

TENANT OPERATING - DO NOT DISTURB



FOR SALE
2ND GEN QSR

9180 Skillman Street
Dallas, Texas 75293

VENTURE

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Metrics

9180 Skillman Street
Dallas, Texas 75293

Location

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Building Size

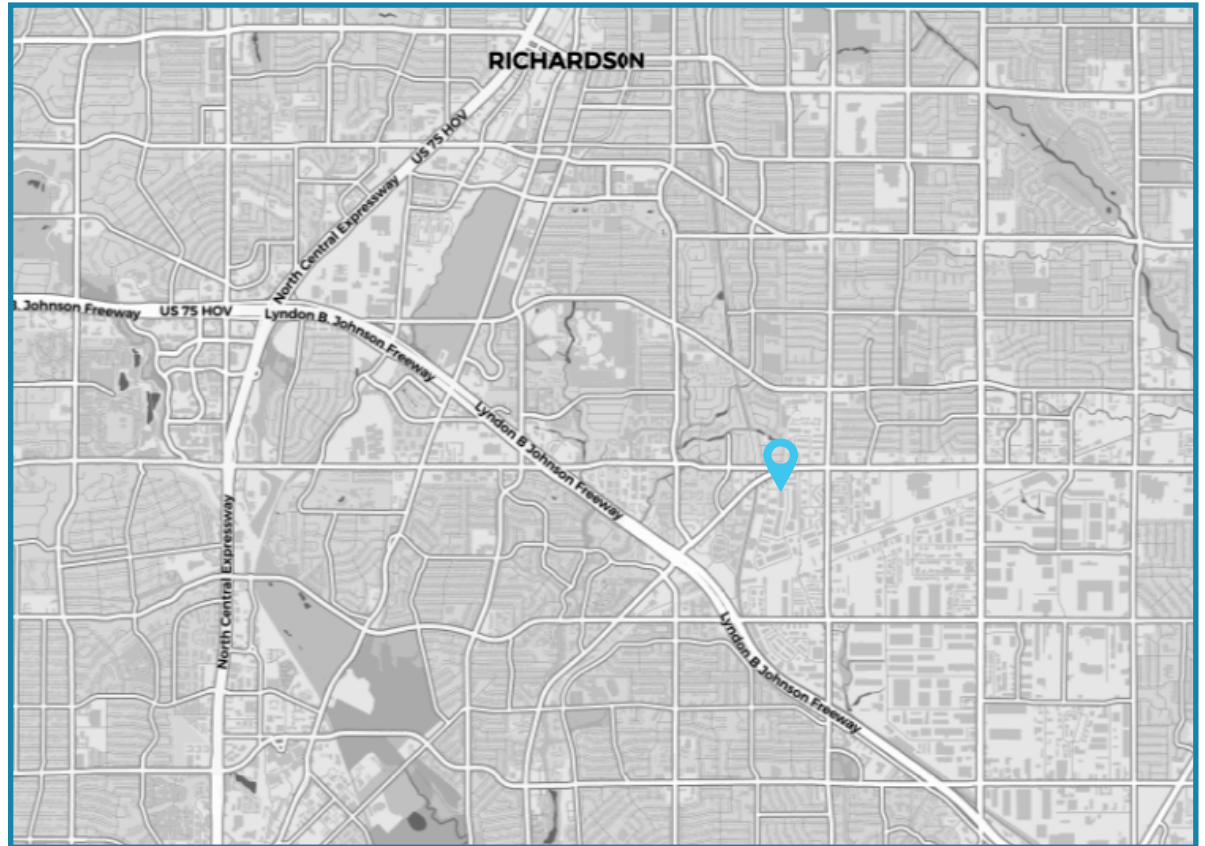
624 SF

Land Size

.49 Acres

Traffic Counts

I-635	Skillman Street
170,843 VPD	43,961 VPD



Area Attractions



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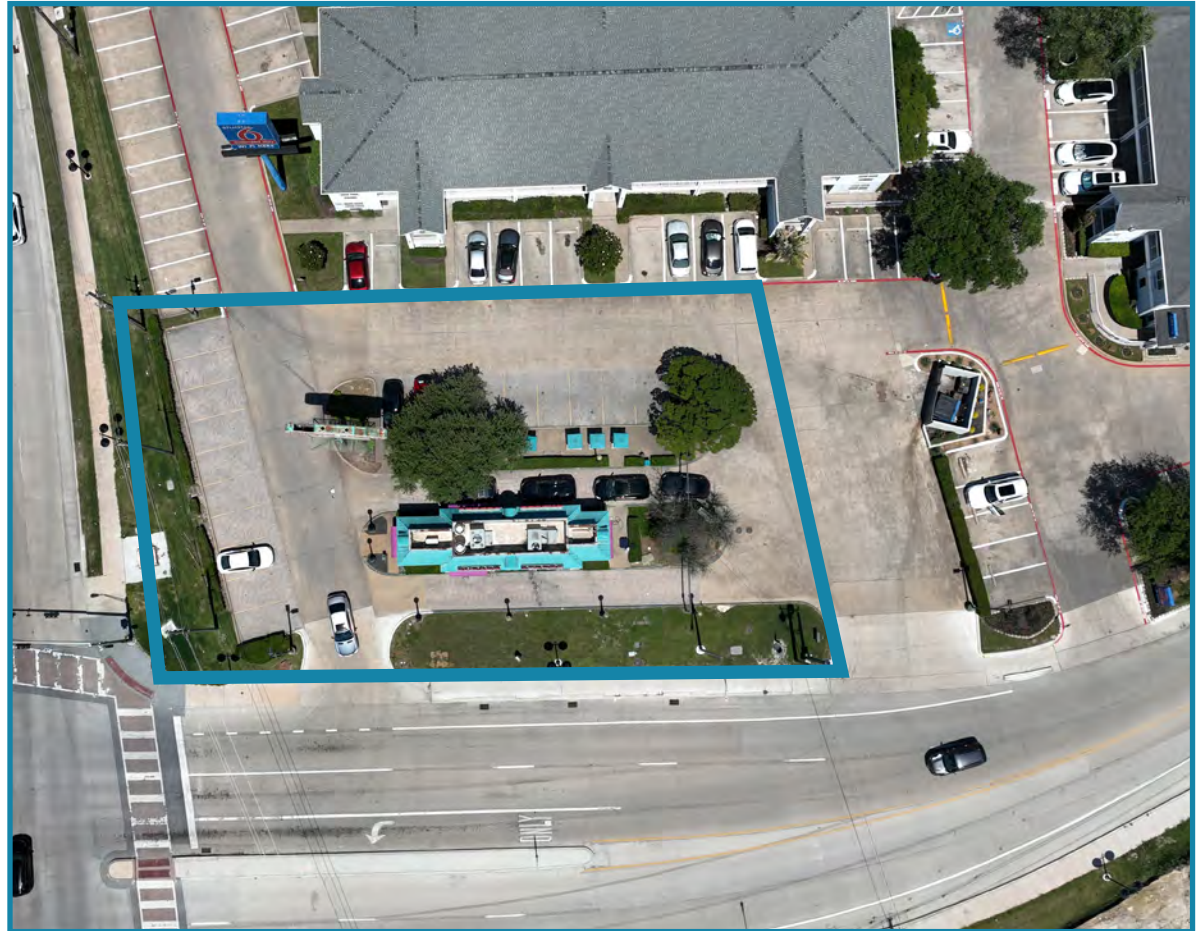
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Property Highlights

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- 1. Surrounded by Dense Multifamily** - The Skillman corridor is saturated with apartment communities and high-density residential, putting thousands of rooftops within immediate walking and driving distance — a built-in, captive customer base that makes this site a natural fit for any food, beverage, or convenience concept.
- 2. Exceptional Land Value Play** - Sitting on 21,321 SF (0.49 AC) in infill Dallas, the underlying land value is the primary driver.
- 3. Infill Dallas Redevelopment Opportunity** - Located in a densely populated, supply-constrained urban corridor, this site is ideally suited for a QSR operator, drive-thru redevelopment, or small-format retail concept.
- 4. Established Revenue-Generating Asset** - Tenant to close business upon sale of property. Buyer will have opportunity to release or re-position asset.

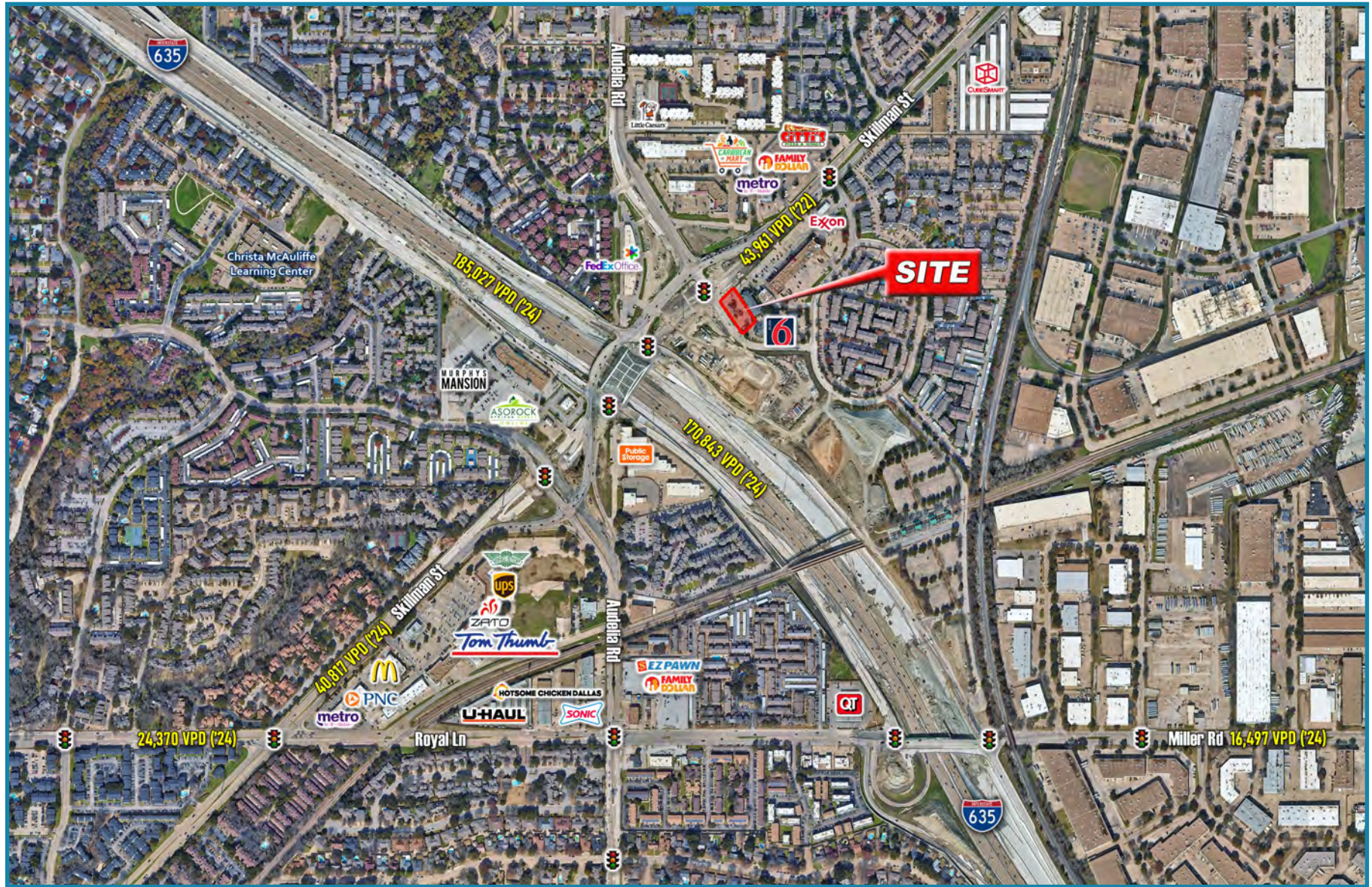


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	32,234	162,660	443,669
EST. DAYTIME POPULATION	17,943	107,451	327,086
EST. AVG. HH INCOME	\$72,692	\$106,927	\$123,207

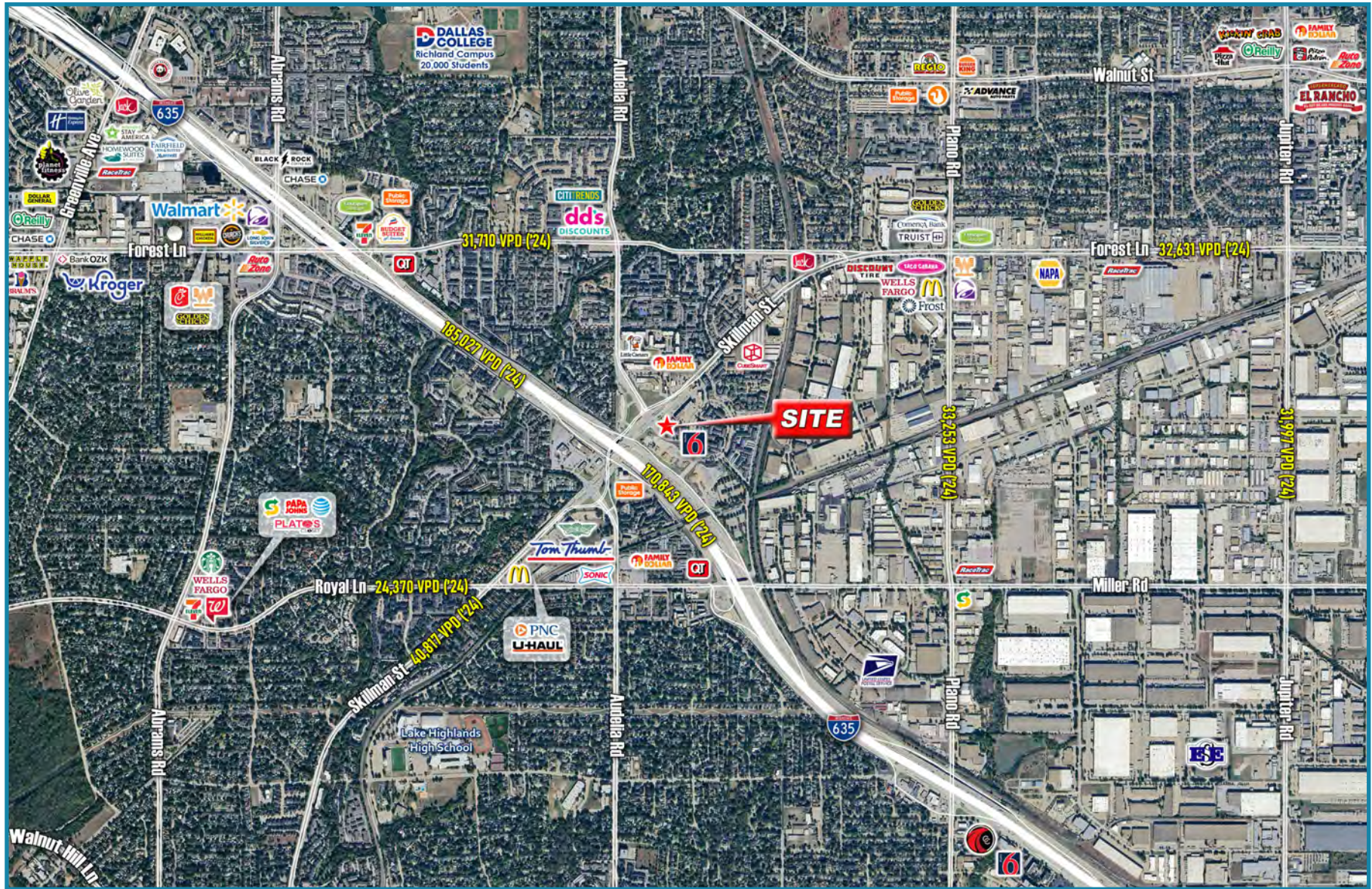
Close Aerial

9180 Skillman Street
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Far Aerial

9180 Skillman Street
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Oblique

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Oblique

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VENTURE

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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.

2-10-2025



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.

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. **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.**

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- 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.

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