

Flexible Commercial Corner Lot Lease Near Downtown Dallas

3,239 SF LEASE WITH PARKING, SIGNAGE, & FENCED AREA

±3,239 SF Commercial Building |
±0.40-Acre Dallas Site
Lease Opportunity With Flexibility
Multi-Room Functional Layout
Corner Lot with Existing Signage
Parking & Fenced Outdoor Area

7525 Military Parkway | Dallas, TX 75227

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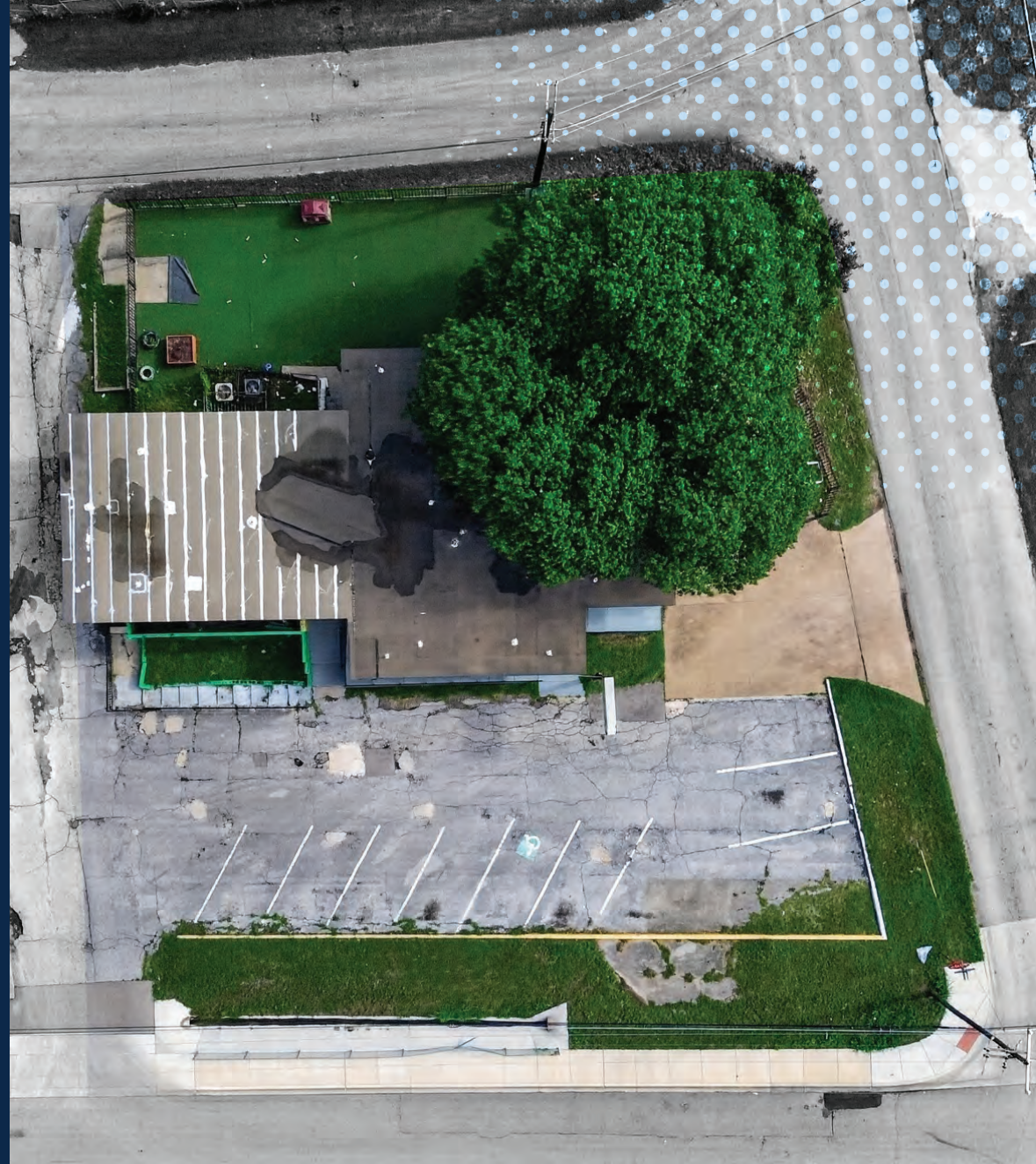


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Property Overview

7525 Military Pkwy offers a $\pm 3,239$ SF commercial lease opportunity on ± 0.40 acres in East Dallas, with a multi-room layout suited for office, religious, educational, community-service, or neighborhood-serving users. The property combines existing interior buildout, surface parking, fenced outdoor space, dual access, and visible signage infrastructure along a local commercial corridor.

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Property Overview

ESTABLISHED BUILDING WITH ADAPTABLE USE POTENTIAL

M&D CRE is pleased to present 7525 Military Pkwy, a flexible $\pm 3,239$ SF commercial building positioned on ± 0.40 acres in Dallas, Texas. The property offers an existing multi-room configuration with open gathering areas, private rooms, restroom facilities, kitchenette/sink areas, central HVAC, surface parking, dual access, fenced outdoor space, and an existing tall roadside signage structure visible from the property frontage.

The opportunity is rooted in speed-to-market and functional adaptability. Rather than starting from a blank shell, tenants can evaluate a building already configured for service-oriented, office, religious, educational, or community-focused operations, subject to city approval and tenant verification. The interior layout supports separation between reception, gathering, administrative, classroom-style, meeting, or program areas, while the exterior provides parking, gated space, and added visibility along Military Pkwy.

For users seeking an East Dallas location with existing improvements, neighborhood accessibility, and a layout that can support multiple operational formats, 7525 Military Pkwy offers a practical platform with strong reuse potential. Tenant to verify zoning, utilities, occupancy requirements, signage rights, condition, permitted use, and all municipal approvals.

For more information, contact **Will Greenstein** at **214.707.3793** or will.greenstein@mdcregroup.com

| | |
|-------------------|--------------------------------------|
| Property Size | ± 0.40 AC / $\pm 17,424$ SF |
| Building Size | $\pm 3,239$ SF |
| County | Dallas County |
| Frontage | 301' Business 78 Frontage |
| Utilities On-Site | Electric, City Water & Sewer |
| Parking/Exterior | Surface parking, fenced outdoor area |
| Signage | Existing tall signage structure |



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7525 MILITARY PARKWAY—DALLAS, TX



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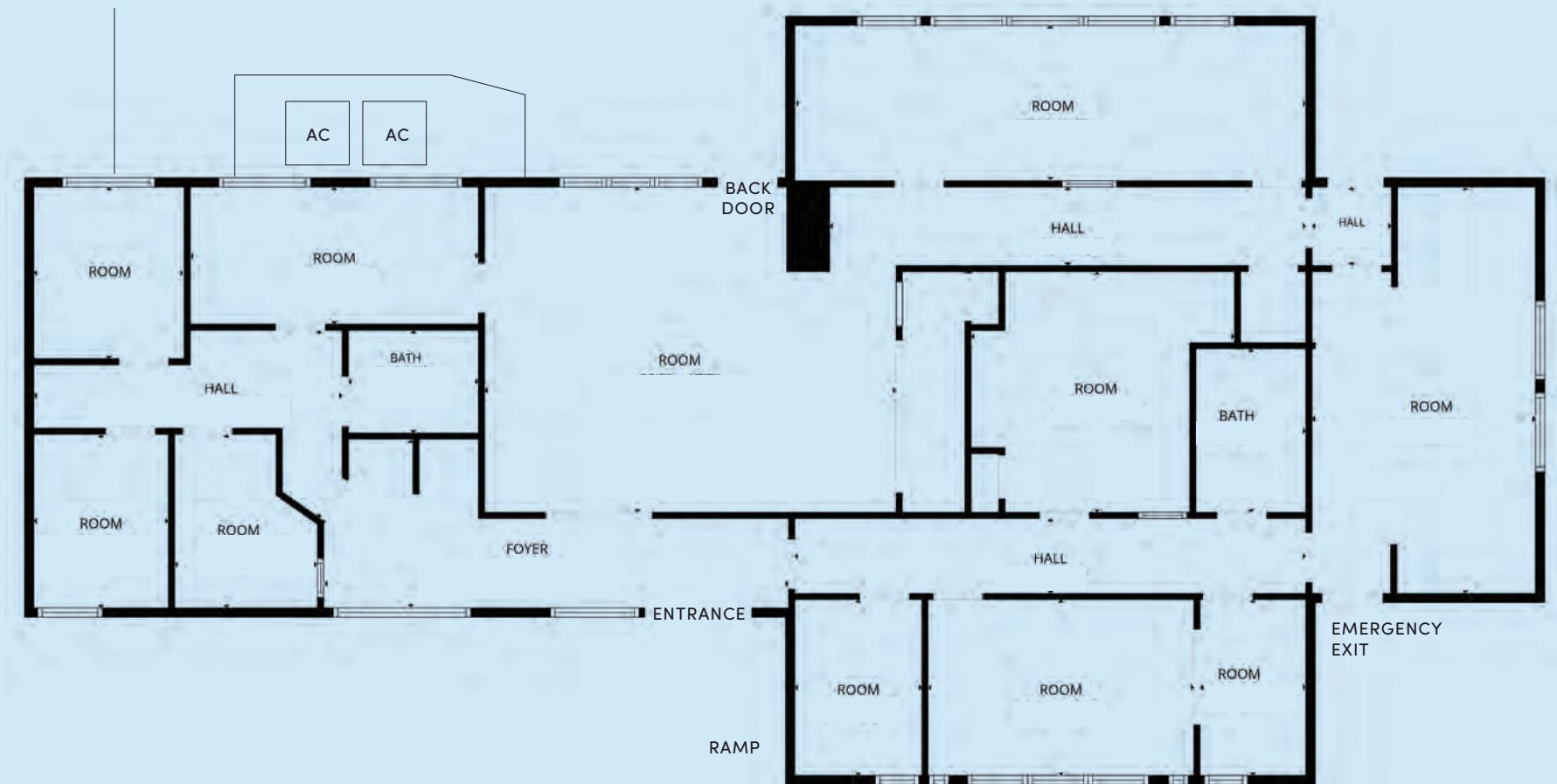
Highlights

- ±3,239 SF Commercial Building
- ±0.40-Acre Dallas Site
- Existing Church/Office Configuration
- Multi-Room Interior Layout
- Central Heat and Air
- Dual Access with Surface Parking
- Fenced Outdoor Area with Astro-turf
- Existing Signage Structure
- FF&E Included
- Vacant and Available for Lease Immediately

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7525 MILITARY PARKWAY—DALLAS, TX



Floor plan is for reference only. Layout, labels, and access points are approximate and should be verified.

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Location Overview

7525 Military Pkwy sits in East Dallas within a dense, established trade area shaped by neighborhood households, local services, daily commuter movement, and access to broader Dallas employment and consumer markets.

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Dallas, TX—East Dallas Neighborhood Access With Regional Reach

Dallas, TX Overview

Located along Military Pkwy, the property is positioned within an established East Dallas corridor serving nearby neighborhoods, local households, community institutions, and service-oriented users. The surrounding trade area is not dependent on one single demand driver; it is supported by daily household needs, neighborhood services, commuter movement, and a substantial 15-minute population base.

Within 15 minutes, the property reaches an estimated 453,463 residents, 163,664 households, and a 2025 median household income of \$67,026, with the population projected to increase to 456,261 by 2030. That broader drive-time market also shows \$577.9M in annual food-away-from-home spending, \$973.2M in health care spending, and \$182.7M in vehicle maintenance and repair spending, indicating a deep consumer base for service, office, community, and neighborhood-oriented uses.

453,463

2025
Population

15 MIN—ESRI

\$92,272

2025 Avg HH
Income

15 MIN—ESRI

163,664

2025 Households
Within 15 Minutes

ESRI

53.1%

2025 Renter-
Occupied

15 MIN—ESRI





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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.

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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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