

# LAND PARCEL (PAD SITES AVAILABLE)

Dallas, TX



## LOCATION:

4700 S Buckner Blvd, Dallas, TX 75227

## PROPERTY HIGHLIGHTS:

- **For Sale**
- **Lot Size:** +/- 17.53 AC
- **Zoning:** MC-1
- 17 acre tract available for sale (pad site available) at the NWQ of S Buckner Blvd and Forney Rd.
- Nearby traffic generators include: Skyline High School, Coca-Cola Bottling Co., Forester Athletic Complex, Walmart, Sam's Club, and future Joe V's Smart Shop Grocery (HEB).
- Call for pricing

## DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
Total Population	12,166	130,441	336,397
Daytime Population	11,808	112,969	291,625
Average HH Income	\$68,982	\$67,382	\$77,491

## TRAFFIC COUNTS:

S Buckner Blvd:	46,121 VPD (2021)
Forney Rd:	5,150 VPD (2021)

CONTACT

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**WALKER HAIRSTON** | 214.718.9449 | WALKER@FALCONCOMPANIES.COM



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The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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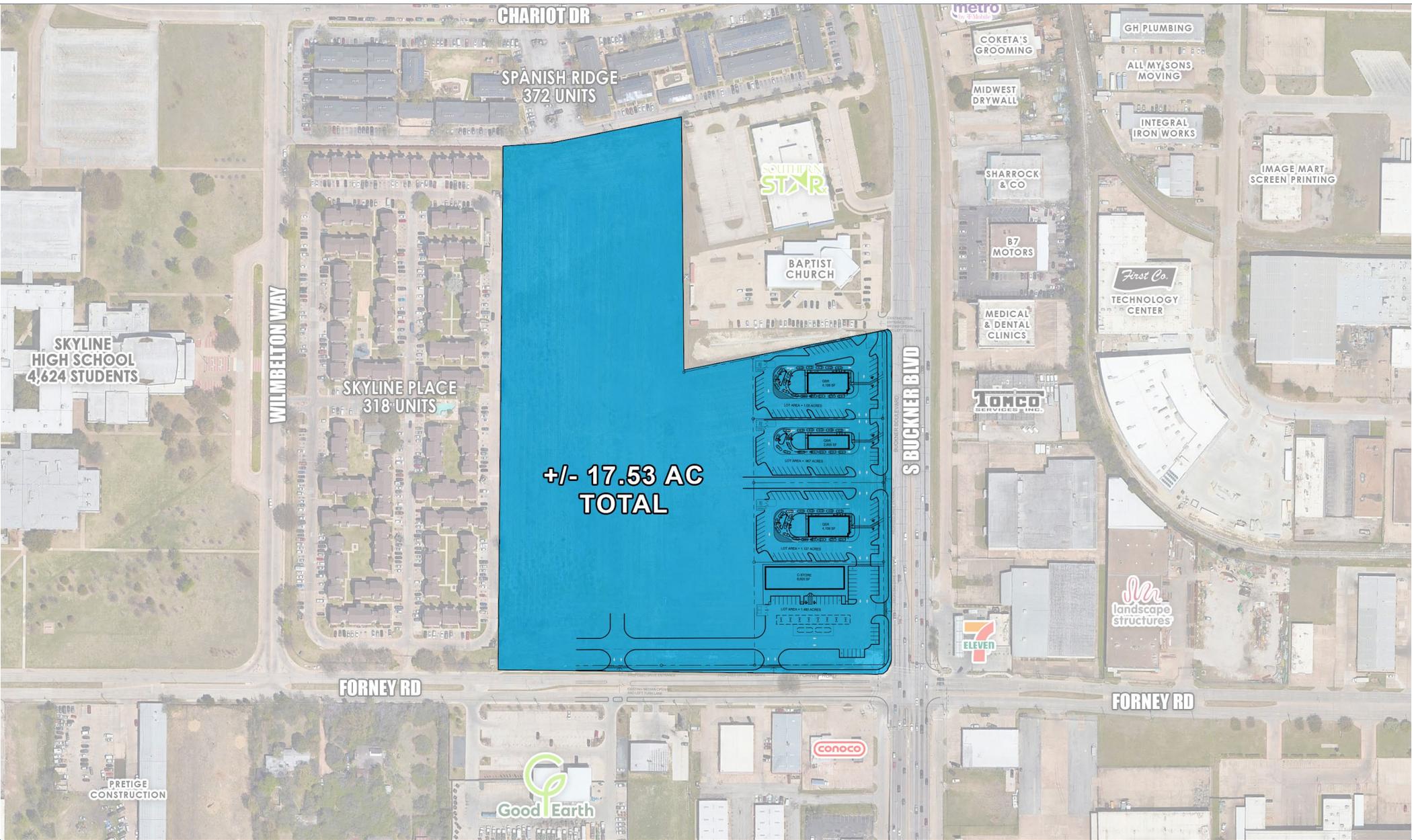
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**+/- 17.53 AC  
TOTAL**

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# DEMOGRAPHIC SUMMARY

Dallas: 4700 S Bud

Ring of 3 miles

[CLICK HERE TO VIEW INTERACTIVE DATA](#)

## KEY FACTS



130,441

Population



112,969

Daytime Population



-0.34%

'23-'28 Compound Annual Growth Rate



42,546

Households



\$200,212

Median Home Value



31.5

Median Age

## EDUCATION



28%

High School Diploma



18%

Some College



15.97%

Bachelor's Degree or Graduate Degree

## INCOME



\$48,647

Median Household Income



\$67,382

Average Household Income



\$22,068

Per Capita Income



\$33,917

Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$59,359

Total Annual Expenditures



\$2,476

2023 Meals at Restaurants



\$4,453

2023 Meals at Home



\$18,273

Retail Goods



\$2,314

Entertainment



\$626

Personal Care



\$4,553

Health Care

## BUSINESS



2,670

Total Businesses



33,892

Total Employees



53.64%

Blue Collar Occupation



46.36%

White Collar Occupation

## Tapestry segments



7D

**Forging Opportunity**

13,351 households

31.4%

of Households



7C

**Urban Edge Families**

6,512 households

15.3%

of Households



11C

**Metro Fusion**

4,065 households

9.6%

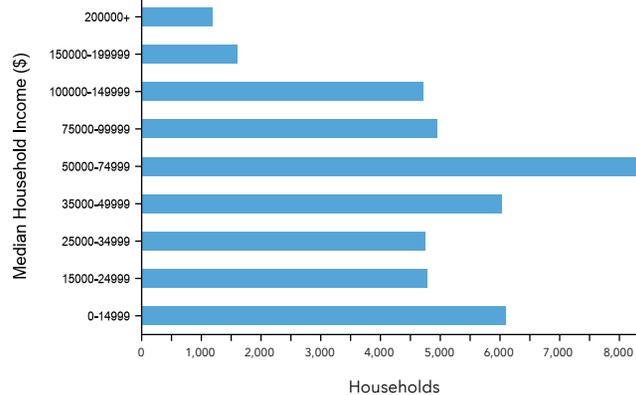
of Households

## 2023 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (59.95)

The smallest group: Pacific Islander Alone (0.05)

Indicator ▲	Value	Diff
White Alone	22.79	-27.29
Black Alone	25.49	+10.09
American Indian/Alaska Native Alone	1.54	+0.56
Asian Alone	0.94	-6.72
Pacific Islander Alone	0.05	-0.08
Other Race	29.55	+17.63
Two or More Races	19.63	+5.81
Hispanic Origin (Any Race)	59.95	+31.33



Bars show deviation from 623 (Dallas-Ft. Worth, TX)

# INFORMATION ABOUT BROKERAGE SERVICES

## 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:
  - 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.

**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.

Falcon Realty Advisors  
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Business Name

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Sales Agent / Associate's Name

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License No.

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E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date