



INVESTMENT SALES & LEASING

4120 Colonial Avenue, Dallas, TX 75215

For Sale
Automotive



KARAN AULAKH, CCIM
MANAGING BROKER | KARE
214.272.8131 | INFO@KARECOMMERCIAL.COM

PROPERTY OVERVIEW

- BUILDING SIZE / LOT SIZE
±1,529 SF / ±0.136 ACRES
- YEAR BUILT / RENOVATED
1950 / 2020
- PARKING SPACES
COVERED, DRIVEWAY, ON SITE, PARKING LOT
- ZONING
COMMERCIAL
- UTILITIES / POWER
CITY SEWER, CITY WATER & ELECTRICITY CONNECTED



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

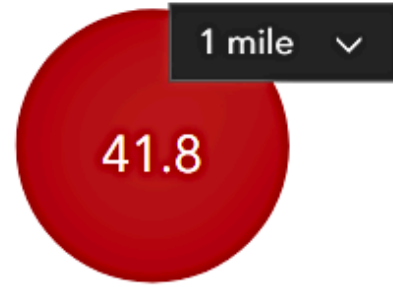
9,135

Population



2.6

Average Household Size



41.8

Median Age

US\$46,881

Median Household Income

BUSINESS



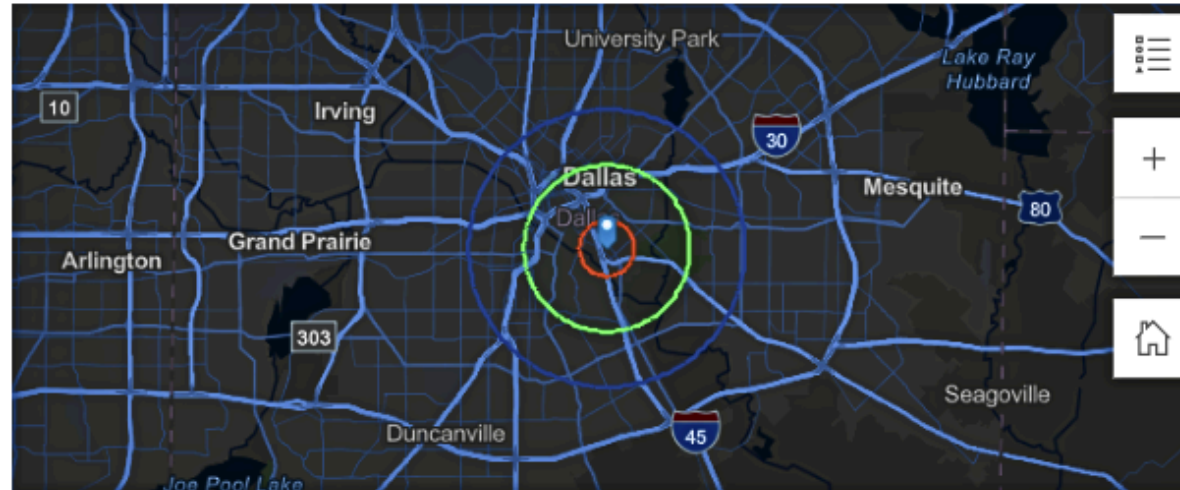
267

Total Businesses



2,643

Total Employees



Variables

1 mile

3 miles

5 miles

2000 Total Households

3,941

23,994

105,594

2010 Total Households

3,195

25,100

114,135

2025 Total Households

3,406

32,863

153,940

2030 Total Households

3,378

36,593

165,959

EMPLOYMENT

1 mile



50%

White Collar



30%

Blue Collar



20%

Services



8.2%

Unemployment Rate

EDUCATION

1 mile

25%

No High School Diploma



37%

High School Graduate



27%

Some College



11%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

1 mile



US\$1,579

Apparel & Services



US\$141

Computers & Hardware



US\$2,483

Eating Out



US\$5,048

Groceries



US\$5,194

Health Care



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

348,576

Population

33.9

Median Age

2.2

Average Household Size

US\$75,011

Median Household Income

BUSINESS



21,013

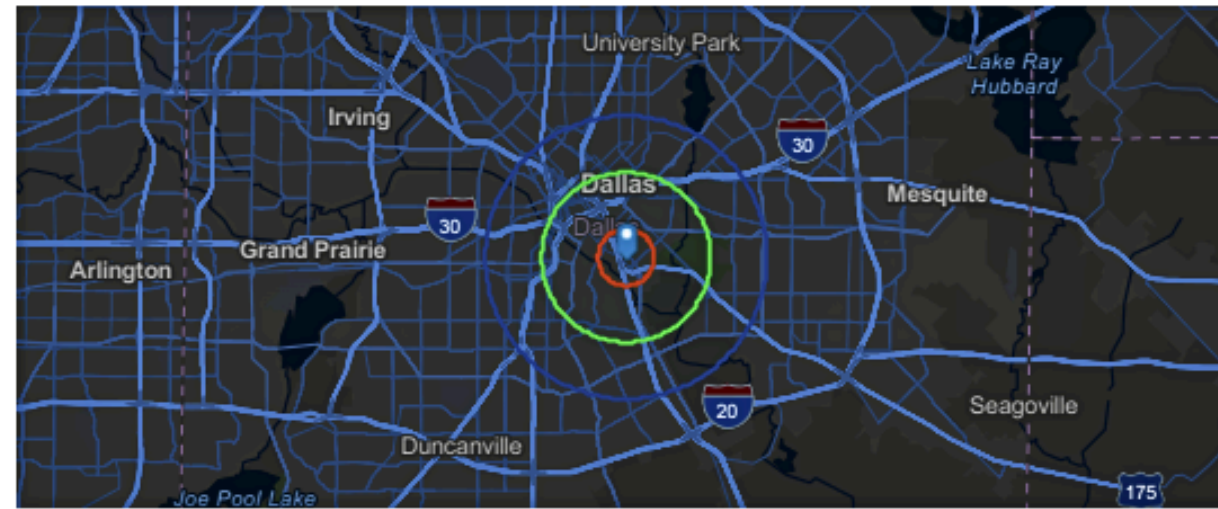
Total Businesses



245,569

Total Employees

5 miles



Variables 1 mile 3 miles 5 miles

2000 Total Households 3,941 23,994 105,594

2010 Total Households 3,195 25,100 114,135

2025 Total Households 3,406 32,863 153,940

2030 Total Households 3,378 36,593 165,959

EMPLOYMENT

5 mil



67%

White Collar



22%

Blue Collar



12%

Services

4.1%

Unemployment Rate

EDUCATION

5 miles

18%

No High School Diploma



23%

High School Graduate



19%

Some College



40%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

5 miles

US\$2,619
Apparel & Services

US\$242
Computers & Hardware

US\$4,439
Eating Out

US\$7,696
Groceries

US\$7,085
Health Care



PRO FORMA CAP RATE

- **Asking Price: \$375,000.00**
- **Building Size: ±1,539 SF**
- **Pro Forma Rent: \$15.00/SF NNN**
- **Gross Annual Rent: ±\$23,085.00**
- **Landlord Expenses: Minimal (NNN lease)**

PRO FORMA NOI: ±\$23,085.00

PRO FORMA CAP RATE: **±6.16%**



INVESTMENT SALES & LEASING

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 AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, 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.



INVESTMENT SALES & LEASING

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



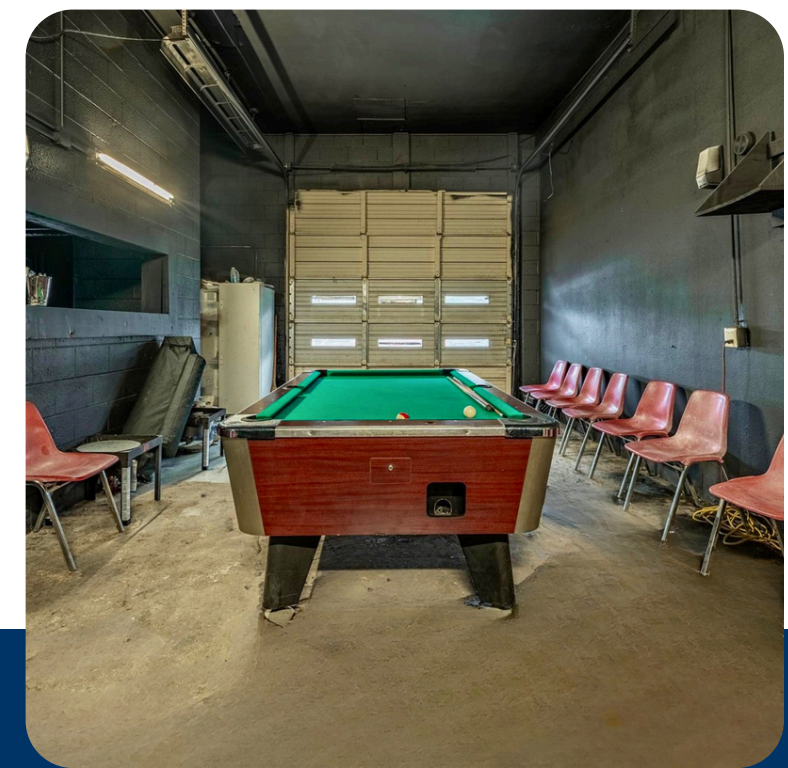
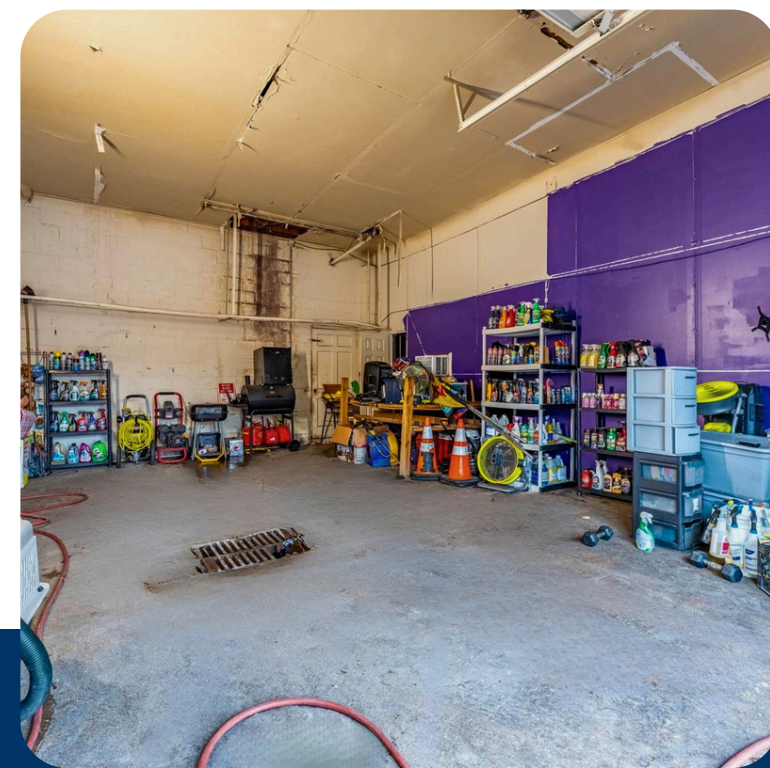
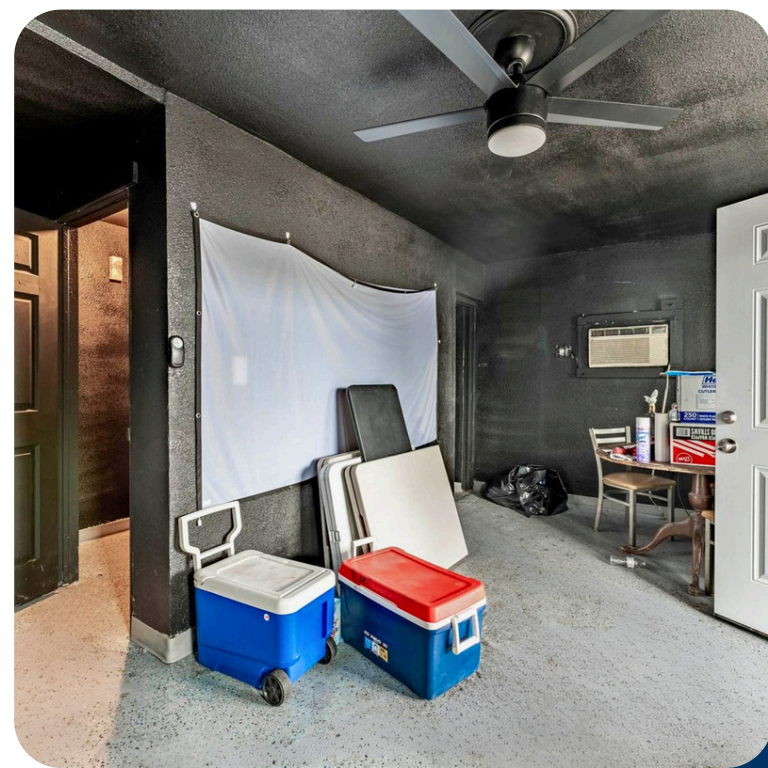
INVESTMENT SALES & LEASING

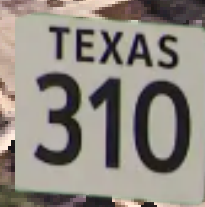
INVESTMENT HIGHLIGHTS

- 1,529 SF flex / industrial building located in Dallas County
- Infill location just minutes from Downtown Dallas
- Excellent accessibility near Interstate 45 and Highway 175
- Zoned Commercial, allowing a wide range of uses including automotive, warehouse, retail, service, and flex
- 2 - 10' x 10' grade-level drive-in door, ideal for light industrial or service operations
- Concrete flooring and slab foundation suitable for heavy-use applications
- City utilities available (city water, city sewer, electricity connected)
- Small-lot footprint (± 0.136 acres) with on-site parking
- Owner-user or investor opportunity with repositioning and lease-up potential



INVESTMENT HIGHLIGHTS





DIMCO STEEL

Colonial Ave

GREEN EARTH

Pine St



TEXAS
310

Colonial Ave



Pine St



GREEN EARTH
METAL RECYCLING

Kilo Beverages

emr METAL RECYCLING



Julius Schepps Fwy

DIMCO STEEL INC.



Karan Aulakh, CCIM

Managing Broker

469-471-6413

info@karecommercial.com

www.karecommercial.com



INVESTMENT SALES & LEASING

Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

© 2025 KARE – Investment Sales & Leasing. All rights reserved.