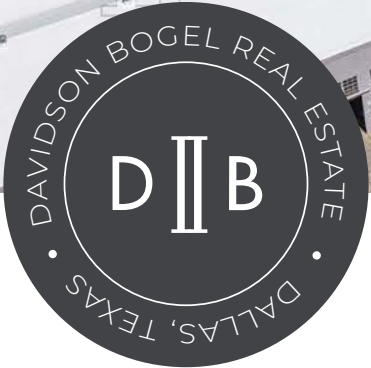




W. COMMERCE ST.

D||B



1936 W. COMMERCE ST.

DALLAS, TX | SUITE A: ± 4.05 AC WITH ± 13,650 SF OF SHOP/OFFICE
SUITE B: ± 3.65 AC WITH ± 6,300 SF OFFICE



PHILIP CHERRICK
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214.526.3626 x 136



FUELING STATION

W. COMMERCE ST.

PROPERTY INFORMATION



SIZE:
± 10.74 AC
(± 7.7 Useable AC)
± 19,950 SF



TRAFFIC COUNTS:
Commerce St.: 3,797 VPD
Hampton Rd.: 33,643 VPD



ZONING:
IM & IR



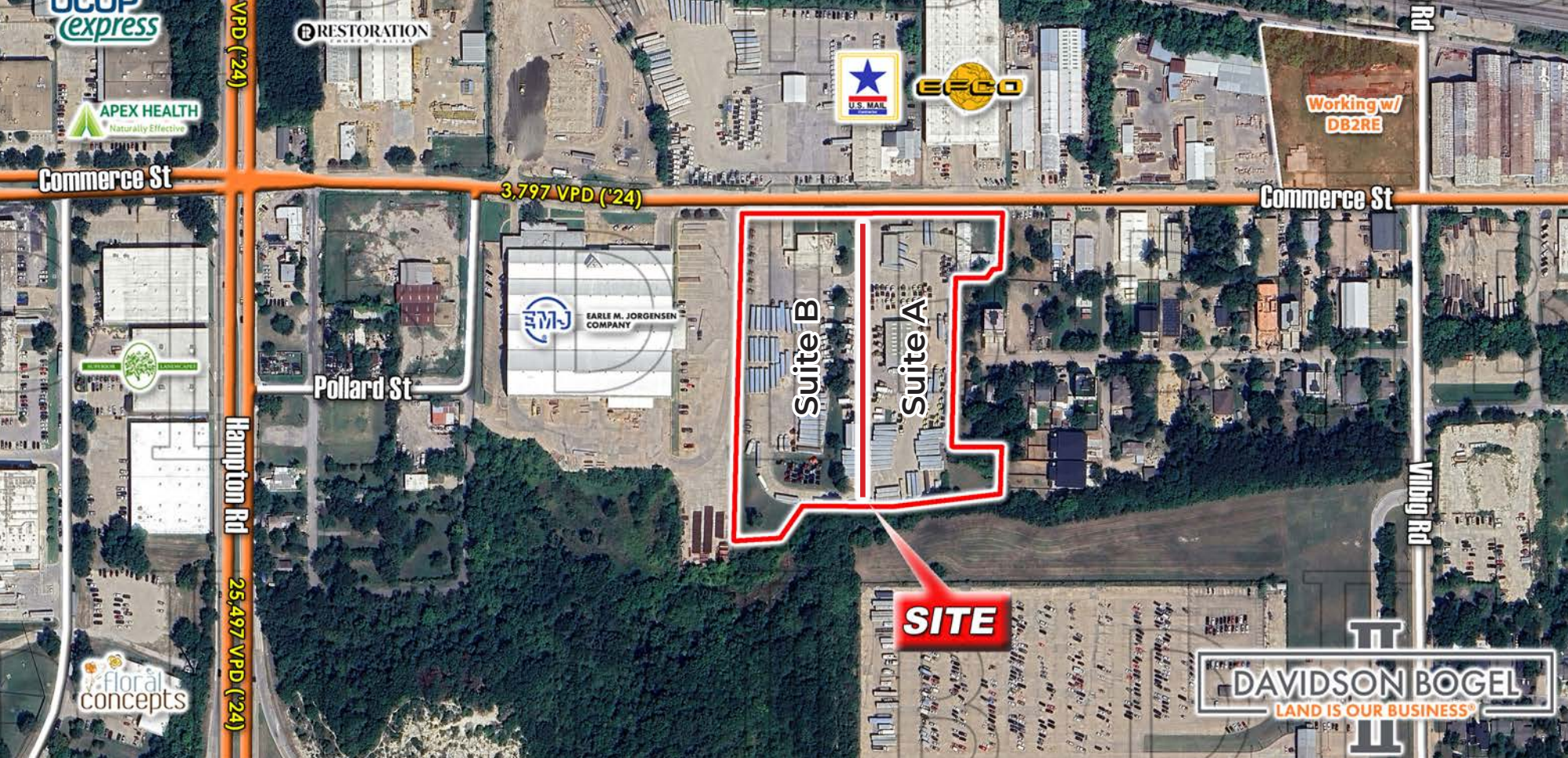
BUILDING SPECS:

- 8 Grade Level Doors
- Door Size: 14' by 16'
- Door & Clearance Height: 18' - 20'
- Power: 240/120 V 225 Amp Single Phase
- Fenced Outside Storage
- Fueling Station on Site
- Concrete Slab
- Wash Bay

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	10,892	111,317	341,788
% Proj Growth 2025-2030	1.62%	1.52%	1.00%
2025 Average HH Income	\$102,979	\$107,999	\$116,019
2025 Median HH Income	\$63,370	\$73,168	\$76,363

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC. 2026



1936 W. COMMERCE ST.

Multi Tenant Optionality:

Suite A Specs:

- 8 Grade Level Doors
- Door Size: 14' by 16'
- Door & Clearance Height: 18' - 20'
- Power: 240/120 V 225 Amp Single Phase
- Fenced Outside Storage
- Fueling Station on Site Concrete Improvements

Suite B Specs:

- 2 Conference Rooms
- Multiple Restrooms
- Call Area
- Private Offices
- Concrete Improvements

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ZONING

IM - Industrial Manufacturing & IR - Industrial Research

To provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. This district is not intended to be located in or near areas of residential development.

Zoned by Right:

Outside storage (subject to screening) Contractor yards Equipment yards Industrial outdoor storage as main or accessory use. Auto Towing Storage

Permitted uses but not limited to the following below:

- Auto towing storage
- Construction companies related to Harold Simmons Park
- Heavy civil and infrastructure contractors (road, bridge, and flood control construction)
- Equipment rental and construction support companies
- Utility and public works contractors (water, sewer, electric, fiber)
- Environmental and site remediation contractors
- Landscape and park maintenance contractors
- Industrial chemical production

1936 W. COMMERCE ST.

CLOSE AERIAL



33,643 VPD ('24)

RESTORATION



Working w/
DB2RE

3,797 VPD ('24)

Commerce St

EARLE M. JORGENSEN
COMPANY

Pollard St

SITE

Vilbig Rd

Vilbig Rd

Hampton Rd

25,497 VPD ('24)

DAVIDSON BOGEL
LAND IS OUR BUSINESS®

Use of this information or work product is subject to the terms and conditions of the license agreement. You warrant that you should perform a detailed, independent investigation of the property. Davidson & Bogel Real Estate, LLC, 2024

1936 W. COMMERCE ST.

WIDE AERIAL



HAROLD SIMMONS PARK



The property is well positioned for heavy civil contractors, infrastructure vendors, equipment rental companies, utility contractors, and long-term park maintenance operators supporting the Harold Simmons Park development and broader Trinity River corridor improvements.

Planned Improvements:

- Over 200 acres of green space and nature areas
- Event lawns and performance spaces
- Playground and recreation facilities
- Trail systems and river access points
- Bike and skate areas
- Picnic areas and gathering spaces
- Long-term floodway and levee infrastructure improvements

Construction on the \$325M, 250-acre Harold Simmons Park began in 2025 with phased delivery expected through the late 2020s. Development of the park and related Trinity River infrastructure improvements are expected to generate sustained construction activity and long-term maintenance demand in the surrounding submarket.

1936 W. COMMERCE ST.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DB URBAN, LLC	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
PHILIP CHERRICK	791998	PCHERRICK@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
MARTIN GROSSMAN	637148	MGROSSMAN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
DAVID GUINN	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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.**

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- 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.
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Cherrick	791998	pcherrick@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Martin Grossman	637148	mgrossman@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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