

Old Rail Station

202 W Center St, Duncanville TX 75116-3441

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FRANCHISE
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HIGHLIGHTS

- Fully renovated retail spaces ready for immediate occupancy.
- Traffic Counts over 12,480 VPD (Main st)
- Ample parking available and pickleball courts



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Building A	Vacant	3,900	\$25.00		Anchor Restaurant Space
Building B - 101	Vacant	1,374	\$25.00		Restaurant, Deli, Cafe, or Coffee Shop
Building B - 102 A	Vacant	590	\$0.00		Retail Storefront
Building B - 102 B	Vacant	302	\$0.00		Executive Suite
Building B - 104	Vacant	1,361	\$24.00	NNN	Ideal for winery or upscale lounge

PROPERTY FEATURES

GLA (SF)	12,400
LAND ACRES	3.55
YEAR RENOVATED	2024
ZONING TYPE	RZ137
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	34
TRAFFIC COUNTS	12,480 (Main st)



Old Rail Station

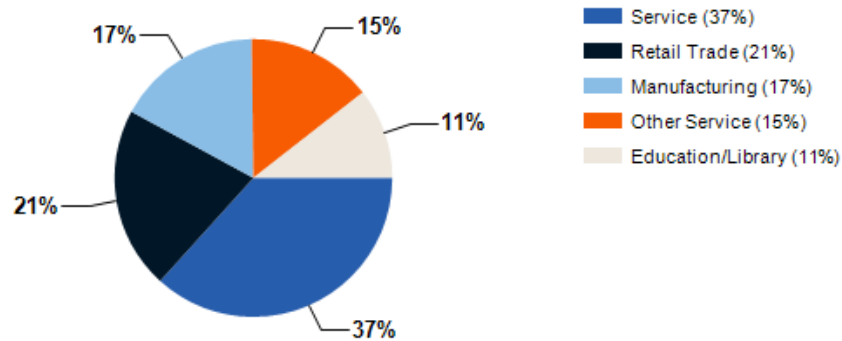
- Welcome to Old Rail Station, a newly renovated, prime mixed-use development offering versatile commercial spaces for diverse business needs. This property features two well-designed buildings on a spacious 3.35-acre lot, providing ample room for development and customer parking.

The first building is a 4,000 square foot space, perfect for a restaurant. Its generous layout accommodates a full-service kitchen, dining area, and access to pickleball courts.

The second building offers 8,400 square feet of flexible space, suitable for offices, retail shops, or another restaurant. With its adaptable layout, it can accommodate various business configurations under one roof.

Strategically located in Duncanville, this center benefits from outstanding visibility and accessibility, ensuring a steady flow of traffic. The expansive lot not only enhances its appeal but also offers potential for future expansion or additional parking facilities.

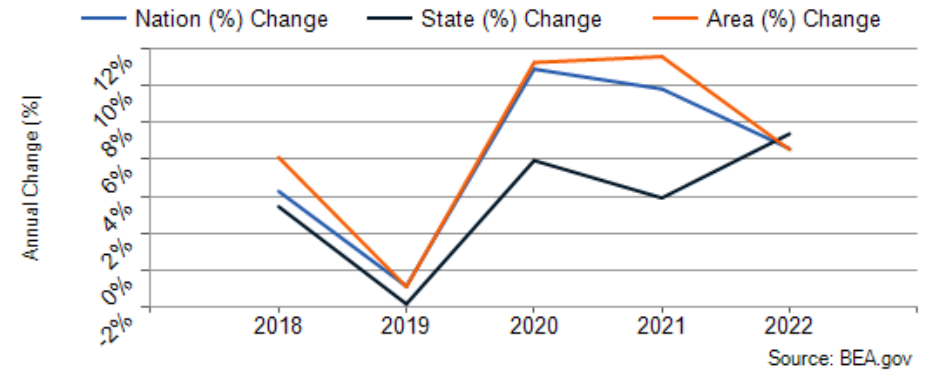
Major Industries by Employee Count



Largest Employers

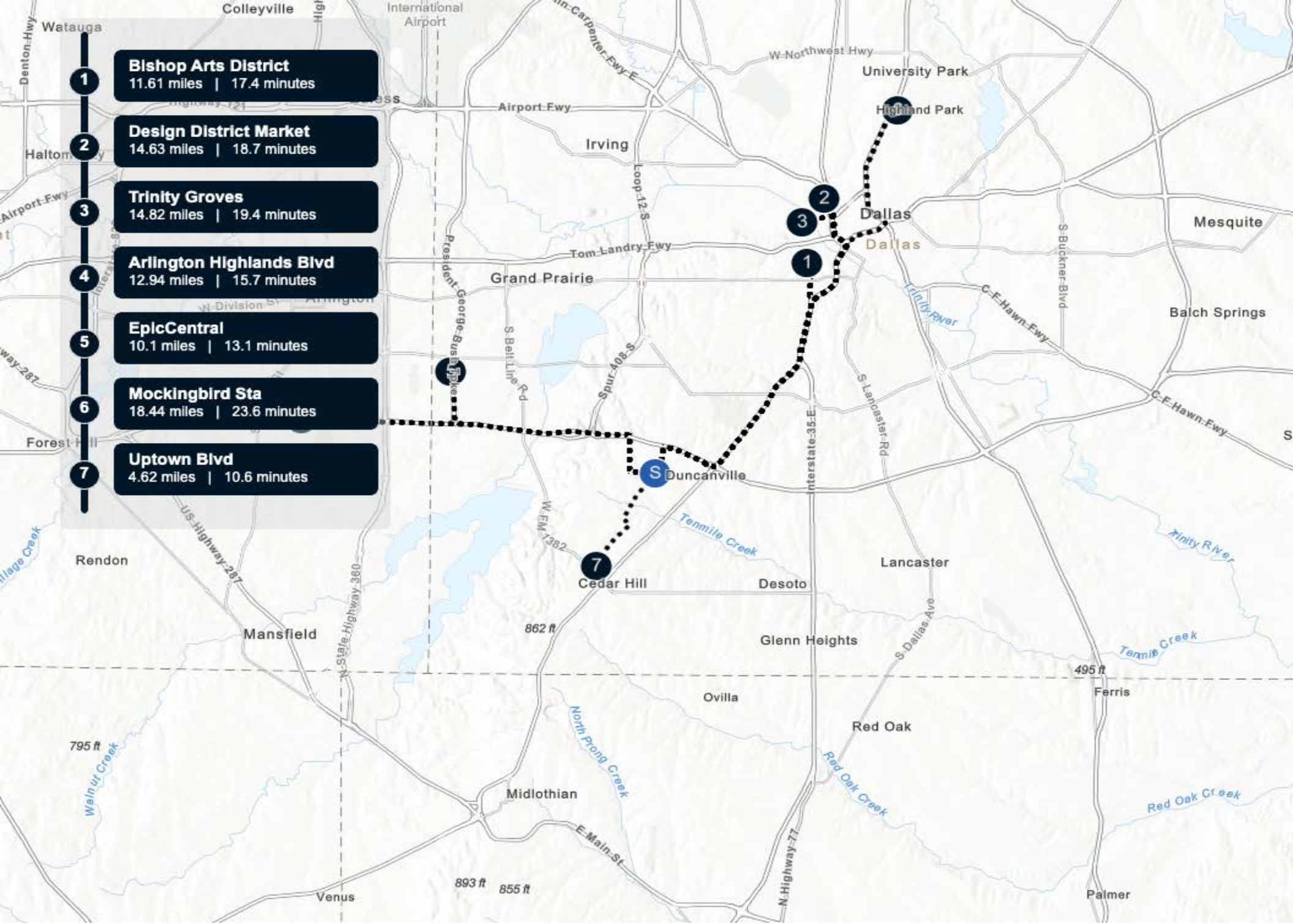
Texas Health Resources	18,846
Fidelity Investments	6,002
Cook Children's Health Care System	5,891
JPS Health Network	5,847
Capital One Financial Corp.	5,457
University of North Texas	5,100
Denton Independent School District	4,417
Peterbilt Motors	2,000

Dallas County GDP Trend

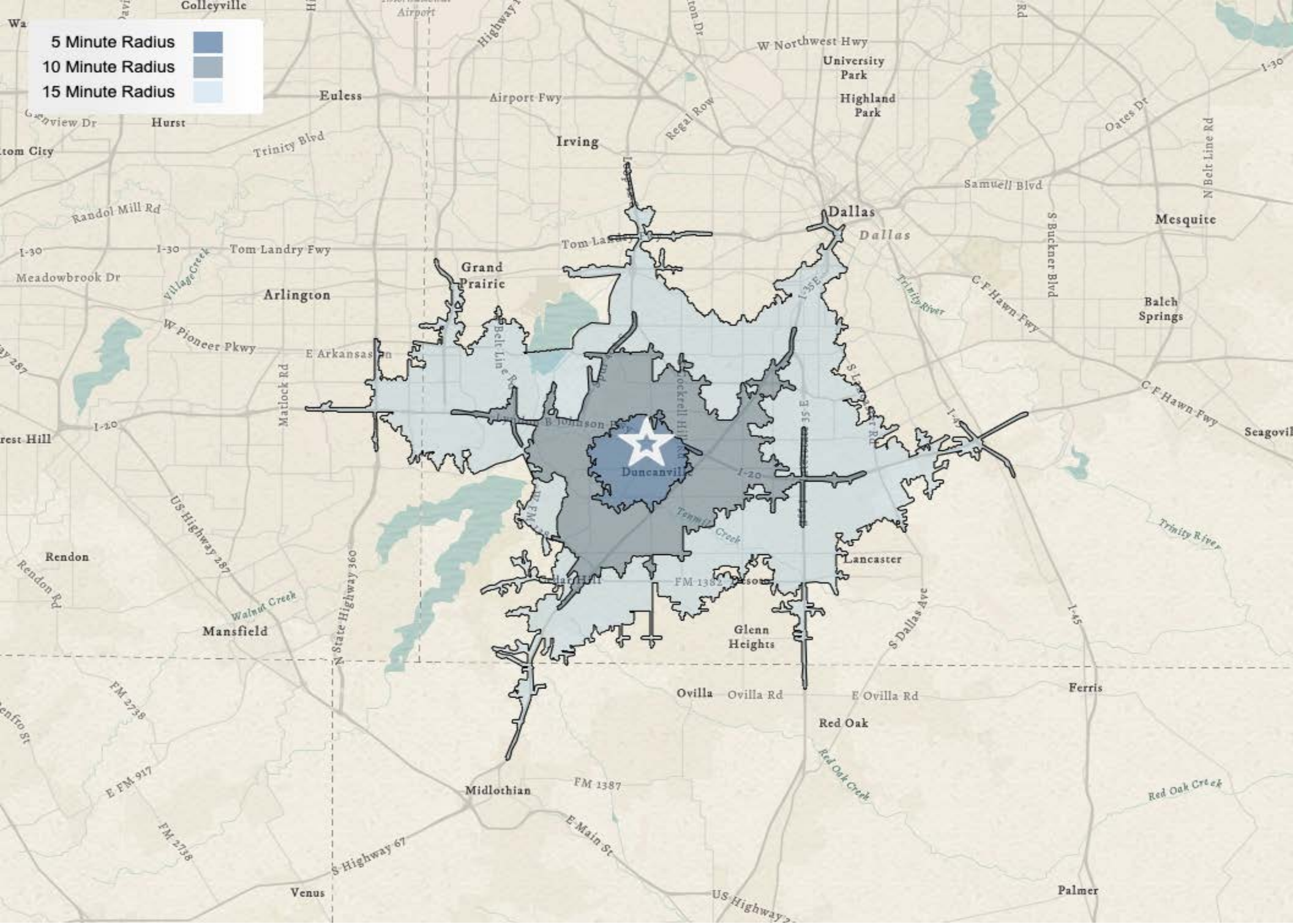


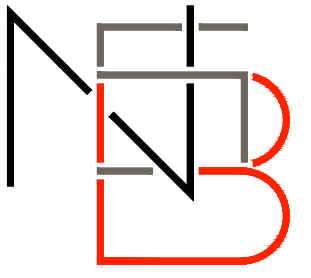


[Report a map error](#)



5 Minute Radius
 10 Minute Radius
 15 Minute Radius





NSBRANCH ARCHITECTS

1920 MCKINNEY AVE STE 700
DALLAS, TX 75201
WWW.NSBRANCH.COM

FIRM REG. NO. BR-3247

FOR REVIEW ONLY
NOT FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION

NEI DEVELOPMENT
202 W. CENTER ST.
DUNCANVILLE, TX 75116

PROJECT NO. 2024.311

REV	DESCRIPTION	DATE

ISSUE

AS-BUILT SURVEY

ISSUE DATE

OCTOBER 21, 2024

FLOOR PLAN - EXISTING

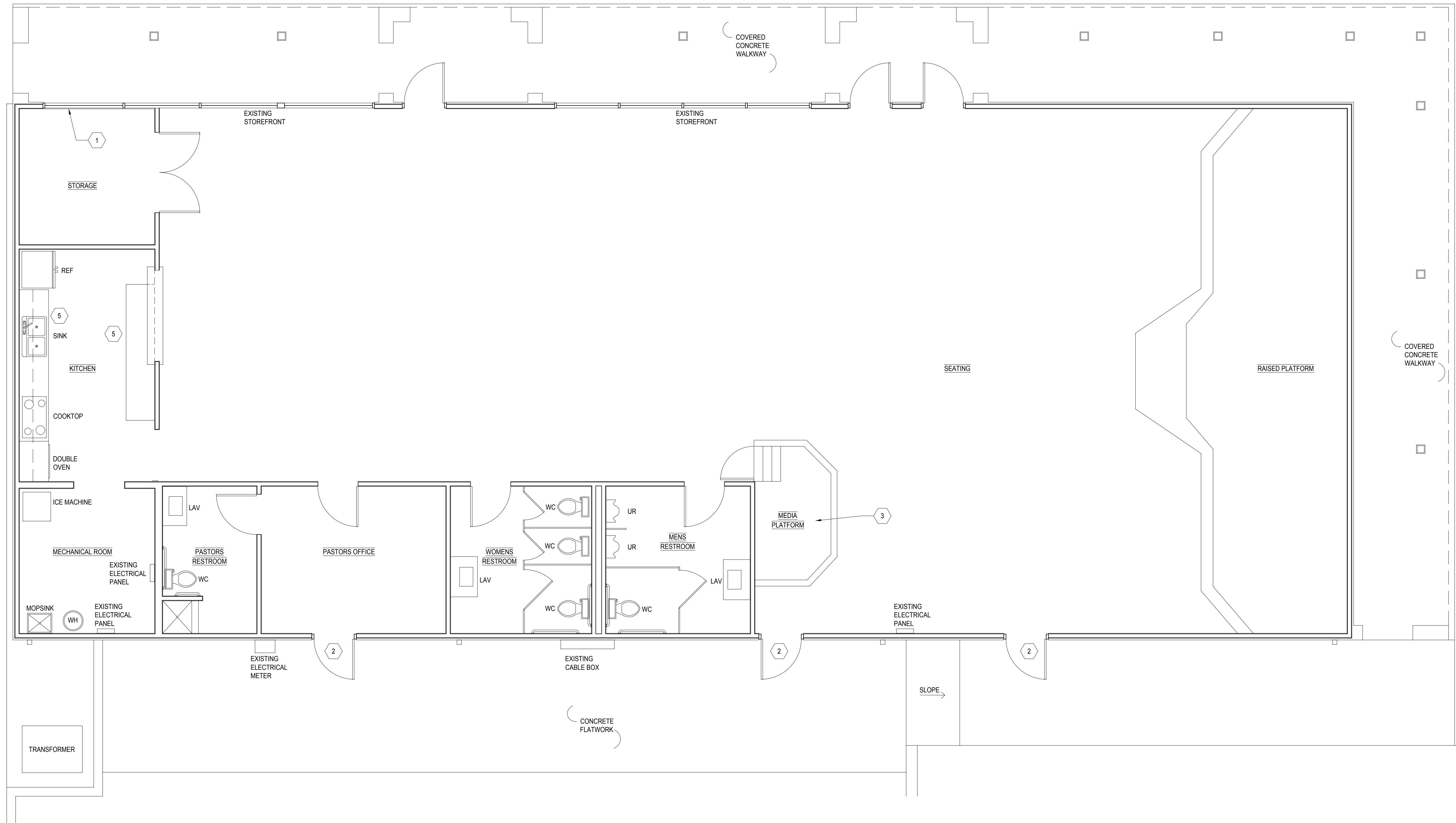
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PLAN NOTES:

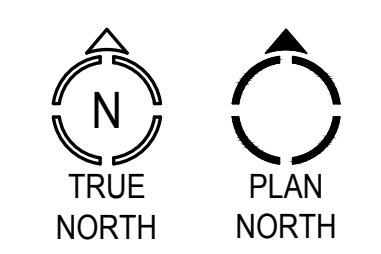
- AS-BUILT SURVEY PERFORMED BY NSBRANCH ARCHITECTS ON FRIDAY OCTOBER 18, 2024
- ALL DIMENSIONS ARE SHOWN FROM FACE OF FINISH TO FACE OF FINISH
- CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION

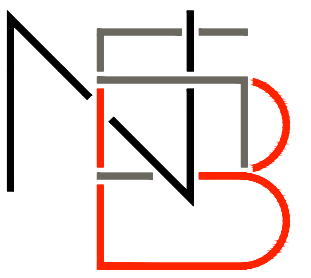
KEYED NOTES:

- 1 SPANDREL PANEL AT EXISTING STOREFRONT
- 2 EXISTING DOOR WITH PANIC HARDWARE
- 3 BUILT-IN RAISED PLATFORM - WOOD CONSTRUCTION
- 4 EXISTING 50 GALLON WATER HEATER - ELECTRIC
- 5 EXISTING SOLID SURFACE COUNTERTOP ON BASE CABINET



1 FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"





NSBRANCH ARCHITECTS

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NEI DEVELOPMENT
202 W. CENTER ST.
DUNCANVILLE, TX 75116

PROJECT NO. 2024.311

REV	DESCRIPTION	DATE

ISSUE

AS-BUILT SQUARE FOOTAGE

ISSUE DATE

OCTOBER 23, 2024

FLOOR PLAN - EXISTING

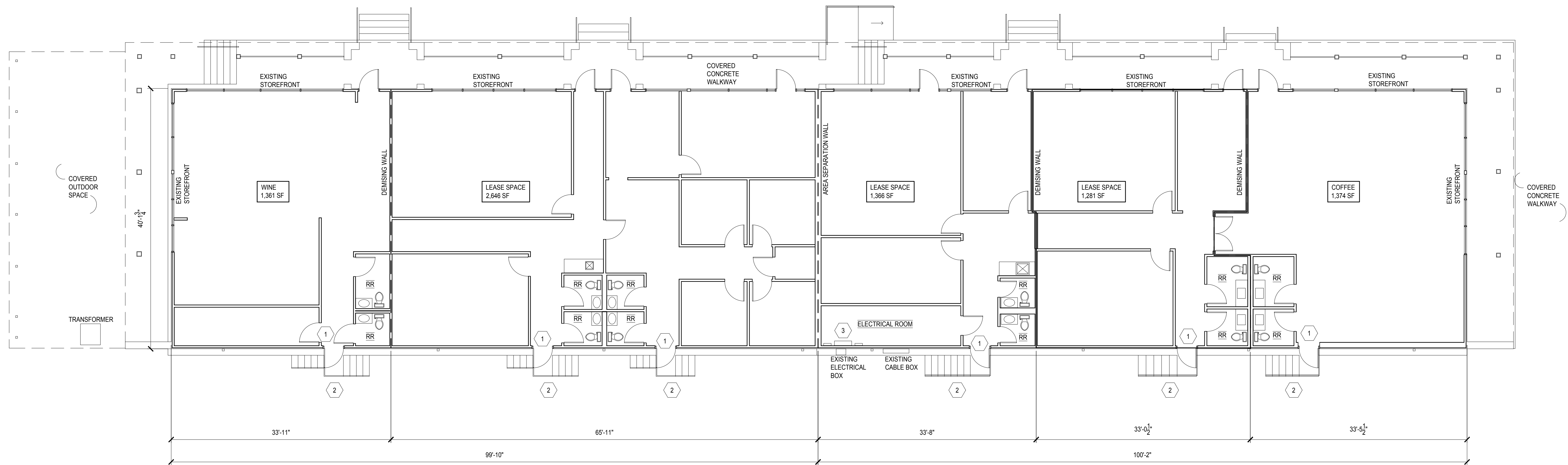
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PLAN NOTES:

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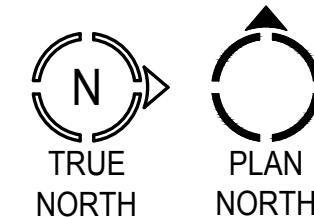
KEYED NOTES:

- 1 EXISTING DOOR WITH PANIC HARDWARE
- 2 CONCRETE STEPS WITH METAL GUARDRAIL
- 3 EXISTING MAIN DISTRIBUTION PANEL WITH 2 ELECTRICAL PANEL BOXES



1 FLOOR PLAN - EXISTING

SCALE: 1/8" = 1'-0"





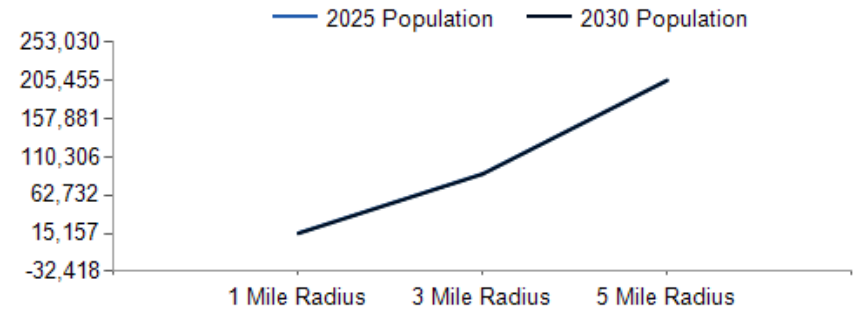




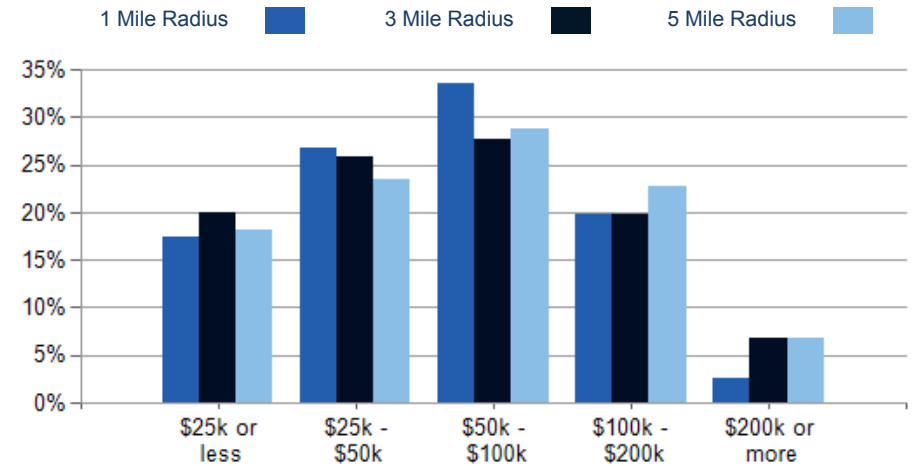
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,167	67,531	153,171
2010 Population	15,216	82,389	188,375
2025 Population	15,650	89,458	205,442
2030 Population	15,157	88,932	205,455
2025-2030: Population: Growth Rate	-3.20%	-0.60%	0.00%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	473	3,502	7,254
\$15,000-\$24,999	448	2,878	5,696
\$25,000-\$34,999	547	2,958	6,892
\$35,000-\$49,999	866	5,277	9,962
\$50,000-\$74,999	988	5,388	12,302
\$75,000-\$99,999	783	3,468	8,261
\$100,000-\$149,999	777	4,347	11,322
\$150,000-\$199,999	267	1,980	4,992
\$200,000 or greater	138	2,139	4,889
Median HH Income	\$55,826	\$54,629	\$59,837
Average HH Income	\$72,899	\$82,956	\$86,832

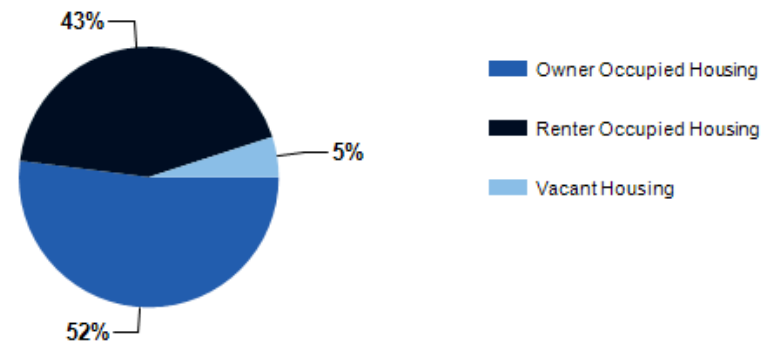
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,573	26,093	56,175
2010 Total Households	5,357	29,996	66,014
2025 Total Households	5,286	31,937	71,570
2030 Total Households	5,149	32,174	72,331
2025 Average Household Size	2.93	2.77	2.83
2025-2030: Households: Growth Rate	-2.60%	0.75%	1.05%



2025 Household Income

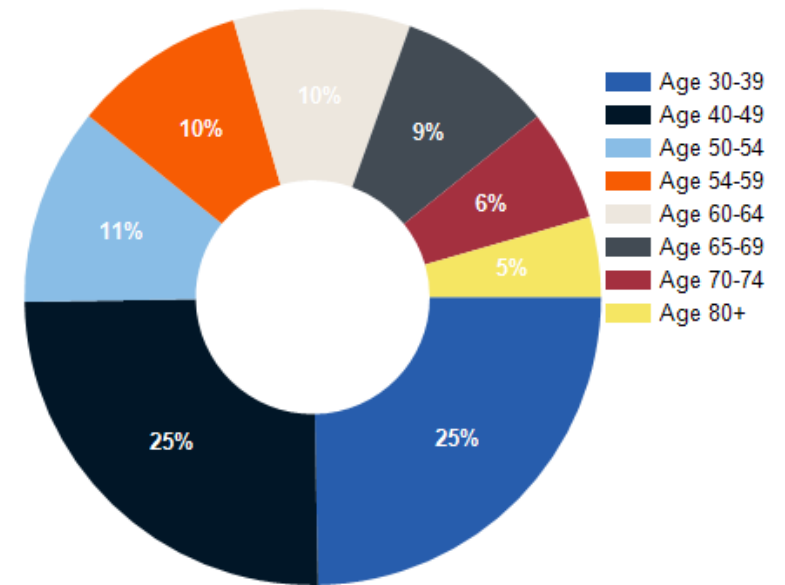


2025 Own vs. Rent - 1 Mile Radius

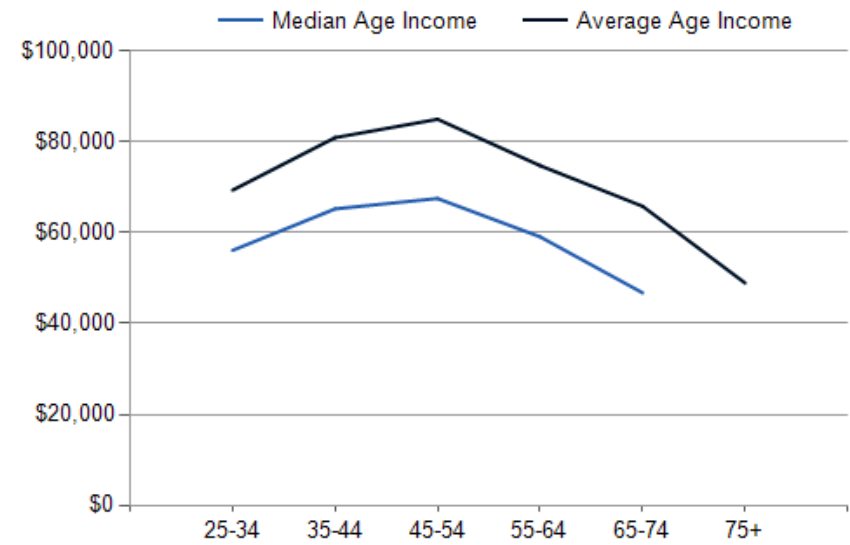


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,033	6,206	13,867
2025 Population Age 35-39	1,048	5,860	13,279
2025 Population Age 40-44	1,116	5,884	13,508
2025 Population Age 45-49	992	5,550	12,709
2025 Population Age 50-54	935	5,533	12,981
2025 Population Age 55-59	819	4,966	11,672
2025 Population Age 60-64	835	5,020	11,681
2025 Population Age 65-69	736	4,319	10,132
2025 Population Age 70-74	529	3,390	8,144
2025 Population Age 75-79	379	2,342	6,017
2025 Population Age 80-84	252	1,326	3,212
2025 Population Age 85+	243	1,108	2,491
2025 Population Age 18+	11,560	67,527	156,196
2025 Median Age	35	36	36
2030 Median Age	36	36	37



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,119	\$51,140	\$57,010
Average Household Income 25-34	\$69,382	\$74,359	\$80,195
Median Household Income 35-44	\$65,263	\$63,288	\$70,670
Average Household Income 35-44	\$80,956	\$90,628	\$97,055
Median Household Income 45-54	\$67,551	\$64,713	\$74,980
Average Household Income 45-54	\$84,999	\$92,653	\$100,194
Median Household Income 55-64	\$59,112	\$59,964	\$67,334
Average Household Income 55-64	\$74,790	\$89,923	\$94,480
Median Household Income 65-74	\$46,764	\$48,307	\$50,826
Average Household Income 65-74	\$65,845	\$80,761	\$78,255
Average Household Income 75+	\$48,946	\$62,940	\$60,385



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