Beckley Center

2211 S Beckley Avenue, Dallas, TX 75224

FOR SALE

$2,122,000	**6.50%**
PRICE	CAP RATE

TEXAS LEGACY
REALTY

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PROPERTY HIGHLIGHTS

2203 S Beckley Avenue offers a highly visible corner location at a busy intersection in the heart of Oak Cliff, with strong daily traffic counts and convenient on-site parking. The property's frontage and accessibility make it well-suited for retail, medical, or service users seeking consistent exposure and ease of customer access.

The site benefits from significant surrounding investment, including the $72 million redevelopment of Wynnewood Village, where national retailers such as Target, Burlington, Five Below, James Avery, and Bath & Body Works have recently opened. In addition, the planned 48-acre Parks at Wynnewood multifamily community will further increase residential density and consumer demand, positioning this corridor for continued growth and long-term value appreciation.

Prime Corner Visibility	Signalized intersection with strong traffic flow and prominent street frontage.
Ample On-Site Parking	Convenient access and parking capacity to support high customer volume.
Major Retail Redevelopment Nearby	Adjacent to the $72M Wynnewood Village transformation anchored by national brands and a forthcoming Target.
Growing Residential Base	Future 48-acre multifamily development set to increase density and drive sustained retail demand.

OFFERING SUMMARY

ASKING PRICE	$2,122,000
CAP RATE	6.50%
NET OPERATING INCOME	$137,973
PROPERTY SIZE	5,797 SF
OCCUPANCY	100%
YEAR BUILT	1997
PROPERTY TYPE	RETAIL
LOT SIZE	0.467 AC

AREA RETAILERS

Kroger, Raising Cane's, McDonald's, Family Dollar, Cicis, Five Below, 7-Eleven, KFC, IHOP, The Lunchroom, Panda Express, Ross Dress for Less, Taco Bell, Dollar Tree, Big "T" Plaza, Burlington, Subway, Walmart

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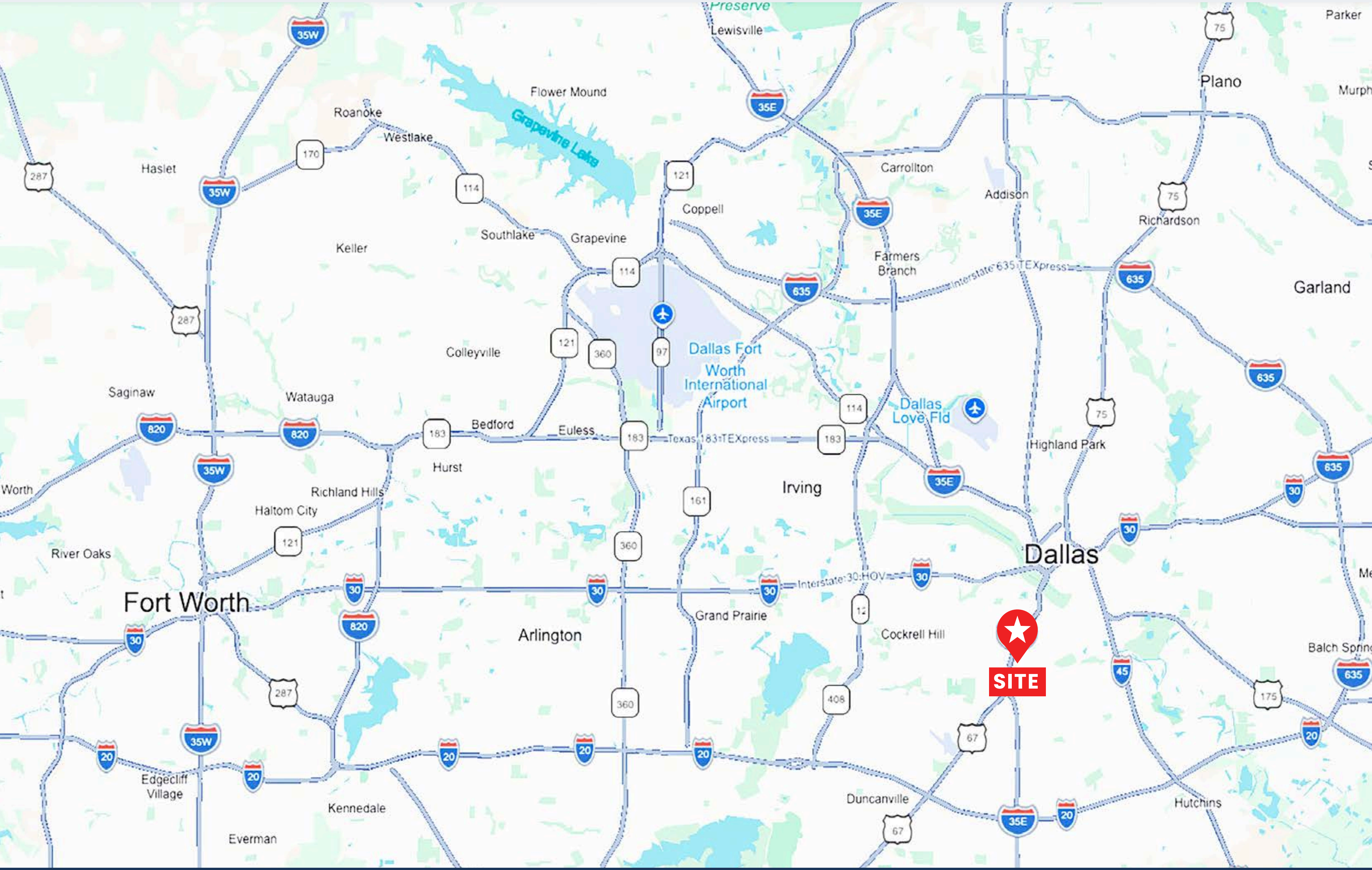

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AREA RETAIL MAP

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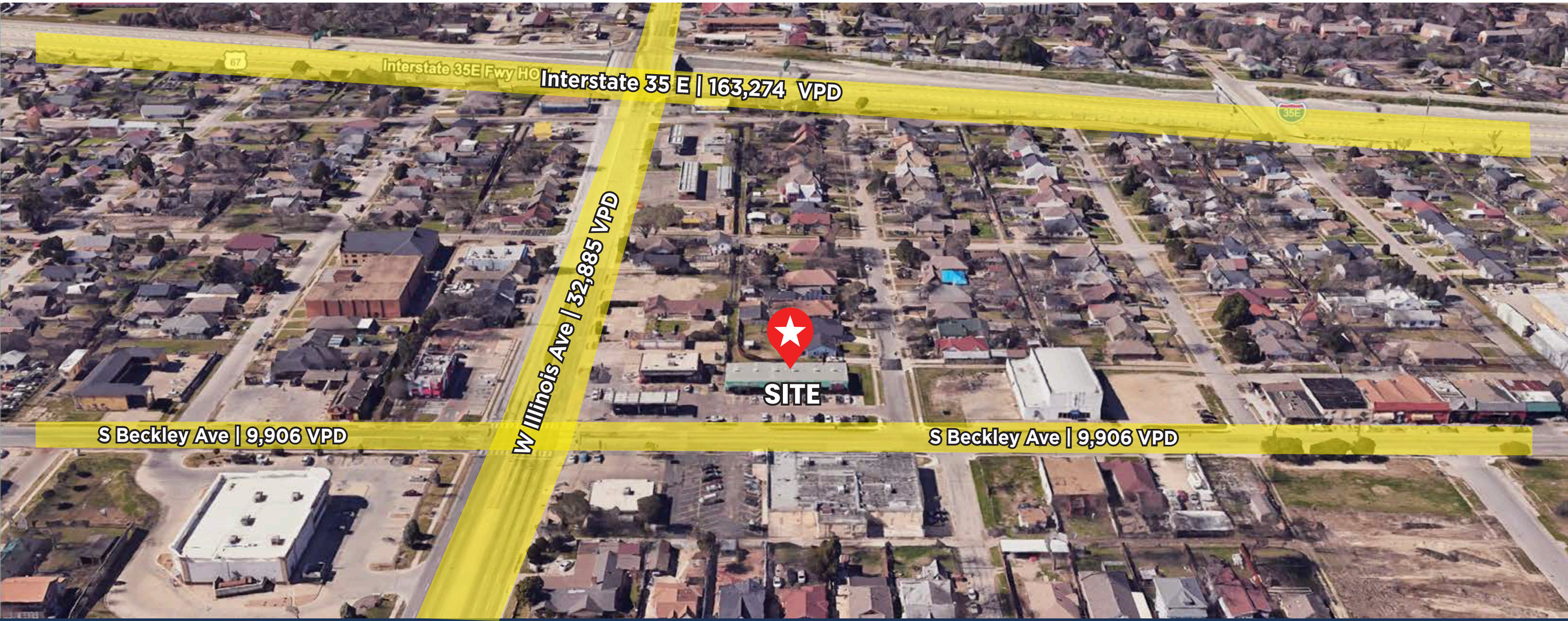
DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	19,473	320,387	985,575
2024 Households (HH)	5,749	115,324	372,193
2024 Population by Occupation	14,318	267,926	901,537
2024 Avg. HH Income	$60,396	$68,247	$86,143

TRAFFIC COUNTS	
I-35E	163,274 VPD
W Illnois Ave	32,885 VPD
S Beckley Ave	9,906 VPD
W Saner Ave	9,440 VPD



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AERIAL PROPERTY PHOTOS

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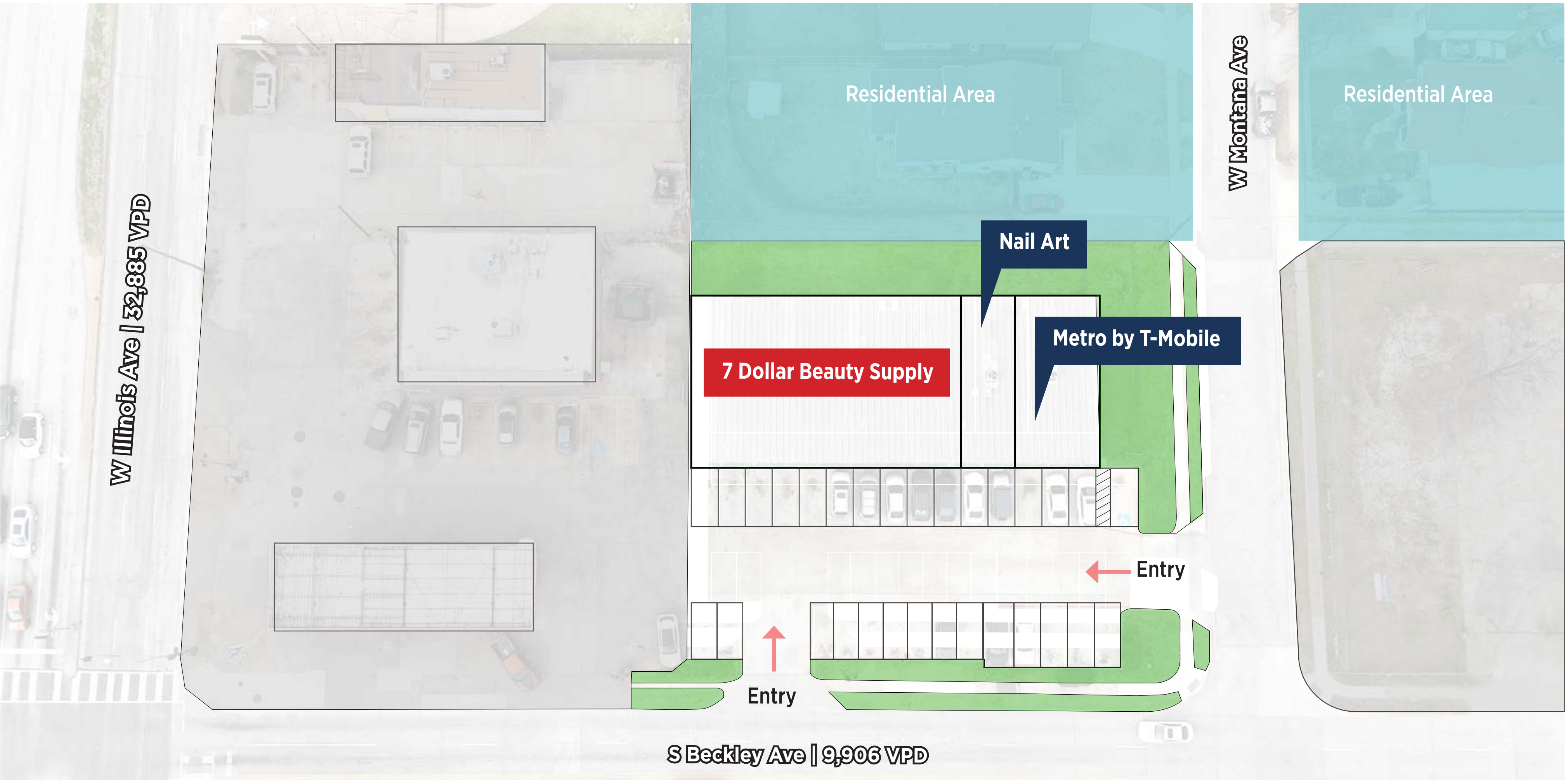

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FINANCIAL SUMMARY	ANNUAL	PSF
BASE	$141,874	$24.47
NNN REIMBURSEMENT	$41,668	$7.19
GROSS INCOME	$183,542	$31.66
TOTAL EXPENSES	($45,569)	($7.86)
NET OPERATING INCOME	$137,973	$23.80

EXPENSE REIMBURSEMENT	ANNUAL	PSF
TAX	$23,697	$4.09
INSURANCE	$11,745	$2.03
WATER & SEWER	$2,504	$0.43
PEST CONTROL	$576	$0.10
REPAIR & MAINTENANCE	$1,225	$0.21
MANAGEMENT	$5,822	$1.00
TOTAL EXPENSE REIMBURSEMENT	**$45,569**	**$7.86**

RENT ROLL

Ste	Tenant	SF	% of property	Start Date	End Date	Annual	Monthly	PSF	Lease	Options
101	7 Dollar Beauty Supply	3,828	66.03%	08/10/2026	08/09/2036	$90,000	$7,500	$23.51	NNN	2x5 10% increases each renewal [01]
104	Nail Art	935	16.13%	04/01/2023	03/31/2029	$25,713	$2,143	$27.50	NNN	1x3 FMV
105	Metro by T-Mobile	1,034	17.84%	05/10/2010	10/31/2029	$26,162	$2,180	$25.30	Modified Gross [02]	1x5 FMV
	Total	**5,797**	**100%**			**$141,874**	**$11,823**	**$24.47**		

[01] 10% increase every 5 years
[02] Metro by T-Mobile only reimburses tax

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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.

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:
  - 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.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date