



## 2823 Kendale Dr

2823 Kendale Dr, Dallas, TX 75220



**Tuan Nguyen**

AMX Realty

1721 Plano Pkwy, Suite 222, Plano, TX 75075

[tuan@amxrealty.com](mailto:tuan@amxrealty.com)

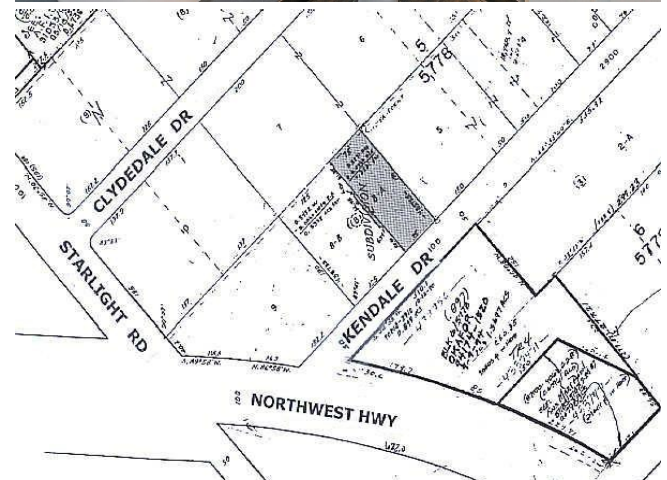
(469) 644-7432



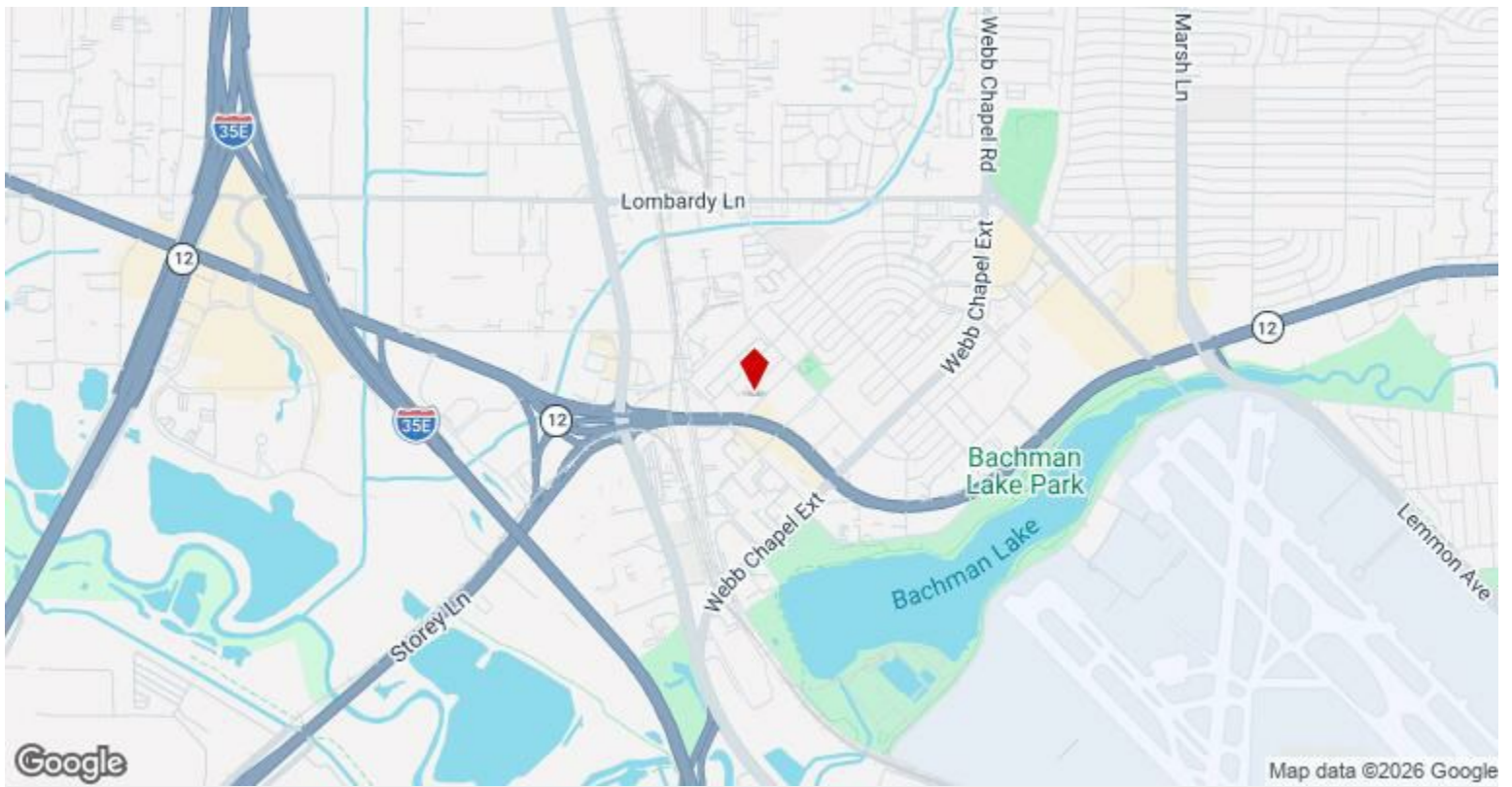
# 2823 Kendale Dr

\$650,000

Prime opportunity to acquire a free-standing office building offering excellent visibility, high traffic count, and ample parking. Ideally located near Love Field, the property is currently operating as a dental office and is zoned for office or medical use. Dental equipment is negotiable. Suitable for a variety of professional or medical uses....



Price:	\$650,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.33 AC
Gross Building Area:	4,645 SF
Rentable Building Area:	3,779 SF
No. Stories:	1
Year Built:	1948
Tenancy:	Single
Parking Ratio:	3.97/1,000 SF
Zoning Description:	CR, Dallas
APN / Parcel ID:	00000433735000000
Walk Score ®:	60 (Moderately friendly)



**2823 Kendale Dr, Dallas, TX 75220**

# Property Photos



Building Photo



Building Photo

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Building Photo



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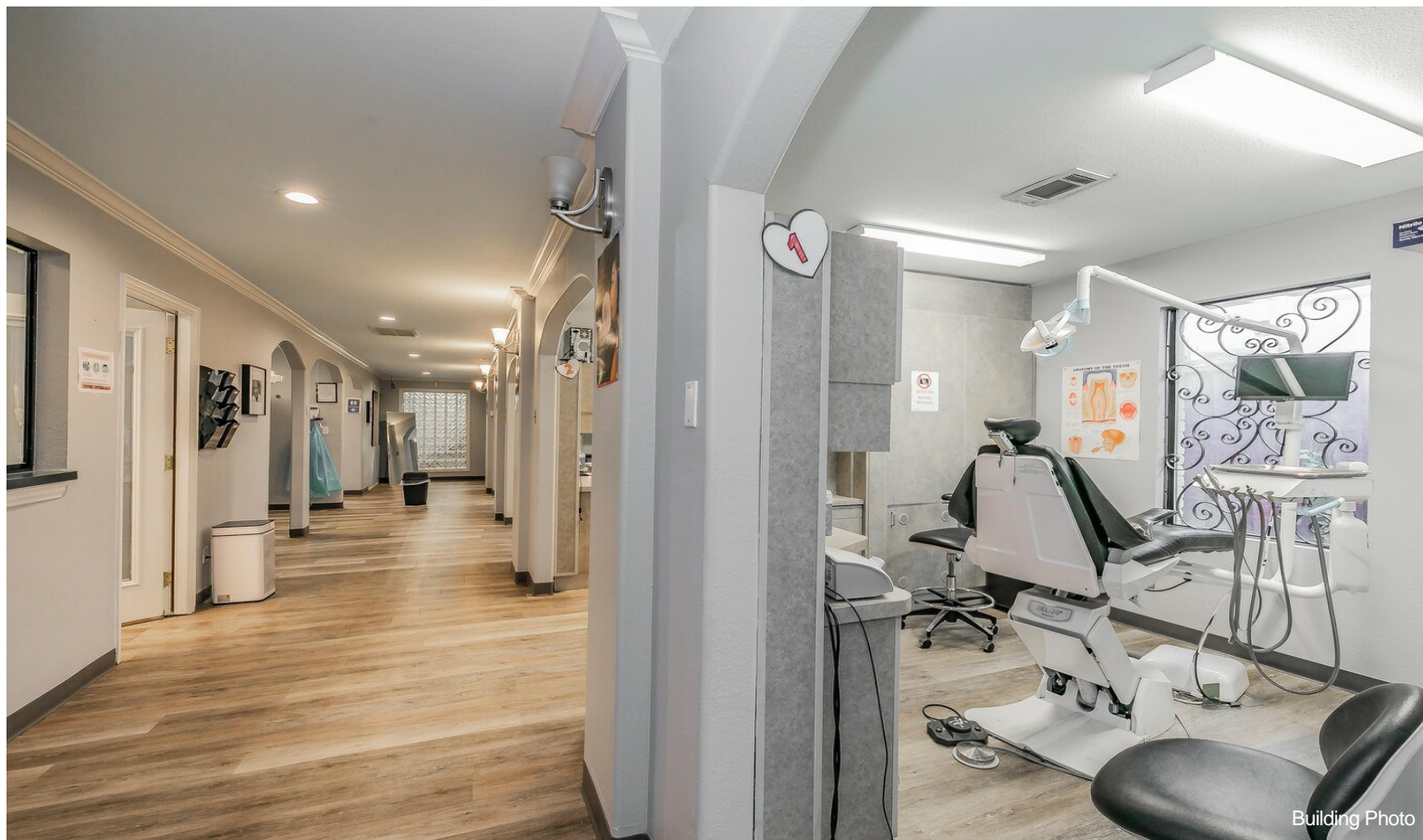
# Property Photos



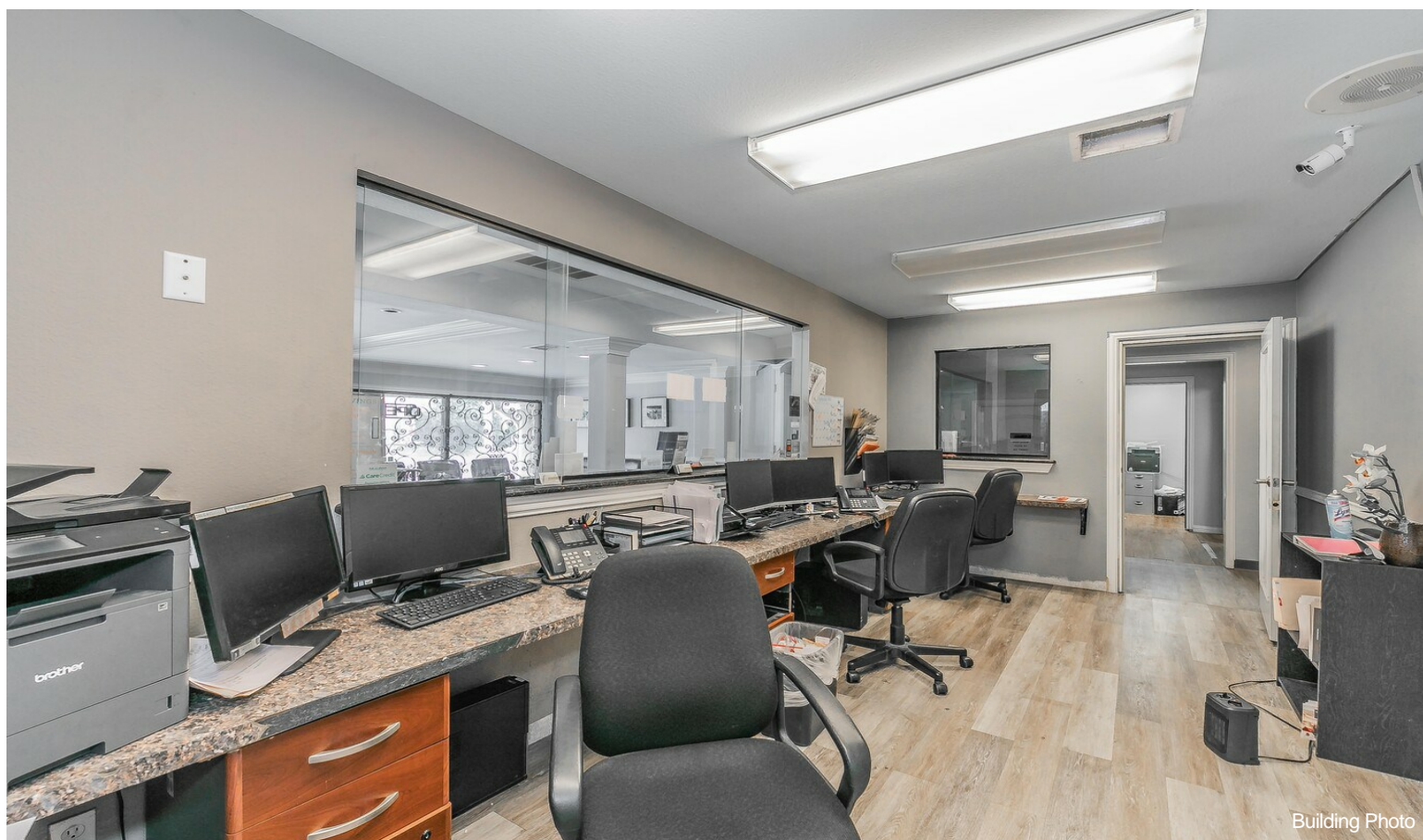
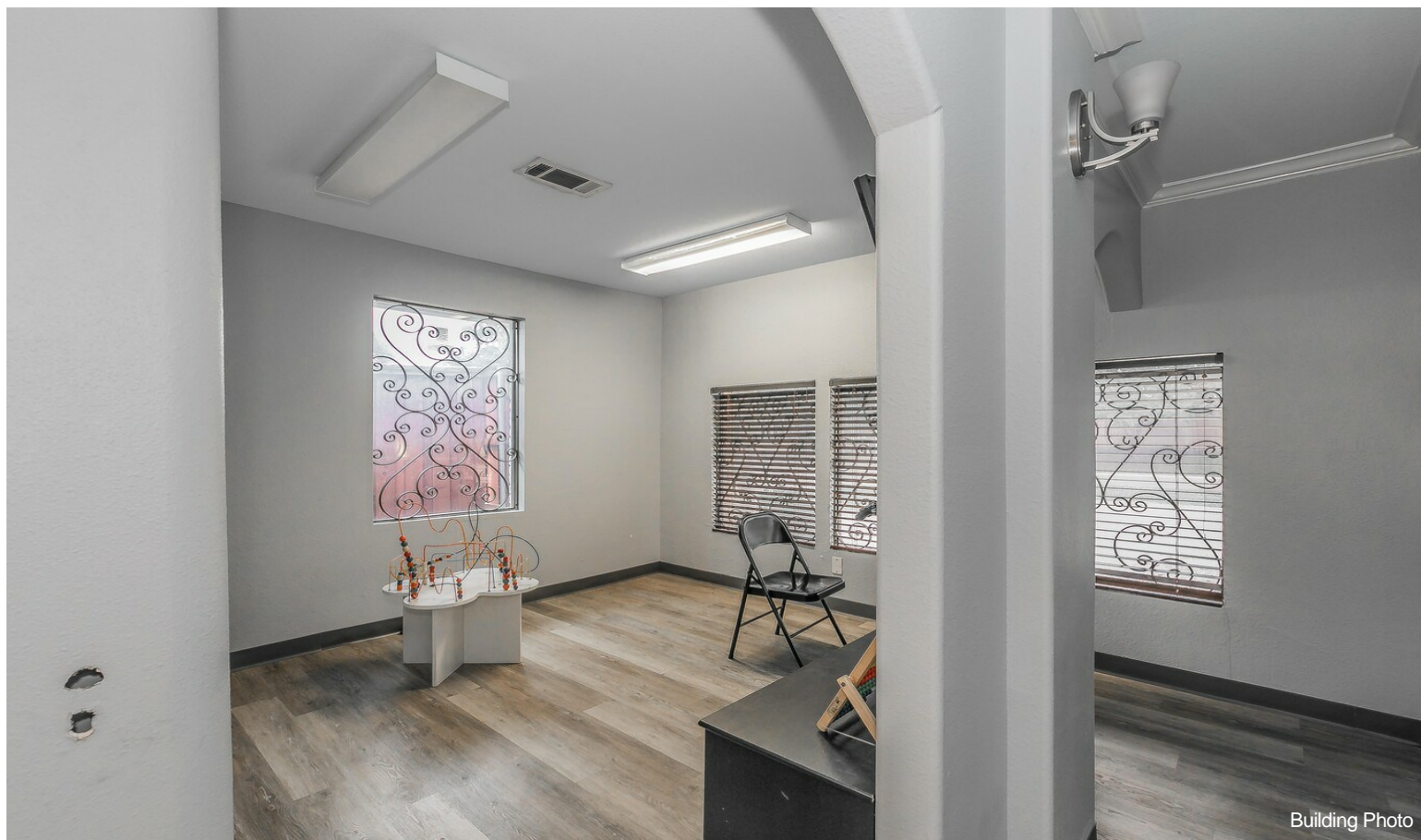
# Property Photos



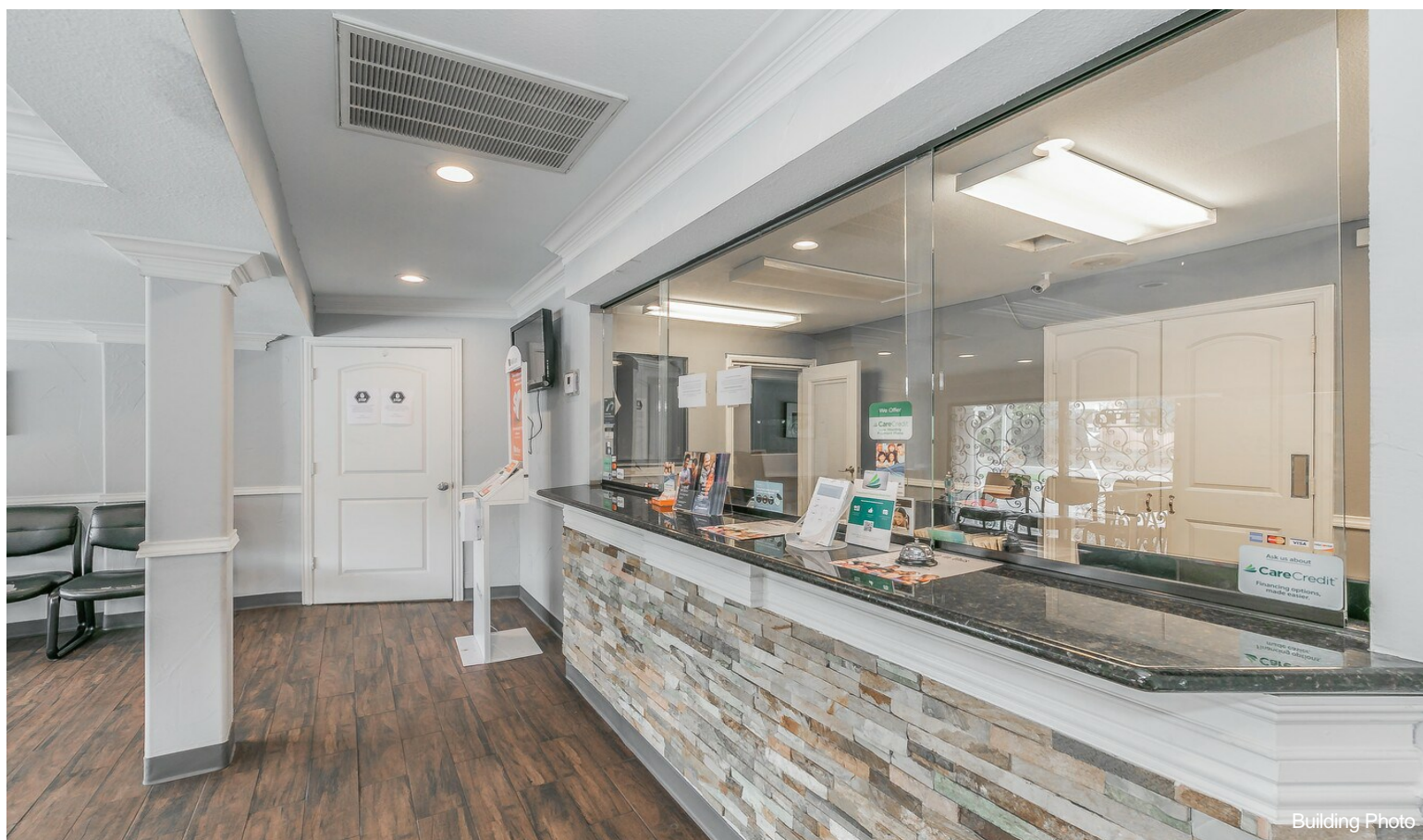
# Property Photos



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# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos



# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos

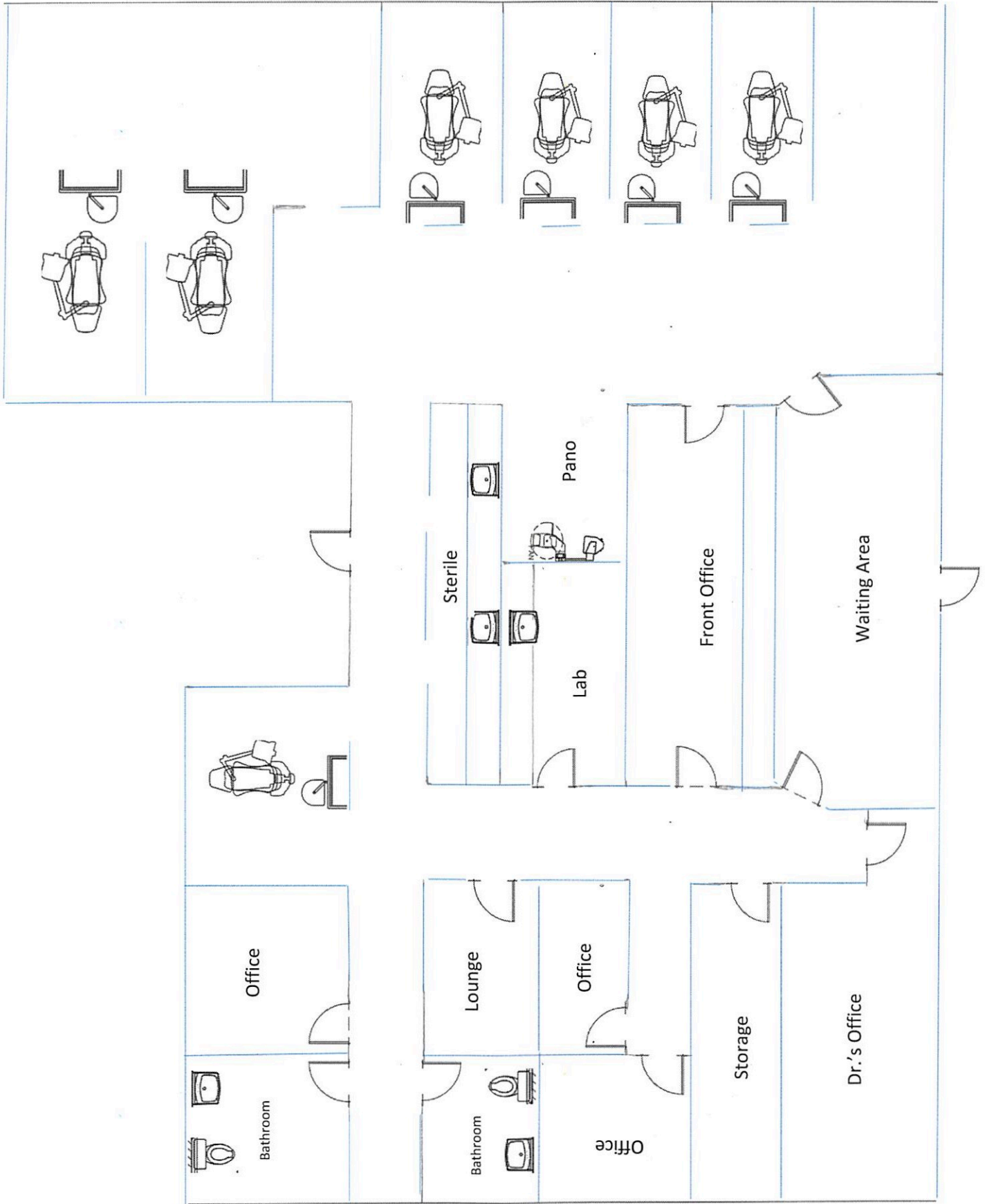


Building Photo

# **Recent Improvements and Updates**

2823 Kendale Dr, Dallas, TX 75220

1. New AC Units on roof
2. New Roof
3. Updated Pole Signage
4. New waterline from meter to building under parking lot
5. Fixed brick on the back of building
6. Fixed exit curb in parking lot
7. Replaced floor joists and flooring in rear of building.



December 21, 2023

6:19 PM

Today 5:22 PM



4-676-0806  
s, Tx 75218  
@gmail.com

PIER/PILING LOCATION DIAGRAM

Date: 12/21/23

Client:

Phone Number: 469 556 9038

Project:

Address: 2823 Kendale Dr Dallas TX 75220

Number of Piling: Exterior @ \$ Interior @ \$ Other:

Structure Description

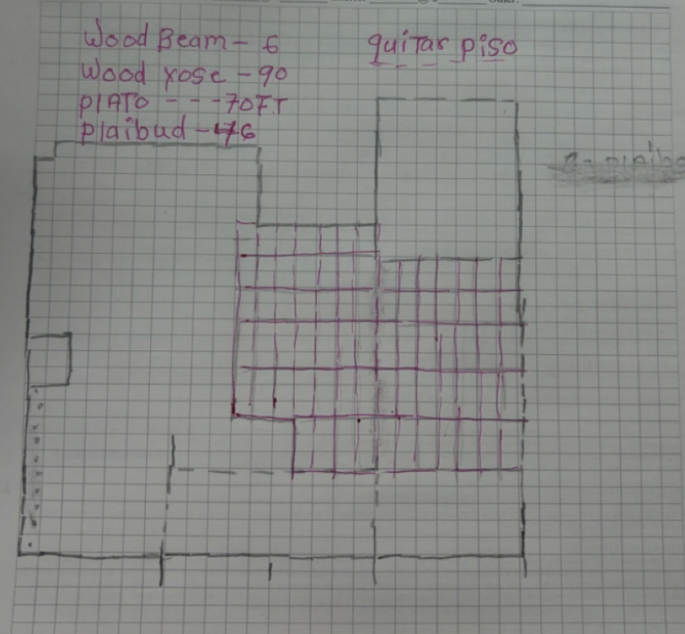
Foundation:  Slab  P/B

Stories:  1  2 Other:

Lock Box #

Wood Beam - 6  
Wood joist - 90  
PIATE --- 70 FT  
Plywood - 46

guitar piso



Note: An additional fee for Engineering Reports and Any other documents required to obtain city permits will be added to this initial estimate.

Replace old to new  
Wood beam  
6 @ \$6000  
Wood joist  
90 @ \$5400  
Sil Plate  
90 ft @ \$2700  
Plywood 46 @ \$6440  
Total \$ 20,540

# GUARANTEED FOUNDATION REPAIR

## DALLAS FORT WORTH HOUSTON WACO AUSTIN

---

817.884.7568

FREE ESTIMATES    FREE INSPECTIONS  
FOUNDATION & RETAINING WALL STABILIZATION  
PLUMBING LEAKS \* PIER & BEAM REPAIR  
BRICK CRACKING \* SLAB REPAIR  
HOUSE LEVELING

### AGREEMENT AND WARRANTY

[WWW.GUARANTEEDFOUNDATIONREPAIR.COM](http://WWW.GUARANTEEDFOUNDATIONREPAIR.COM)

DATE: 9/14//2015

OWNER: JOEY 214 901 2026

PROJECT: 2823 KENDALE DR DALLAS TEXAS

**DESCRIPTION AND COST OF REPAIR: TOTAL AMOUNT.                      \$5850.00**

- 1. LIFT AND ADJUST PIER AND BEAM**
- 2. LIFT AND RESET PIERS UNDER STRUTURE**
- 3. INSTALL 15 CONCRETE PRESSED PIERS**

#### **PROVISIONS:**

- 1. GFR WILL STABILIZE AROUND PIERS**
- 2. WE WILL SHIM WITH METAL SHIMS**

WITH PAYMENT TO BE MADE AS FOLLOWS:

DOWN PAYMENT \$2925.00

BALANCE DUE UPON COMPLETION \$2925.00

This price does not include any cosmetic repairs, painting, caulking, mortar repair, door adjustments, framing adjustments, unless specified in the special provisions above. All materials are guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

Any alterations or deviations from the specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the contract.

NOTE: This contract may be withdrawn by Guaranteed Foundation Repair. if not accepted within 7 days.

By signing this agreement, the Owner agrees that the above prices, specifications, and conditions are satisfactory and hereby accepts the terms contained in this contract, in its entirety, and that this document contains all the terms of the contract, and that there are no other terms outside the four corners of this document, and all payments will be made as outlined above.

Proposal written by: Dennis

Date: \_\_\_\_\_

Signature: \_\_\_\_\_



# COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT: 2823 Kendale Drive Dallas TX 75220

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

### PART 1 – Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

Aware Not Aware

- (1) any of the following environmental conditions on or affecting the Property:
  - (a) radon gas? .....
  - (b) asbestos components:
    - (i) friable components? .....
    - (ii) non-friable components? .....
  - (c) urea-formaldehyde insulation? .....
  - (d) endangered species or their habitat? .....
  - (e) wetlands? .....
  - (f) underground storage tanks? .....
  - (g) leaks in any storage tanks (underground or above-ground)? .....
  - (h) lead-based paint? .....
  - (i) hazardous materials or toxic waste? .....
  - (j) open or closed landfills on or under the surface of the Property? .....
  - (k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like? .....
  - (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? .....
- (2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? .....
- (3) any part of the Property lying in a special flood hazard area (A or V Zone)? .....
- (4) any improper drainage onto or away from the Property? .....
- (5) any fault line at or near the Property that materially and adversely affects the Property? .....
- (6) air space restrictions or easements on or affecting the Property? .....
- (7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? .....

(TXR-1408) 4-1-18 Initialed by Seller or Landlord: TV and Buyer or Tenant: \_\_\_\_\_ Page 1 of 4

- |   | <u>Aware</u>             | <u>Not<br/>Aware</u>                |
|---|--------------------------|-------------------------------------|
| (8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) pending changes in zoning, restrictions, or in physical use of the Property? .....<br>The current zoning of the Property is: _____  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) lawsuits affecting title to or use or enjoyment of the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) common areas or facilities affiliated with the Property co-owned with others? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____  |                          |                                     |
| Name of manager: _____  |                          |                                     |
| Amount of fee or assessment: \$ _____ per _____   |                          |                                     |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown   |                          |                                     |
| (15) subsurface structures, hydraulic lifts, or pits on the Property?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) intermittent or weather springs that affect the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) any material defect in any irrigation system, fences, or signs on the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any of the following rights vested in others:  |                          |                                     |
| (a) outstanding mineral rights? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (20) any personal property or equipment or similar items subject to financing, liens, or lease(s)? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, list items: _____   |                          |                                     |
| _____   |                          |                                     |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART 2 – Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
<b>(1) Structural Items:</b>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(2) Plumbing Systems:</b>			
(a) water heaters or water softeners? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipments? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) sprinkler systems (fire, landscape)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) water coolers?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) private water wells?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) pumps or sump pumps?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(3) HVAC Systems:</b> any cooling, heating, or ventilation systems?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(4) Electrical Systems:</b> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(5) Other Systems or Items:</b>			
(a) security or fire detection systems?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) gas lines?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) garage doors and door operators? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) Parking gate @ rear of building not in use.

B. Are you (Seller or Landlord) aware of:

Aware      Not Aware

- (1) any of the following water or drainage conditions materially and adversely affecting the Property:
  - (a) ground water?.....
  - (b) water penetration?.....
  - (c) previous flooding or water drainage?.....
  - (d) soil erosion or water ponding?.....
- (2) previous structural repair to the foundation systems on the Property?.....
- (3) settling or soil movement materially and adversely affecting the Property?.....
- (4) pest infestation from rodents, insects, or other organisms on the Property?.....
- (5) termite or wood rot damage on the Property needing repair?.....
- (6) mold to the extent that it materially and adversely affects the Property?.....
- (7) mold remediation certificate issued for the Property in the previous 5 years?.....    
*if yes, attach a copy of the mold remediation certificate.*
- (8) previous termite treatment on the Property?.....
- (9) previous fires that materially affected the Property?.....
- (10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?.....
- (11) any part, system, or component in or on the Property not in compliance with the the Americans with Disabilities Act or the Texas Architectural Barrier Statute?.....

If you are aware of any of conditions described under Paragraph B, explain. (Attach additional information, if needed.) Foundation repairs were done several years back. Documentation pending.

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Kendale Properties

Buyer or Tenant: \_\_\_\_\_

By: Jan Chi Le

By: \_\_\_\_\_

By (signature): [Signature]

By (signature): \_\_\_\_\_

Printed Name: Jan Chi Le

Printed Name: \_\_\_\_\_

Title: Member

Title: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

**NOTICE TO BUYER OR TENANT:** The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. **YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.**