

MATTHEWS™ Vacant Retail

425-427 W Jefferson Blvd & 428-429 Sunset Ave, Dallas, TX 75208

For Sale/For Lease
Retail Opportunity

Leasing Brochure



Point of Contact

Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)

Harrison Groom

Sales Analyst

(813) 323-9387

harrison.groom@matthews.com

License No. SL3619917 (FL)

Project Scope

\$4,650,000

List Price

***Contact Broker**

Lease Price

Investment Highlights

- **Prime Oak Cliff / Bishop Arts Location:** Situated along W Jefferson Blvd adjacent to the historic Bishop Arts District and Winnetka Heights.
- **Large-Format Retail Opportunity:** ±51,800 SF building on a ±0.72-acre site with flexible single or multi-tenant potential.
- **Value-Add Rear Parcel:** In addition to the primary building, the offering includes a separate rear warehouse/storage structure and adjacent land — providing a buyer or tenant the flexibility to utilize the space for additional storage/operations or sell it off separately to reduce the effective basis in the primary retail building.
- **Immediate Owner-User or Value-Add Opportunity:** Fully vacant, allowing immediate occupancy or lease-up at market rents.
- **Strong Demographics:** Growing trade area with a 5-mile average household income of \$79,636 and projected population growth.
- **Excellent Accessibility:** Convenient access to Downtown Dallas, I-30, I-35E, and US-67.
- **Significant Signage Opportunity:** The property offers prominent pylon and building-mounted signage along W Jefferson Blvd's ±11,800 VPD corridor, providing strong visibility and branding exposure for a new user or tenant.

Nearby Retailers



XAMÁN
— CAFÉ —

MARGARIAS
COMIDA MEXICANA

The
Kava Bar

Charco Broiler
Steak House

FAMILY
DOLLAR



Paradiso



For Sale/For Lease

MATTHEWS™

Vacant Retail

425-427 W Jefferson Blvd, Dallas, TX &
428-429 Sunset Ave, Dallas, TX 75208



Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)

Harrison Groom

Sales Analyst

(813) 323-9387

harrison.groom@matthews.com

License No. SL3619917 (FL)

For Sale/For Lease

MATTHEWS™

Vacant Retail

425-427 W Jefferson Blvd, Dallas, TX &
428-429 Sunset Ave, Dallas, TX 75208



Grayson Duyck
FVP & Director
(214) 295-4247
grayson.duyck@matthews.com
License No. 725363 (TX)

Baylor Worman
Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

Daniel Gonzalez
FVP & Associate Director
(305) 395-6972
daniel.gonzalez@matthews.com
License No. SL3463209 (FL)

Harrison Groom
Sales Analyst
(813) 323-9387
harrison.groom@matthews.com
License No. SL3619917 (FL)

For Sale/For Lease

MATTHEWS™

Vacant Retail

425-427 W Jefferson Blvd, Dallas, TX &
428-429 Sunset Ave, Dallas, TX 75208



Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)

Harrison Groom

Sales Analyst

(813) 323-9387

harrison.groom@matthews.com

License No. SL3619917 (FL)

For Sale/For Lease

MATTHEWS™

Vacant Retail

425-427 W Jefferson Blvd, Dallas, TX &
428-429 Sunset Ave, Dallas, TX 75208



Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)

Harrison Groom

Sales Analyst

(813) 323-9387

harrison.groom@matthews.com

License No. SL3619917 (FL)

Dallas, TX

Market Demographics

1,307,930

Total Population

\$74,323

Median HH Income

673,000

Employed Population

5.1%

Retail Vacancy



Local Market Overview

Dallas, Texas is one of the nation's leading commercial real estate markets, driven by its central U.S. location, world-class transportation infrastructure, and highly diversified economy. As the core of the Dallas-Fort Worth Metroplex, the city offers direct access to major interstate highways, extensive rail service, and two international airports, making it a premier destination for logistics, manufacturing, warehousing, distribution, and retail commerce.

The market continues to benefit from strong population and employment growth, which fuels both industrial expansion and retail demand. A strong network of modern logistics facilities supports supply chain operations, while high consumer spending and ongoing commercial development sustain a thriving retail environment. Major shopping centers, lifestyle destinations, and neighborhood retail corridors continue to attract national and regional tenants, complementing the area's industrial strength. Supported by a large workforce, pro-business climate, and continued investment in infrastructure, Dallas remains well positioned for long-term industrial and retail growth, healthy leasing activity, and sustained investor interest.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	22,832	151,235	377,369
Current Year Estimate	21,004	149,546	377,429
2020 Census	20,573	151,187	356,601
Growth Current Year-Five-Year	8.70%	1.13%	-0.02%
Growth 2020-Current Year	2.10%	-1.09%	5.84%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,715	55,799	154,716
Current Year Estimate	8,065	54,187	153,449
2020 Census	6,649	47,682	137,224
Growth Current Year-Five-Year	8.06%	2.98%	0.83%
Growth 2020-Current Year	21.29%	13.64%	11.82%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$112,103	\$99,897	\$108,628

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's premier commercial real estate investment markets, supported by a pro-business environment, a diversified economy, and sustained population and employment growth. As one of the largest metropolitan areas in the United States, the region continues to attract businesses and new residents, fueling demand across both the industrial and retail sectors. Strong consumer spending, expanding trade areas, and continued corporate investment create a favorable environment for long-term commercial growth. The region's strategic central location, extensive interstate highway network, major rail corridors, and international airports make it one of the country's leading hubs for logistics, manufacturing, warehousing, and distribution.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | **2025 Dataset**

8.5M+
Total Population

No State Income Tax
Pro-Business Environment

Top 3 Metros
in the U.S. for Annual
Population Growth

**Tourism with \$10.9B in
Economic Impact**
with 27M+ Visitors Annually
Supporting 60K+ Jobs (2024- 2025)





Transportation

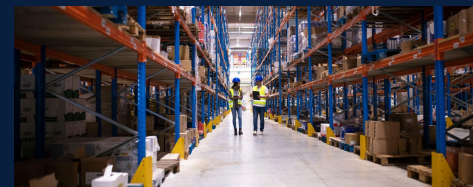
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
±11.16 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million Passengers

MATTHEWS™

Exclusively Listed By

Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)

Harrison Groom

Sales Analyst

(813) 323-9387

harrison.groom@matthews.com

License No. SL3619917 (FL)

Patrick Graham | Broker of Record | Broker Lic No. 528005 (TX) | Firm Lic No. 9005919 (TX)

TX Disclaimer Daniel Gonzalez & Harrison Groom (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 425 W Jefferson Blvd, Dallas, TX, 75208 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **425 W Jefferson Blvd, Dallas, TX, 75208** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

Grayson Duyck

FVP & Director

(214) 295-4247

Grayson.Duyck@matthews.com

License No. 725363 (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Daniel Gonzalez

FVP & Associate Director

(305) 395-6972

Daniel.Gonzalez@matthews.com

License No. SL3463209 (FL)

Harrison Groom

Sales Analyst

(813) 323-9387

harrison.groom@matthews.com

License No. SL3619917 (FL)