

COMMERCIAL PORTFOLIO

**FOUR ACRES MULTI-BUILDING PROPERTY
APPROX: 33,685SF COMBINED**

Prime Highway 67 Commercial Parcels

**Four-parcel commercial portfolio
723 E. Hwy 67 / 1207, 1211 and 1218 Crestdell
Duncanville, TX**

FULL PORTFOLIO PRICE

\$2,100,000

Parcels 1, 2, 3 and 4 together

1

2

4

3

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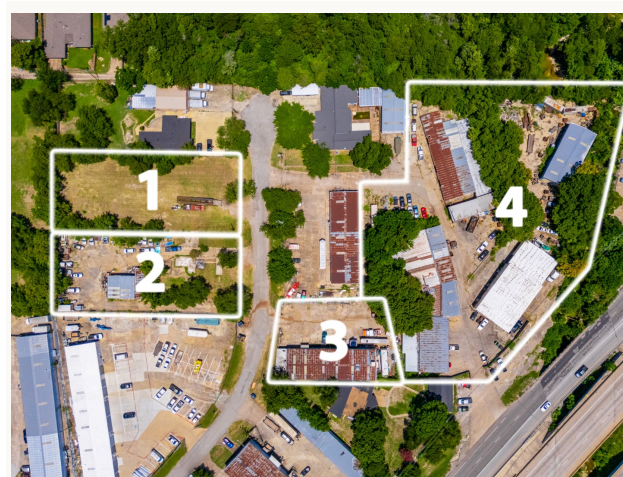
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Portfolio Overview

Rare opportunity to acquire a four-parcel commercial portfolio directly off Highway 67 in Duncanville.

The site combines commercial/service-oriented improvements, yard and parking areas, and multiple acquisition configurations for owner-users, investors, or redevelopment-minded buyers.⁴

Current zoning is presented as Commercial. Buyers should independently verify zoning, utilities, permitted uses, and redevelopment feasibility.



PORTFOLIO

4 parcels

LOCATION

Duncanville, TX

ZONING

Commercial

USE PROFILE

Commercial

Property Highlights

- High-visibility commercial position near US-67 with access to surrounding Dallas-area routes.
- Four-parcel configuration allows individual or bundled purchase options.
- Existing commercial / service improvements with paved areas, parking, and outdoor storage potential.
- Commercial zoning supports a range of buyer strategies, subject to independent verification.

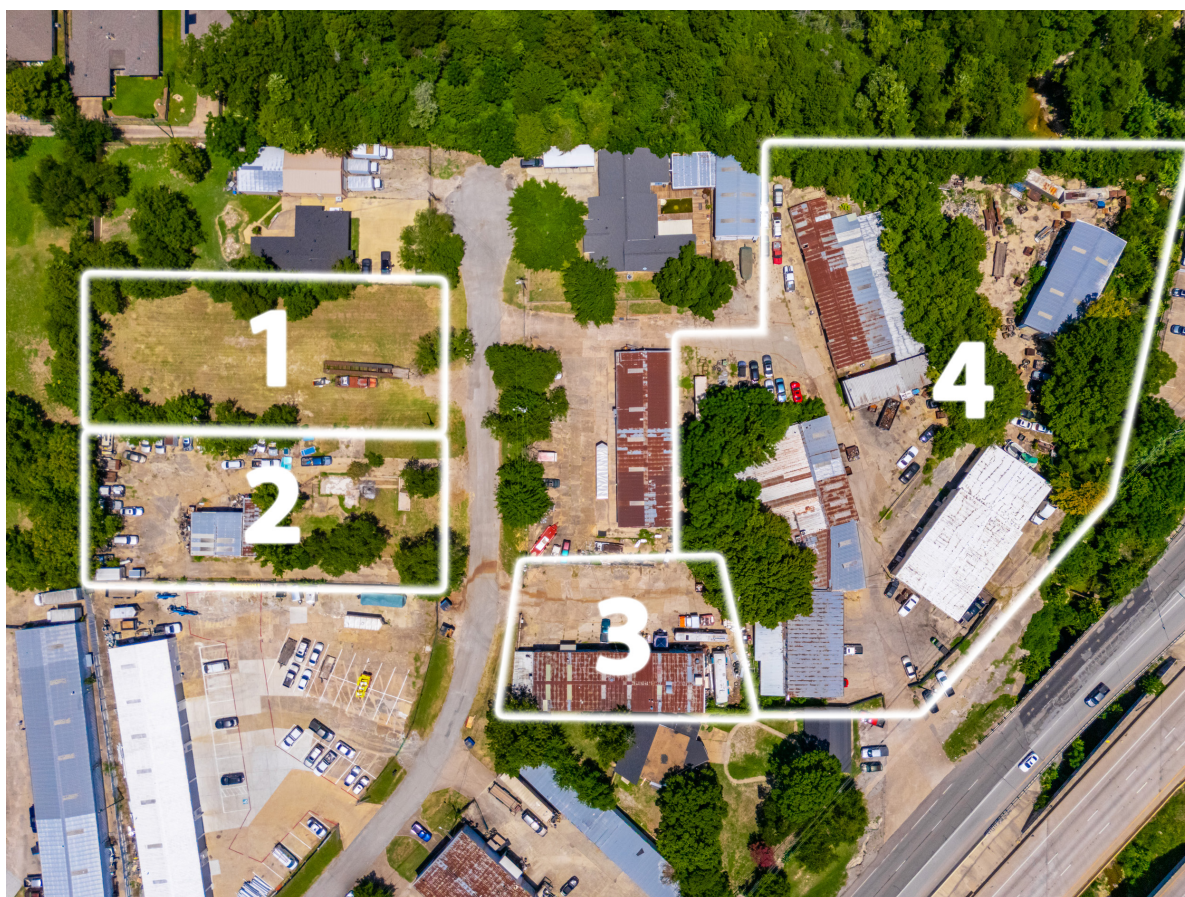


⁴ Land.com public listing page: <https://www.land.com/property/2.42-acres-in-dallas-county-texas/24323459/>

Pricing & Acquisition Options

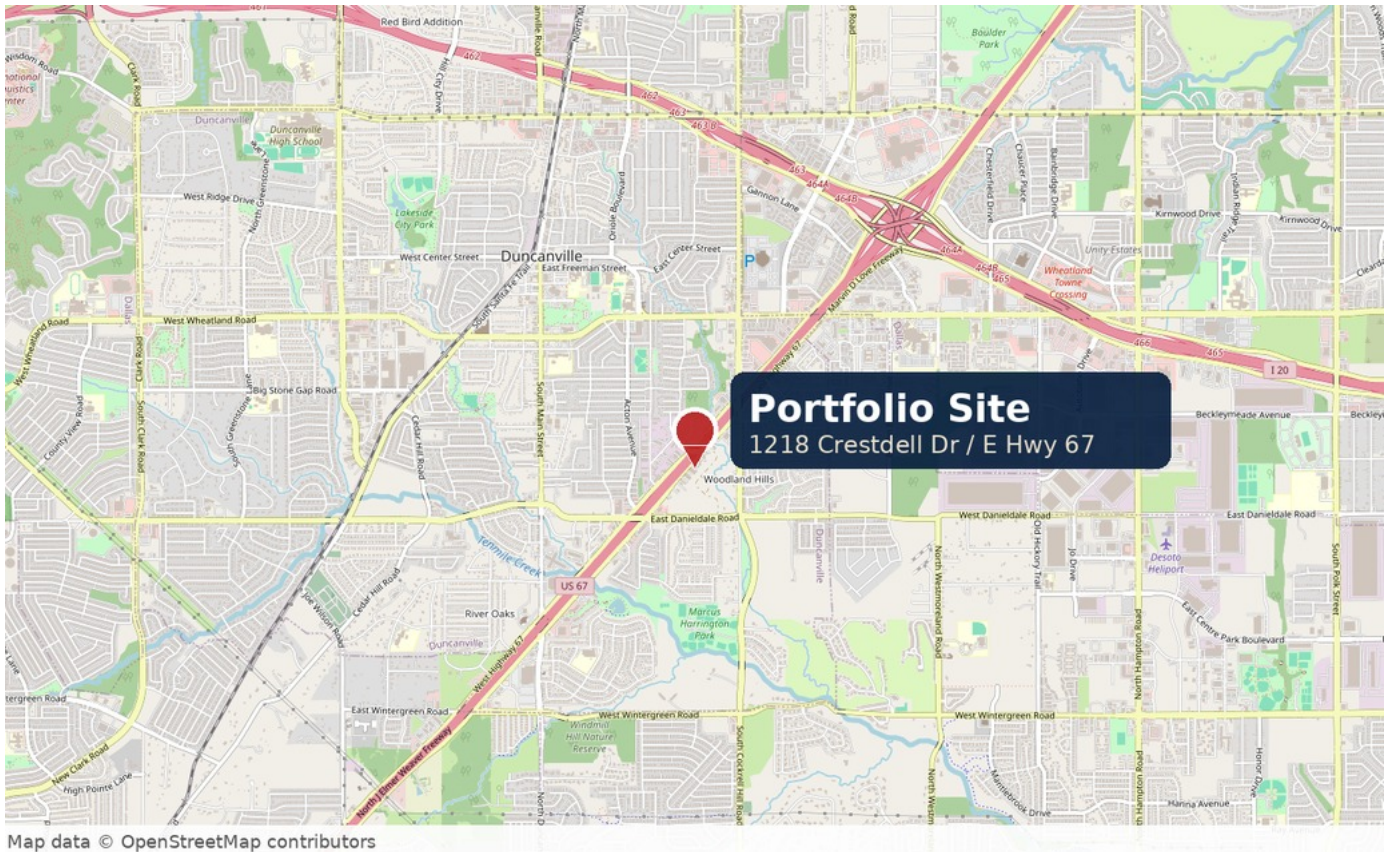
Current list pricing provided for individual parcel purchases and bundled portfolio options.

Purchase Option	Price	Notes
Parcel 4 individually	\$1,300,000	Largest highway-facing parcel shown as Parcel 4 in the aerials.
Parcel 3 individually	\$385,000	Building / service-yard parcel shown as Parcel 3.
Parcel 2 individually	\$315,000	Commercial parcel adjacent to Parcel 1.
Parcel 1 individually	\$275,000	Vacant / open parcel shown as Parcel 1.
Parcels 1, 2 and 3 together	\$800,000	Bundled option for the three western parcels.
Parcels 1, 2, 3 and 4 together	\$2,100,000	Full portfolio acquisition option.



Pricing subject to change. Buyer to verify all property facts, parcel boundaries, zoning, and permitted uses.

Area Map & Access



Map data © OpenStreetMap contributors

Commercial Corridor Position

The portfolio is positioned near the US-67 corridor in Duncanville with surrounding commercial, service, industrial, residential, and regional access nodes visible on the area map.³

WORKING SITE REFERENCE

1218 Crestdell Dr / E Hwy 67

3. OpenStreetMap contributors: <https://www.openstreetmap.org/?mlat=32.639163&mlon=-96.895137#map=14/32.639163/-96.895137>

Area Demographics Snapshot

City-level demographic indicators for Duncanville help frame the surrounding customer and workforce base. Radius-specific ESRI, CoStar, or NTRIS demographic reports can be substituted if available.

POPULATION

38,883

July 1, 2023 estimate¹

MEDIAN HH INCOME

\$71,381

2019-2023 ACS, 2023 dollars¹

MEDIAN GROSS RENT

\$1,562

2019-2023 ACS¹

PERSONS / HOUSEHOLD

2.96

2019-2023 ACS¹

MEDIAN PROPERTY VALUE

\$255,500

2024 estimate²

HOMEOWNERSHIP RATE

66%

2024 estimate²

AVG. COMMUTE

25.5 min

Data USA profile²

AVG. CAR OWNERSHIP

2 cars

per household²

Broker positioning note

Use these indicators as a general city-level snapshot for marketing. For lender packages, development underwriting, or radius-based trade area analysis, request a formal demographic report and verify all assumptions.

1. U.S. Census Bureau QuickFacts, Duncanville city, Texas: <https://www.census.gov/quickfacts/fact/table/duncanvillecitytexas/PST045224>
2. Data USA, Duncanville, TX profile: <https://datausa.io/profile/geo/duncanville-tx>

Property Photos



Parcel 4



Parcel 3



Parcel 2



Parcel 1

Tour and offer coordination

Contact Preston Dean or Christie Christian for parcel-specific questions, showings, and current availability.

Listing Team

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Disclaimer

Information contained herein is believed to be reliable but has not been independently verified by Perplexity Computer. Prices, availability, parcel boundaries, building areas, zoning, utilities, permitted uses, environmental conditions, access, and all property characteristics are subject to change and should be independently verified by prospective purchasers, their brokers, attorneys, surveyors, engineers, lenders, and appropriate municipal authorities. This brochure is provided for marketing discussion purposes only and does not constitute an offer, legal advice, appraisal, survey, or representation of final property facts.

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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.

11-03-2025



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.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date