



INVESTMENT SALES & LEASING

2519 & 2523 S Denley Drive, Dallas, TX 75216

For Sale

Completely Remodeled Facility on a  
Secure Fenced Lot



KARAN AULAKH, CCIM  
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# PROPERTY OVERVIEW

- **BUILDING SIZE / LOT SIZE**

±4,960 SF / ±0.57 ACRES

- **YEAR BUILT**

1958

- **PARKING**

ON-SITE SURFACE PARKING

- **ZONING**

R-7.5(A) – SINGLE FAMILY RESIDENTIAL DISTRICT

- **UTILITIES / POWER**

ELECTRICITY, CITY WATER, AND CITY SEWER.



INVESTMENT SALES & LEASING

# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

17,760

Population

34.1

Median Age

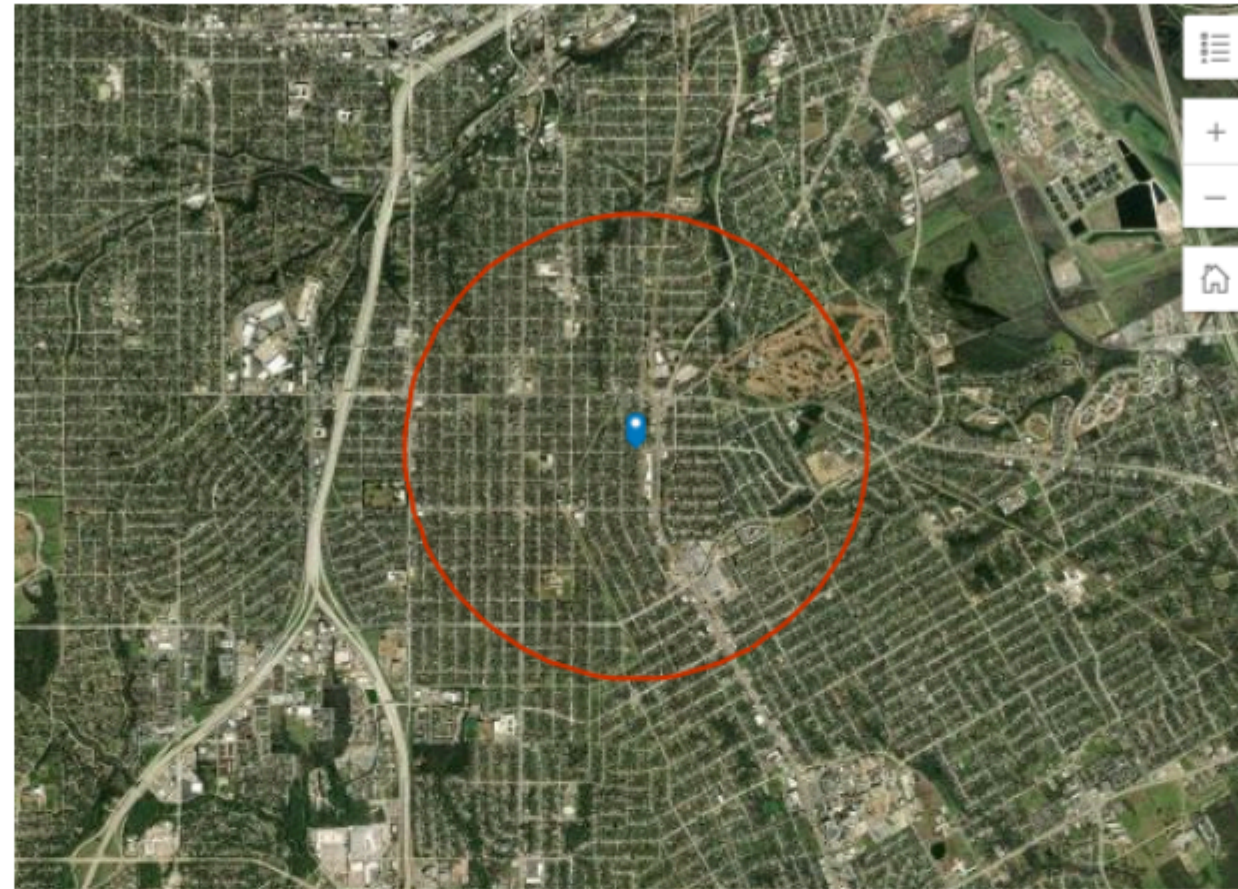


3.3

Average Household Size

US\$53,534

Median Household Income



## ANNUAL LIFESTYLE SPENDING



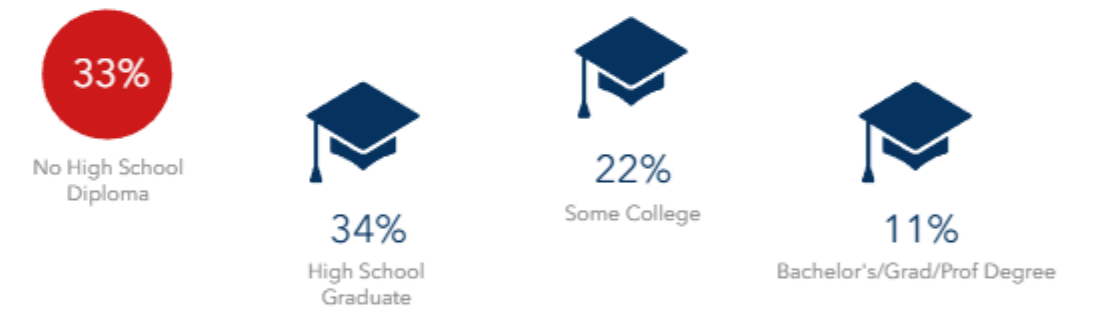
## EMPLOYMENT



6.6%

Unemployment Rate

## EDUCATION



## BUSINESS



310

Total Businesses



2,005

Total Employees

## ANNUAL HOUSEHOLD SPENDING



# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

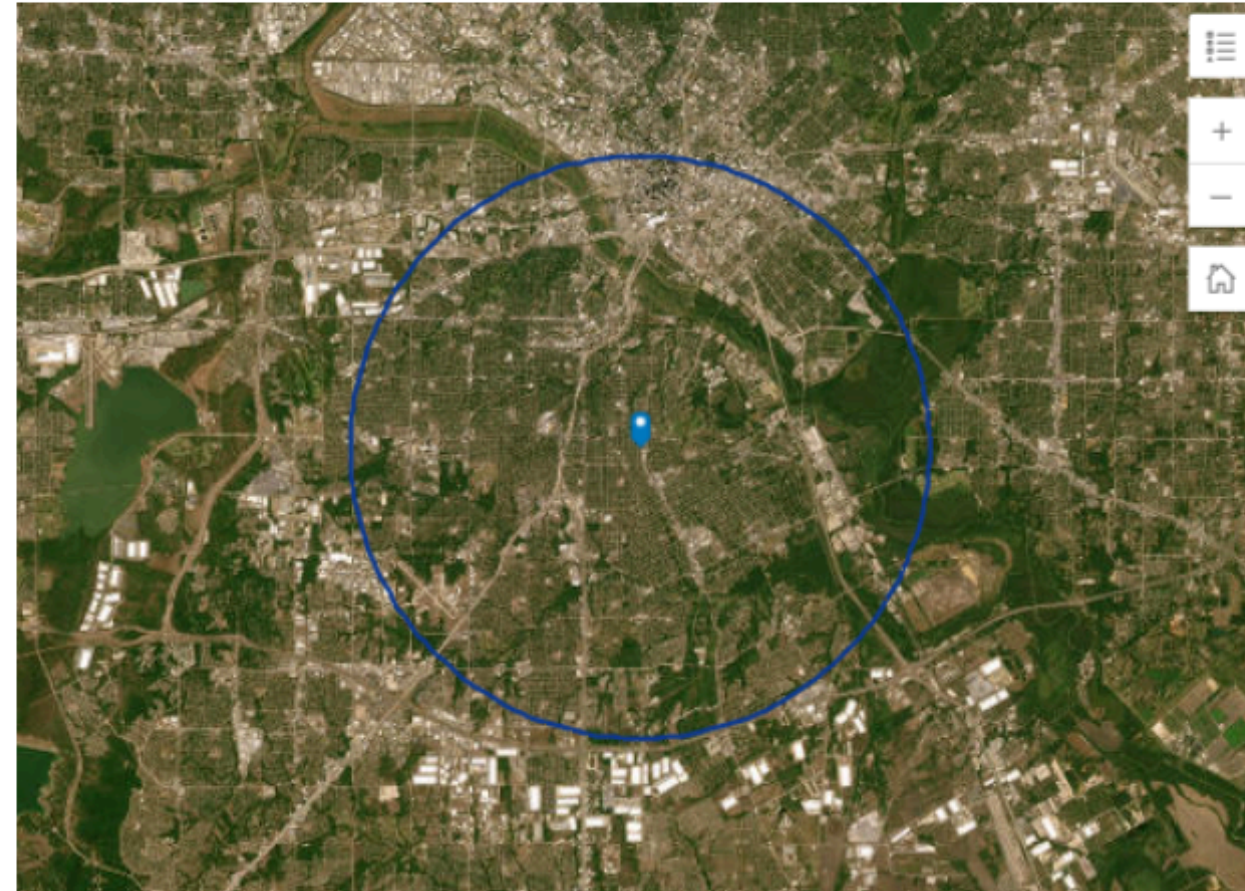
297,035

Population



35.0

Median Age



2.6

Average Household Size

US\$61,507

Median Household Income

## BUSINESS



12,287

Total Businesses



144,679

Total Employees

## ANNUAL LIFESTYLE SPENDING



US\$2,415

Travel



US\$77

Theatre/Operas/  
Concerts



US\$57

Movies/Museums/  
Parks



US\$63

Sports Events



US\$8

Online Games

## EMPLOYMENT



55%

White Collar



31%

Blue Collar



14%

Services



4.9%

Unemployment Rate

## EDUCATION

23%

No High School Diploma



30%

High School Graduate



23%

Some College



24%

Bachelor's/Grad/Prof Degree

## ANNUAL HOUSEHOLD SPENDING



US\$1,920

Apparel &  
Services



US\$176

Computers &  
Hardware



US\$3,252

Eating Out



US\$5,781

Groceries



US\$5,578

Health Care



# Dallas–Fort Worth Market Overview

- THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS
- HOME TO MORE THAN 3.8 MILLION WORKERS, SUPPORTING ONE OF THE STRONGEST LABOR MARKETS IN THE COUNTRY
- COMPRISES 13 COUNTIES AND SPANS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE U.S.
- SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE
- HOSTS 22 FORTUNE 500 HEADQUARTERS AND OVER 10,000 CORPORATE FACILITIES ACROSS DIVERSE INDUSTRIES
- SUPPORTED BY TWO MAJOR COMMERCIAL AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — OFFERING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY
- HOME TO MAJOR CORPORATE HEADQUARTERS INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP



# DALLAS COUNTY OVERVIEW

- DALLAS COUNTY SERVES AS THE ECONOMIC CORE OF NORTH TEXAS, CONSISTENTLY DRIVING REGIONAL GROWTH, INVESTMENT, AND DEVELOPMENT
- STRATEGICALLY LOCATED WITHIN THE FOURTH-LARGEST METRO IN THE U.S. (DFW), OFFERING STRONG POPULATION AND EMPLOYMENT FUNDAMENTALS
- UNMATCHED TRANSPORTATION CONNECTIVITY VIA I-20, I-30, I-35E, I-45, US-75, US-175, AND LOOP 12, SUPPORTING REGIONAL AND NATIONAL DISTRIBUTION
- SERVED BY DFW INTERNATIONAL AIRPORT AND DALLAS LOVE FIELD, POSITIONING THE COUNTY AS A MAJOR HUB FOR CORPORATE, LOGISTICS, AND INDUSTRIAL USERS
- HOME TO KEY EMPLOYMENT CENTERS INCLUDING DOWNTOWN DALLAS, LAS COLINAS, THE DESIGN DISTRICT, AND THE I-20 INDUSTRIAL CORRIDOR
- HEADQUARTERS AND MAJOR OPERATIONS FOR FORTUNE 500 COMPANIES SUCH AS AT&T, SOUTHWEST AIRLINES, TEXAS INSTRUMENTS, COMERICA, AND TENET HEALTHCARE
- STRONG DEMOGRAPHICS AND A PRO-BUSINESS ENVIRONMENT CONTINUE TO ATTRACT BOTH INVESTORS AND OWNER-USERS

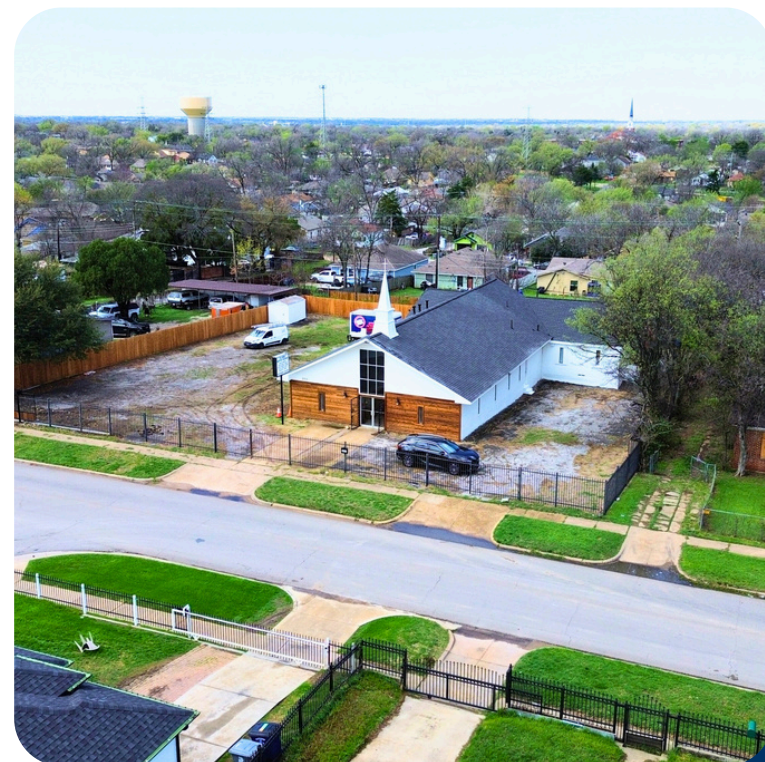
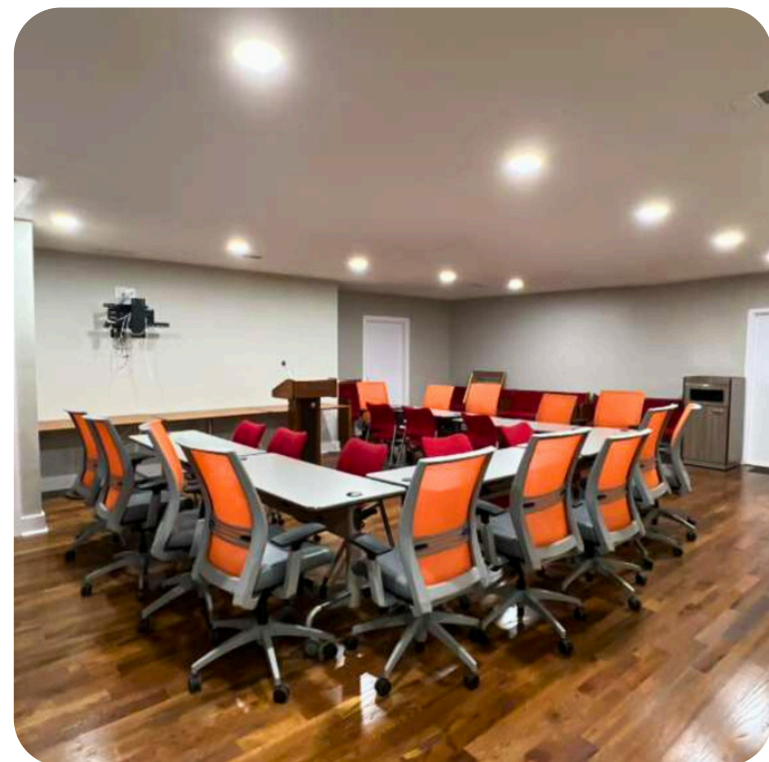


# INVESTMENT HIGHLIGHTS

- Two adjacent parcels located at 2519 & 2523 S Denley Drive, Dallas, TX.
- Asking Price: \$750,000.
- Combined land area of  $\pm 0.566$  acres ( $\pm 24,655$  SF).
- $\pm 4,960$  SF existing building originally constructed in 1958.
- Property fully remodeled with new flooring throughout.
- Updated electrical systems and completed foundation work in 2026.
- Roof replaced within the past two years with architectural shingles.
- New HVAC systems were installed in 2026.
- Interior layout includes multiple offices, a large seating area, and a full kitchen with break room space.
- The site is fully fenced with an automatic electric gate for secure access.
- An additional parcel is included for expanded surface parking.
- Single-story building configuration.
- All public utilities available.



# INVESTMENT HIGHLIGHTS





Exxon Mobil



S Lancaster Rd

S DENLEY DR

CSL Plasma



**FAMILY DOLLAR**

**CSL Plasma**

 **EXCEL DENTAL**  
General Dentistry & Orthodontics

**AutoZone**









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Disclaimer

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