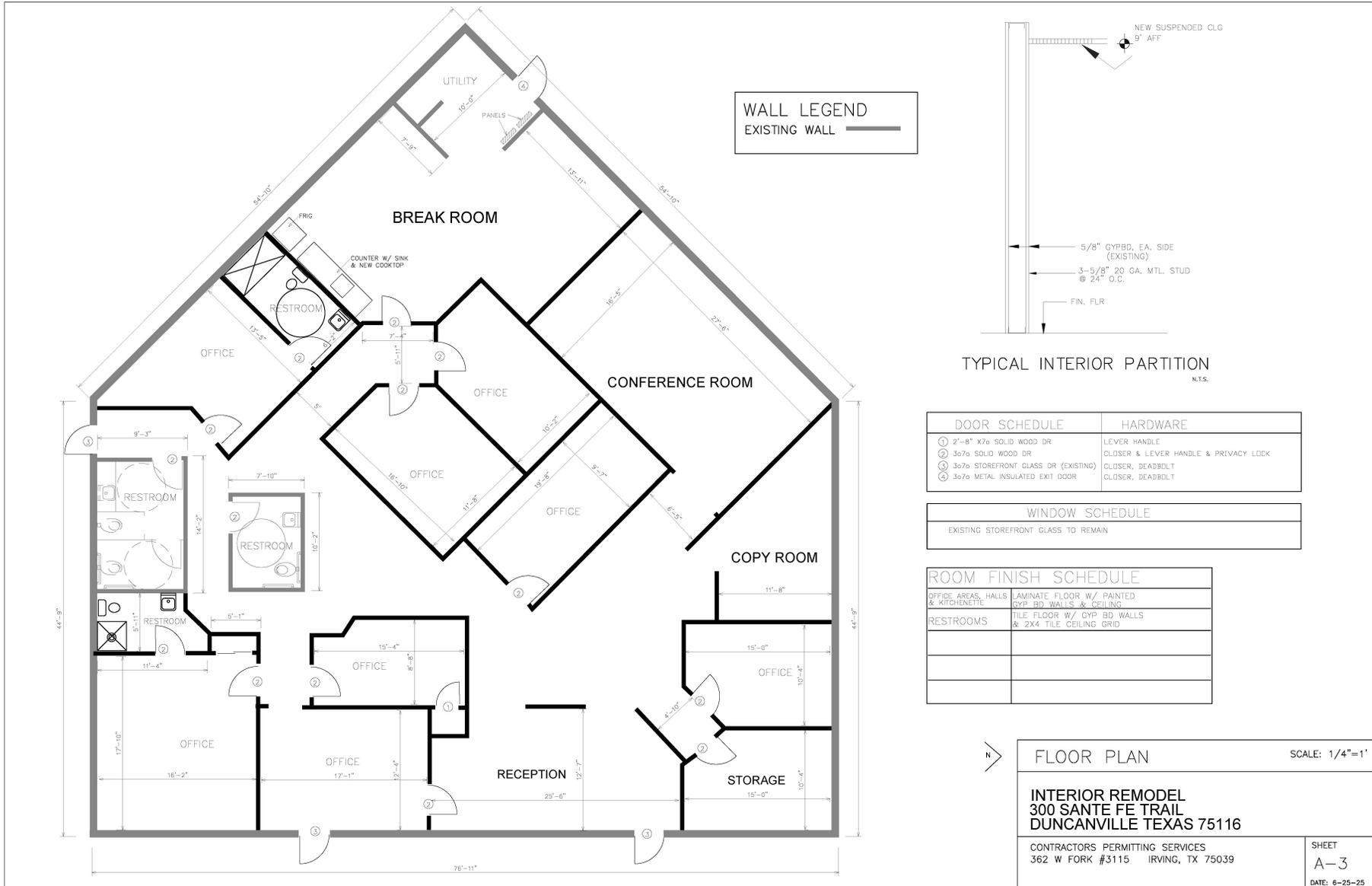
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# FLOOR PLAN



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