

# RETAIL BUILDING FOR LEASE

## OAK LAWN RETAIL

**3926 OAK LAWN AVENUE  
DALLAS, TEXAS 75219**



**EXCLUSIVELY LISTED BY:  
NATIONAL REALTY PARTNERS  
6621 SNIDER PLAZA, SUITE 200  
DALLAS, TX 75205**

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**NATIONAL APPRAISAL GROUP**  
REAL ESTATE VALUATION AND CONSULTATION



# NATIONAL REALTY PARTNERS

REAL ESTATE ACQUISITION, DISPOSITION, VALUATION AND CONSULTATION

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## Summary of Important Facts

### GENERAL

**Subject:** Oak Lawn Retail  
3926 Oak Lawn Avenue  
Dallas, Texas 75219

The subject is a 2-story retail development encompassing 2,578 SF. built in 1984 and periodically renovated. The landlord is in the process of renovating the façade. and will provide grey box interior finish.

**Legal Description:** Block 2 Of 2063 North Part Lot 28 Avondale, City Of Dallas, Dallas County, Texas

**Parcel ID Numbers:** 000001977610000000, Dallas County

**Zoning:** PD 193 (LC); Planned Development 193,  
Local Commercial District

**Quoted NNN Rental Rate:** Call for leasing information.

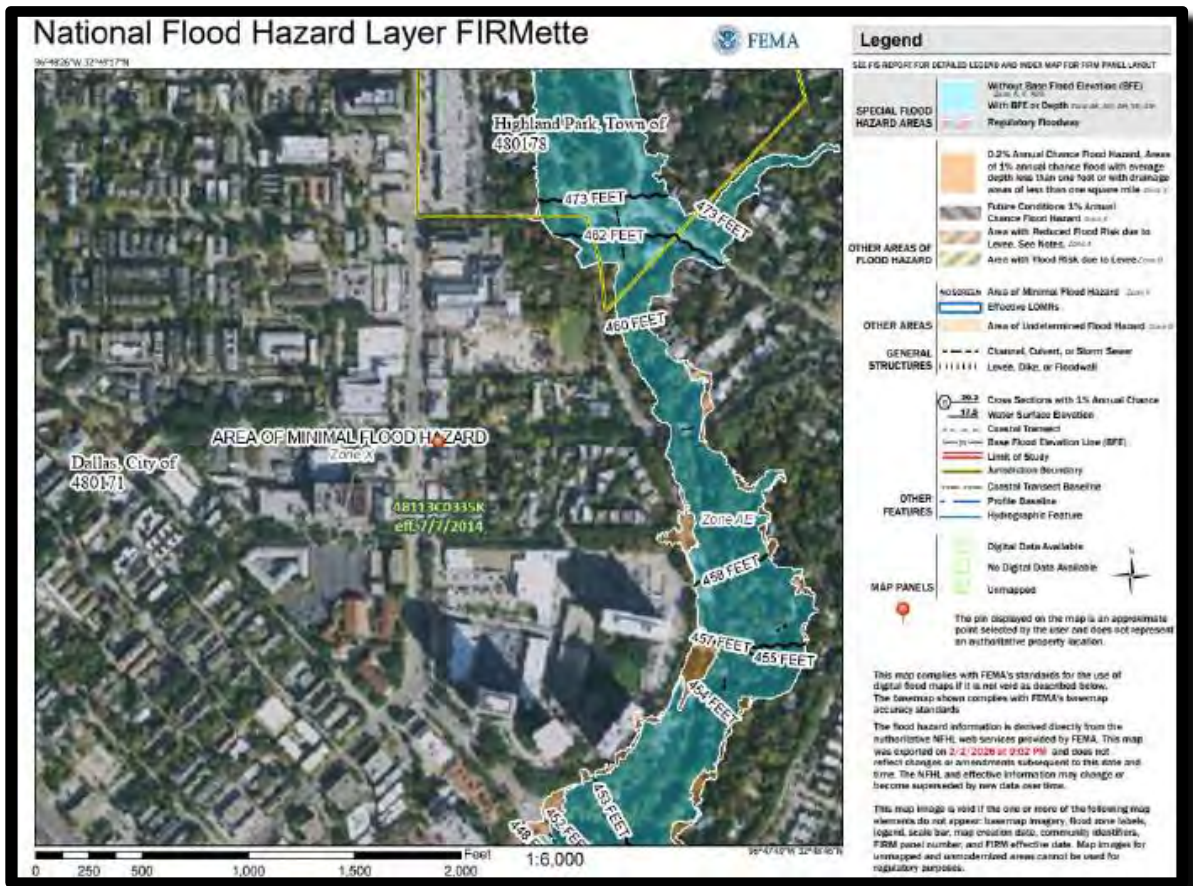
## Property Description

### Site

Location:	The 6,000 SF site is situated at the southeast corner of Oak Lawn Avenue and Avondale Avenue. The address is 3926 Oak Lawn Avenue, Dallas, Texas 75219.
Current Use:	Improved as a 2,578 SF retail building.
Site Size:	Approximately 0.14 acre, or 6,000 square feet, according to information provided.
Shape:	The site is rectangular.
Frontage/Access/ Visibility	100 feet along Oak Lawn Avenue and 60 feet along Avondale Avenue. The subject can be accessed at one curb cut off of northbound Oak Lawn Avenue/ Excellent Visibility
Topography:	The subject site is level and at grade.
Soil Conditions:	The soil conditions observed at the subject appear to be typical of the region and adequate to support development.
Site Improvements:	Average landscaping.
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). FEMA Map Number: 48113C0335K, Flood Zone: X FEMA Map Date: July 7, 2014
Environmental Issues:	There are no known adverse environmental conditions on the subject site.
Encumbrance/ Easements:	None detrimental.



**Aerial Plat Map**



Flood Map

**LAND USE CONTROLS**

Zoning Code:

Planned Development 193, Local Commercial District



Zoning Map

## Improvements Description

Property Type: Retail

2-story retail building designed for a single-tenant occupant. The ground floor is approximately 2,264 SF and the upper level is approximately 314 SF (accessed via stairs). . The existing, short-term tenant is operating as a chocolate shop.

### GENERAL — RETAIL CENTER

Construction: Steel/Masonry

Construction Quality: Good

Year Built: 1984, with periodic renovations. Landlord is currently renovating the façade and will offer grey shell interior finish.

Renovations: The building has been adequately maintained and updated over the years.

Condition: Good

Appeal/Appearance: Excellent

### FOUNDATION, FRAME & EXTERIOR

Foundation: Poured concrete slab

Exterior Wall: Stone/Stucco

Windows: Fixed Casement

Roof/Cover: Flat, Built-up, multi-ply system

### INTERIOR -

Interior Layout: The space is currently configured for typical retail use.

Walls: Taped, bedded, textured and painted drywall, some exposed brick.

Ceilings: Primarily acoustic ceiling tiles in suspended grid system and painted sheetrock. .

Lighting: Fluorescent

Windows and Doors: Entrance doors are typically fixed, plate-glass set.

Restrooms: Adequate restroom facilities.

#### MECHANICAL SYSTEMS

Heating/Cooling: Package units

Elevators/Escalators: None / None

Security: Tenant-owned security alarms.

#### PARKING

Design & Functional Utility: Overall design and functional utility are excellent.

Deferred Maintenance: The building has undergone routine maintenance and building upgrades throughout its life and is in overall average to good condition.

Other: The site includes off-street parking at the front, side and rear of the property.

## ECONOMIC/DEMOGRAPHIC DATA

As shown by the following table, Claritas, Inc. provided the estimated demographic statistics for the defined market area within a 1, 3, and 5 mile radii.

COMPARATIVE DEMOGRAPHIC ANALYSIS FOR PRIMARY TRADE AREA			
Description	3926 Oak Lawn Avenue - 1 mi.	3926 Oak Lawn Avenue - 3 mi.	3926 Oak Lawn Avenue - 5 mi.
	Totals	Totals	Totals
<b>Population</b>			
2030 Projection	40,078	223,049	411,731
2025 Estimate	37,830	211,552	395,263
2020 Census	34,940	197,053	376,797
2010 Census	27,280	166,747	334,425
<b>Households</b>			
2030 Projection	26,270	122,266	205,585
2025 Estimate	24,649	114,298	194,519
2020 Census	22,610	103,985	180,803
2010 Census	16,791	77,118	144,681
<b>2025 Est. Average Household Size</b>	<b>1.53</b>	<b>1.76</b>	<b>1.97</b>
<b>2025 Est. Households by Household Income (%)</b>			
Household Income < \$15,000	5.7	7.6	8.2
Household Income \$15,000 - \$24,999	2.5	3.1	4.2
Household Income \$25,000 - \$34,999	3.3	4.1	5.1
Household Income \$35,000 - \$49,999	4.4	6.1	8.1
Household Income \$50,000 - \$74,999	11.9	13.3	14.2
Household Income \$75,000 - \$99,999	12.7	12.9	12.5
Household Income \$100,000 - \$124,999	10.7	9.7	9.2
Household Income \$125,000 - \$149,999	8.9	8.0	7.2
Household Income \$150,000 - \$199,999	12.1	10.2	9.0
Household Income \$200,000 - \$249,999	8.1	6.6	5.7
Household Income \$250,000 - \$499,999	11.7	10.4	9.1
Household Income \$500,000+	8.0	7.9	7.5
<b>2025 Est. Average Household Income</b>	<b>\$171,261</b>	<b>\$159,552</b>	<b>\$148,686</b>
<b>2025 Est. Median Household Income</b>	<b>\$121,993</b>	<b>\$106,641</b>	<b>\$95,111</b>
<b>2025 Est. Tenure of Occupied Housing Units (%)</b>			
Owner Occupied	31.3	28.6	31.7
Renter Occupied	68.7	71.4	68.3
<b>2025 Est. Median All Owner-Occupied Housing Value</b>	<b>\$537,909</b>	<b>\$701,489</b>	<b>\$654,310</b>
Source: 2026 Claritas, Inc.			

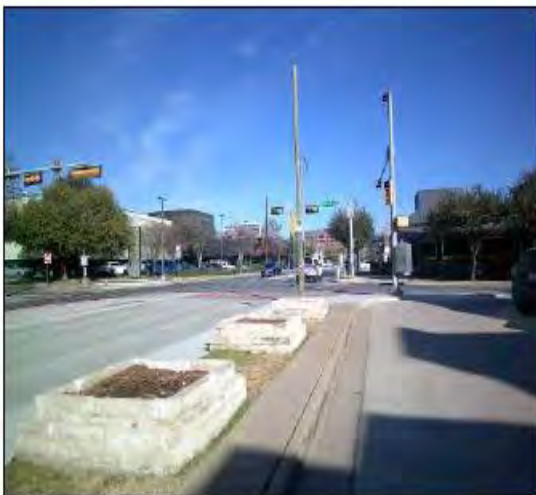
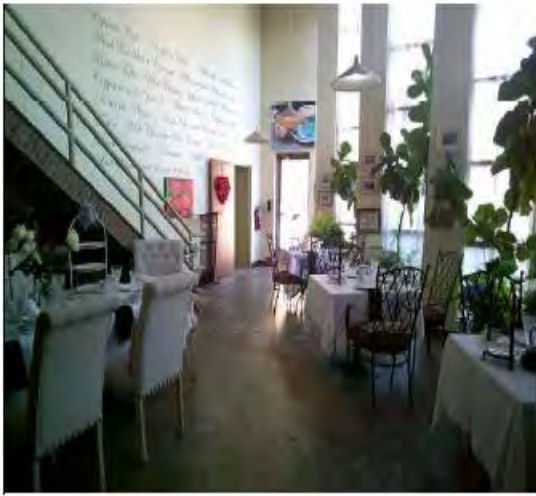
### Assessment and Ad Valorem Tax Analysis

**Taxing/Assessing Authority:** Dallas County Appraisal District County  
Account: 00000197761000000

**Assessment Year:** 2025 - \$1,285,700  
Current Taxes - \$28,629

## Subject Photographs







## 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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:
  - 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Willard H. Langhenry</u>	<u>0317476</u>	<u>BL@nnnrealtypartners.com</u>	<u>(214)893-5331</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
_____	_____	_____	_____
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____

Regulated by the Texas Real Estate Commission      Buyer/Tenant/Seller/Landlord Initials      Date      IABS 1-2  
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