

FOR SALE
37,000 SF BUILDING ON 2.85 ACRES
EVENT/EDUCATIONAL/RELIGIOUS FACILITY SPACE

1446 CONNER DRIVE
DALLAS, TX 75217



GHARBIEH + ASSOCIATES
COMMERCIAL

SUBHI GHARBIEH

Listing Broker

D: 214.872.0872 **C:** 469.831.1666
subhi@gharbieh.com | www.gharbieh.com

SHAWNTE BUNTING

Listing Agent

C: 918.853.6983
shawnte@gharbieh.com | www.gharbieh.com

TABLE OF CONTENTS

SUBHI GHARBIEH

Broker

D: 214.872.0872

C: 469.831.1666

subhi@gharbieh.com

www.gharbieh.com

SHAWNTE BUNTING

Listing Agent

C: 918.853.6983

shawnte@gharbieh.com

www.gharbieh.com

PROPERTY OVERVIEW

01

PROPERTY PHOTO

04

PROPERTY MAPS

05

LOCATION OVERVIEW

07

DEMOGRAPHICS

08



GHARBIEH + ASSOCIATES
COMMERCIAL

PROPERTY OVERVIEW



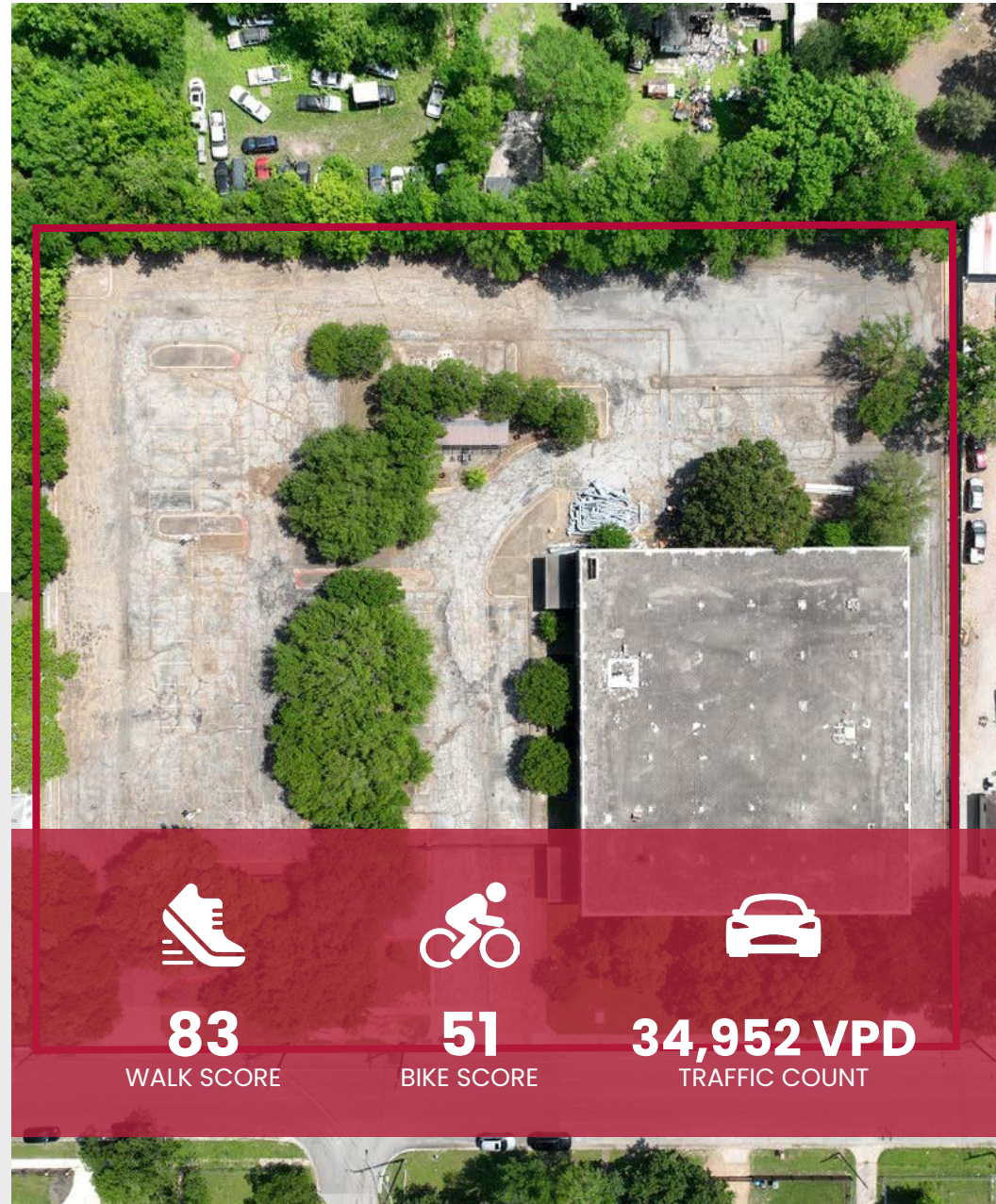
GHARBIEH + ASSOCIATES
COMMERCIAL

SUMMARY

TOTAL SPACE AVAILABLE	37,000 SF
LAND SIZE	±2.85 AC
PROPERTY TYPE	Specialty Space
GROSS LEASABLE AREA	- SF
YEAR BUILT	-
PARKING RATIO	-
CEILING	-
TERM	Negotiable

1446 Conner Drive offers a well-located commercial opportunity in East Dallas with convenient access to major thoroughfares and the broader Dallas–Fort Worth metroplex. The property sits in within close proximity to a dense residential area, making this property perfect for an educational institution or many other commercial uses. The building provides a blank canvas that can **accommodate a variety of commercial or owner–user needs**.

The site layout supports efficient use and practical circulation for vehicles and equipment. Positioned within the strong Dallas market, the property benefits from proximity to a large labor pool, extensive transportation infrastructure, and continued regional growth. This is an opportunity for a buyer to acquire and utilize a flexible commercial asset in one of the most active business markets in Texas.

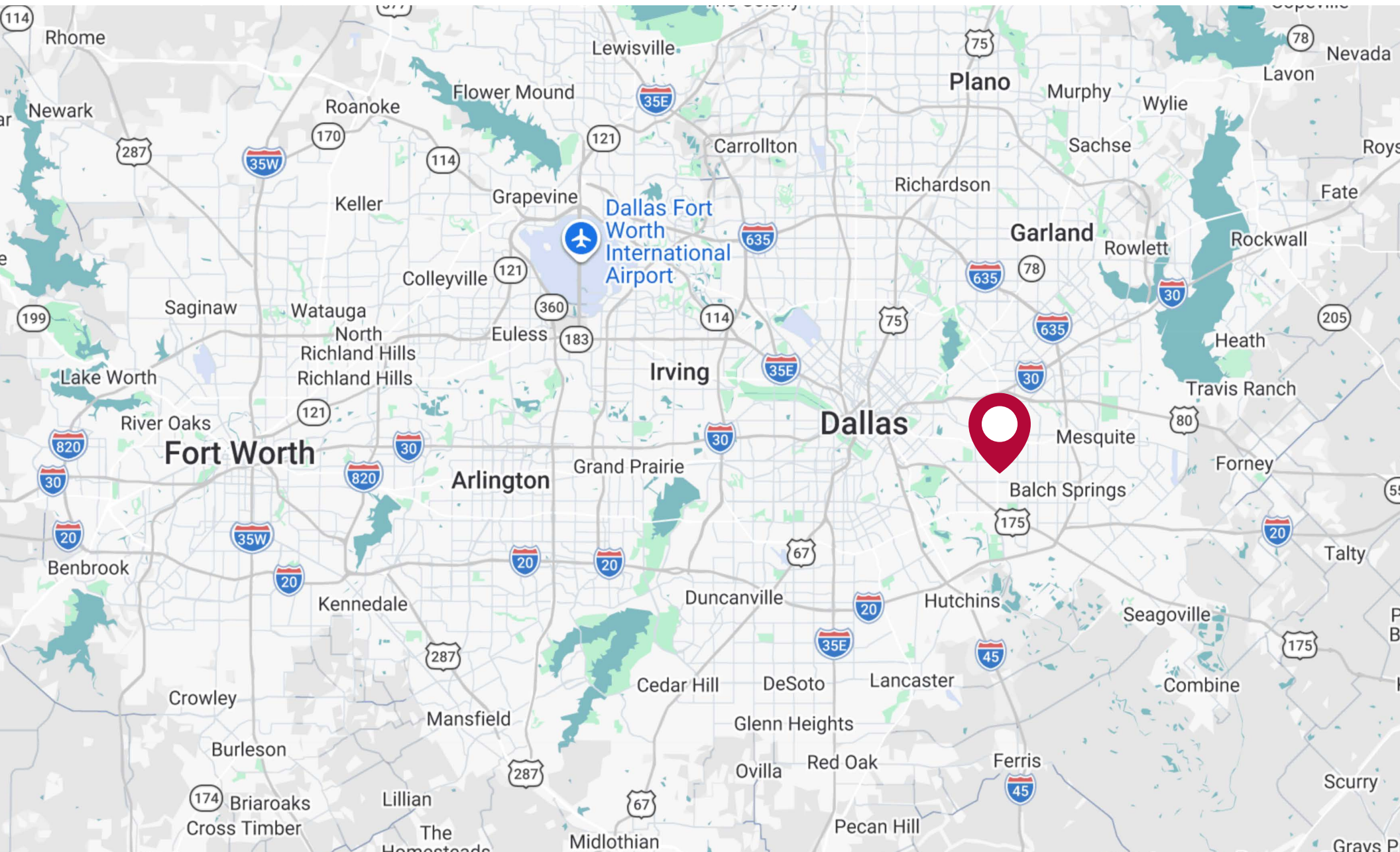




LOCATION MAP



GHARBIEH + ASSOCIATES
COMMERCIAL





Dallas, TX

Dallas, Texas is the third-largest city in the state and the economic anchor of the Dallas–Fort Worth–Arlington metroplex — the fourth most populous metropolitan area in the United States, home to nearly 8 million residents. Situated in North Central Texas at the intersection of I-35E, I-30, and I-45, the city commands one of the most strategically connected positions in the nation's interior. Dallas/Fort Worth International Airport, the world's fourth busiest by passenger traffic, makes it a premier gateway for domestic and international commerce alike.

Founded in 1841 along the Trinity River, Dallas grew rapidly through its pivotal role in the cotton and oil industries before transforming into a diversified 21st-century powerhouse. Today the city hosts the headquarters of 20 Fortune 500 companies — including AT&T, ExxonMobil, and Southwest Airlines — supported by a robust financial, technology, and healthcare ecosystem. The Dallas Independent School District and surrounding districts serve over 150,000 students, while the region hosts 40-plus accredited colleges and universities including the University of Texas at Dallas and SMU.



DEMOGRAPHIS



GHARBIEH + ASSOCIATES
COMMERCIAL

2025 SUMMARY	1 - MILE	3 - MILE	5- MILE
Population	17,115	120,268	245,075
Households	4,544	34,825	76,795
Families	3,713	26,861	55,676
Average Household Size	3.77	3.44	3.18
Median Age	31.3	31.1	32.3
Median Household Income	\$61,403	\$56,984	\$60,084
Average Household Income	\$75,167	\$68,506	\$73,350

2030 SUMMARY	1 - MILE	3 - MILE	5- MILE
Population	16,671	117,644	241,964
Households	4,464	34,349	76,346
Families	3,648	26,509	55,396
Average Household Size	3.73	3.41	3.16
Median Age	32.6	32.3	33.2
Median Household Income	\$69,273	\$63,530	\$65,780
Average Household Income	\$84,620	\$76,746	\$81,847

BUSINESSES - 5 MILES



5,061

TOTAL BUSINESSES



53,789

TOTAL EMPLOYEES

INCOME - 5 MILES



\$81,847

AVERAGE
HH INCOME



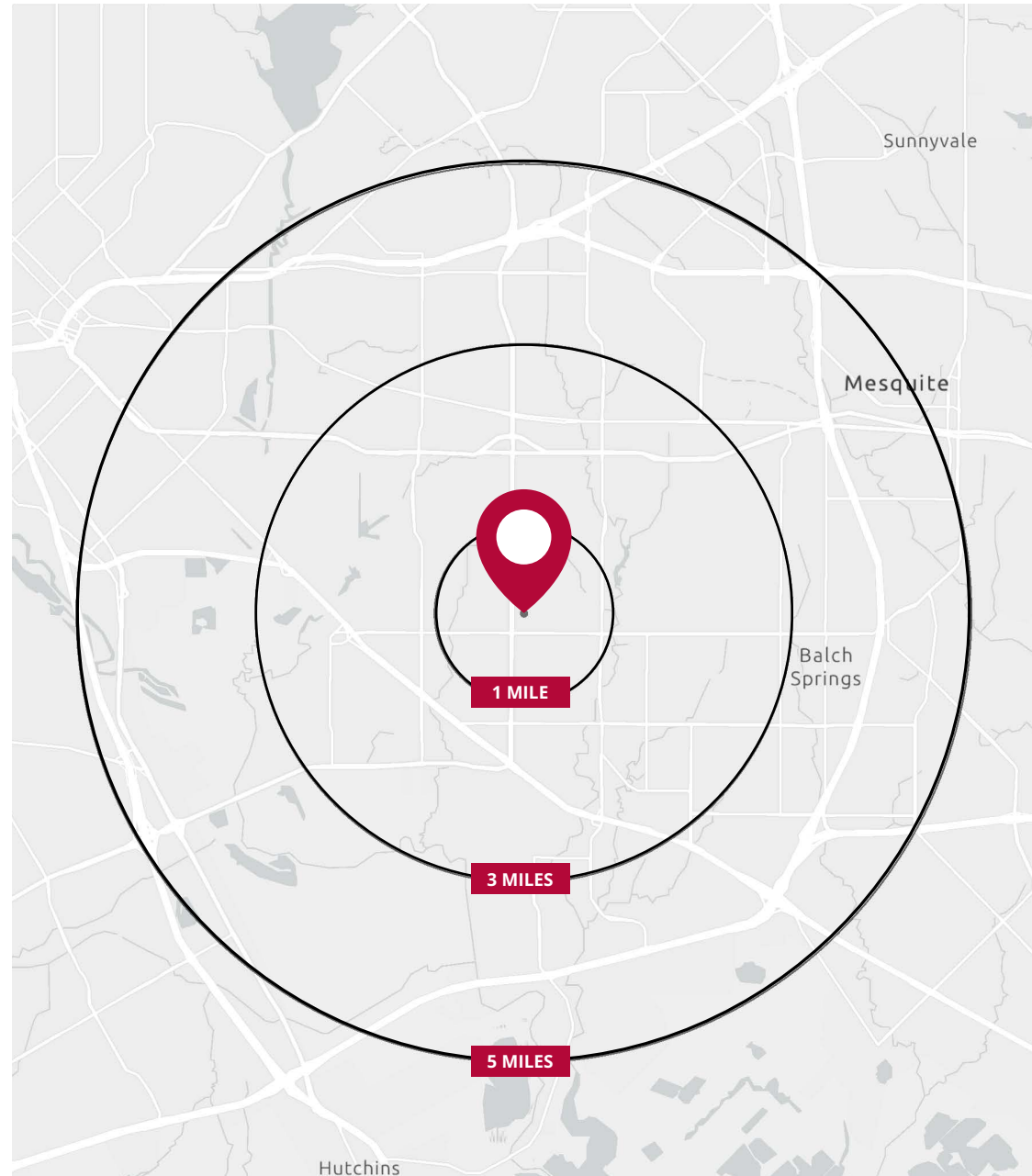
\$22,984

PER CAPITA
INCOME



\$77,757

MEDIAN
NET WORTH



DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 3969 Farm to Market Rd. 1187, Crowley, TX 76036 (the "Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Gharbieh & Associates Real Estate. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Gharbieh & Associates Real Estate, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Gharbieh & Associates Real Estate. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Gharbieh & Associates Real Estate.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Gharbieh & Associates Real Estate.

SUBHI GHARBIEH

Broker

D: 214.872.0872 **C:** 469.831.1666

subhi@gharbieh.com | www.gharbieh.com



GHARBIEH + ASSOCIATES
COMMERCIAL

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.

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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

FOR SALE

37,000 SF BUILDING ON 2.85 ACRES

EVENT/EDUCATIONAL/RELIGIOUS FACILITY SPACE

1446 CONNER DRIVE
DALLAS, TX 75217

SUBHI GHARBIEH

Listing Broker

D: 214.872.0872 | **C:** 469.831.1666
subhi@gharbieh.com | www.gharbieh.com

SHAWNTE BUNTING

Listing Agent

C: 918.853.6983
shawnte@gharbieh.com | www.gharbieh.com



GHARBIEH + ASSOCIATES
COMMERCIAL