



FREESTANDING SHELL · READY FOR NEW BUILDOUT

RETAIL · FREESTANDING · ±260' FRONTAGE

2373 Stemmons Trail, Dallas, TX.

A ±25,841 SF freestanding retail building on ±2.3 acres in the core of Dallas — gated and fenced, heavy power, and delivered as shell space ready for a new buildout. Minutes from Love Field, I-35E and Loop 12.

LEASE / SALE PRICE

Call Agent

FOR PRICING & DETAILS

BUILDING SF

25,841

SITE SIZE

2.3 AC

PARKING

154 SPACES

ZONING

MU-3

↓ SCHEDULE A PRIVATE TOUR

LISTING BROKER

Larry Robbins

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CAPSTONE COMMERCIAL

Real Estate Group

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Dallas-Fort Worth, TX

OFFICE

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2373 STEMMONS TRAIL · DALLAS, TX 75220

Property Details.

PROPERTY OVERVIEW

2373 Stemmons Trail is a ±25,841 SF freestanding retail building on ±2.3 acres, centrally located in the core of Dallas just off Loop 12 / Northwest Highway. The site is gated and fenced, carries ±260 feet of frontage with a large pylon sign, and offers approximately 154 parking spaces — a rare parking ratio for an infill Dallas retail box.

The building is delivered as shell space, giving a new owner or tenant a clean canvas to design and build out to spec. Heavy power is already in place, and a transferable roof warranty conveys. With MU-3 mixed-use zoning and immediate access to I-35E, Loop 12 and Harry Hines, the property accommodates a wide range of retail, showroom, service and flex users — with Love Field and DFW International both a short drive away.

PROPERTY HIGHLIGHTS

- ±25,841 SF freestanding building on ±2.3 AC
- Shell space — ready for new tenant buildout
- Gated & fenced site · ±154 parking spaces
- ±260' of frontage · large pylon sign · high visibility
- Heavy power · transferable roof warranty conveys
- MU-3 mixed-use zoning · broad range of permitted uses
- Love Field ±2.4 mi · DFW ±9.2 mi · I-35E ±1.0 mi

PROPERTY SPECS

PROPERTY TYPE	Retail / Freestanding
BUILDING SF	±25,841 SF
SITE SIZE	±2.3 AC
PARKING	±154 Spaces
FRONTAGE	±260'
CONDITION	Shell Space
COUNTY	Dallas
MARKET	Northwest Dallas
ZONING	MU-3 (verify)
LEASE / SALE PRICE	Call Agent

TRADE AREA & ACCESS

Radius rings centered on 2373 Stemmons Trail

260

 ± FT

 Frontage & Pylon Signage
 Loop 12 ±0.4 mi · I-35E ±1.0 mi

Trade Area	1 Mile	3 Miles	5 Miles
Population	~19,000	~145,000	~375,000
Median HH Income	~\$58,000	~\$72,000	~\$85,000
Households	~7,000	~53,000	~145,000

Ring figures (~) are internal estimates and are NOT client-ready — replace with the exact CoStar/Esri 1/3/5-mile box before distribution. Sourced anchor: ZIP 75220 has 39,627 residents, 14,066 households and a median household income of \$69,843 (U.S. Census ACS via incomebyzipcode.com / unitedstateszipcodes.org). Distances are straight-line from the subject. Building SF, acreage, parking count, frontage and zoning per prior marketing materials — verify with Dallas CAD and the City of Dallas before relying on them.

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Photos · Location

INTERIOR & SITE

±25,841 SF · SHELL SPACE



LOCATION & ACCESS

NORTHWEST DALLAS · BACHMAN / LOVE FIELD CORRIDOR

SUBJECT PROPERTY

2373 Stemmons Trail
Dallas, TX 75220

±25,841 SF on ±2.3 AC · Dallas County

Centrally located in the core of Dallas with quick access to Loop 12 / Northwest Highway, I-35E (Stemmons Freeway) and Harry Hines Boulevard.

Loop 12 / Northwest Hwy ±0.4 mi

Harry Hines Blvd ±0.6 mi

I-35E / Stemmons Fwy ±1.0 mi

Dallas Love Field (DAL) ±2.4 mi

Downtown Dallas ±7.6 mi

DFW International Airport ±9.2 mi

Distances are straight-line from the subject property and are approximate, for marketing illustration only. Boundaries, distances and drive times must be independently verified.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, parking count, frontage, zoning and distances are approximate and must be independently confirmed. Photographs have been digitally enhanced for brightness, color and clarity; no architectural feature of the building has been altered. © 2026 Capstone Commercial Real Estate Group.

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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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Buyer/Tenant/Seller/Landlord Initials		Date	