3650 N Buckner Blvd

Dallas, TX 75228

For Sale

$4,750,000



SafeCapital INVESTMENTS LLC

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TABLE OF CONTENTS

Property Details 03
Rent Roll 04
Income & Expenses 05
Demographics, Traffic Count 06
Area Map 07
Site Plan 08
Outdoor Photos 09
IABS Form 11
Contact Information 12

PROPERTY DETAILS

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PROPERTY
DESCRIPTION

55,500 SF built in **1985** on over **4 acres of land** in a major trade area. Ideally located at the **North East corner of Loop 12** and **I-30**. New **Home Depot**, **HEB Store, Rio Grande grocery store** all have opened within the **last 18 months**. Super **Wallmart** and **Sams Club** are also at the opposite corner from this property. Property is located in an **Opportunity Zone**.

Property cash flows on current numbers with over **35% vacancies**. Property is anchored by **Fresenius Dialysis** since 2003. Over **$5,000,000 in Capital Expenditures** have been made in the **last 24 months**.

- Over **55,500 SF** of leasable space
- Located in an **Opportunity Zone**
- **7 mins** to drive to Downtown & Uptown Dallas
- **Ample Parking**
- **New Overlay Roof** Installed in 2024
- Great **Pricing point**

INVESMENT
HIGHLIGHTS

Price	$4,750,000
Cap Rate	7.48%
NOI	$355,280
Price Per SF	$85.58
Occupancy	62.50%
Year Built	1985
Leasable Area	55,500 SF
Land Area	3.95 acres



PROPERTY
RENT ROLL

Suite	Tenant	SqFt	% of SqFt	Start	End	Ann. Rent	PSF	Lease Type
100A	Victoria Holmes	9,797	17.65%	6/1/2023	8/31/2029	$152,770	$15.59	NNN+Capped Expenses
102	Texas Workforce Comm.	6,241	11.24%	5/1/1995	MTM	$67,200	$10.76	Gross
108	Fresenius Kidney Care	9,889	17.82%	8/1/2003	1/31/2031	$148,335	$15.00	NNN+Capped Mgmt
110	De Dior Lounge	6,000	10.81%	8/1/2022	12/31/2027	$84,000	$14.00	NNN+Capped Expenses
110A	Glenda Stark	2,711	4.89%	8/1/2023	9/30/2028	$55,200	$20.36	NNN+Capped Expenses
110B & 111	Vacant	20,862	37.59%	-	-	-	-	-
Occupied		**34,638**	**62.41%**			**$507,505**	**$14.65**	
Vacant		**20,862**	**37.59%**					
Total		**55,500**	**100%**					

INCOME & EXPENSES

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Income & Expenses	Current	PSF
Base Rent - Occupied Space (63%)	$411,431	$7.41
Base Rent - Lease Up Space (37%)	$0	$0.00
Gross Potential Rent	**$411,431**	**$7.41**
Expense Reimbursement		
CAM	$100,272	$1.81
Real Estate Taxes	$31,488	$0.57
Insurance	$19,356	$0.35
Total Expense Reimbursement	$151,116	$2.72
Gross Potential Income	**$562,547**	**$10.14**
Effective Gross Income	$562,547	$10.14
Expenses		
Common Area Maintenance	$86,555	$1.56
Real Estate Taxes	$73,586	$1.33
Insurance	$35,126	$0.63
Management Fee	$12,000	$0.22
Total Expenses	$207,267	$3.73
Net Operating Income	**$355,280**	

Expenses	Current	PSF
CAM		
Professional Fees	$4,286	$0.08
Janitorial Expense	$5,760	$0.10
Trash Removal	$9,435	$0.17
Utilities - Electric	$3,091	$0.06
Utilities - Water	$35,288	$0.64
Utilities - Gas	$4,791	$0.09
Landscape	$2,400	$0.04
Day Porter	$5,760	$0.10
Gen Repair / Maintenance	$10,709	$0.19
Roof	$750	$0.01
Life Safety	$4,285	$0.08
Total CAM	**$86,555**	**$1.56**
Real Estate Taxes	**$73,586**	**$1.33**
Insurance	**$35,126**	**$0.63**
Management Fee	**$12,000**	**$0.22**
Total Expenses	**$207,267**	**$3.73**

DEMOGRAPHICS

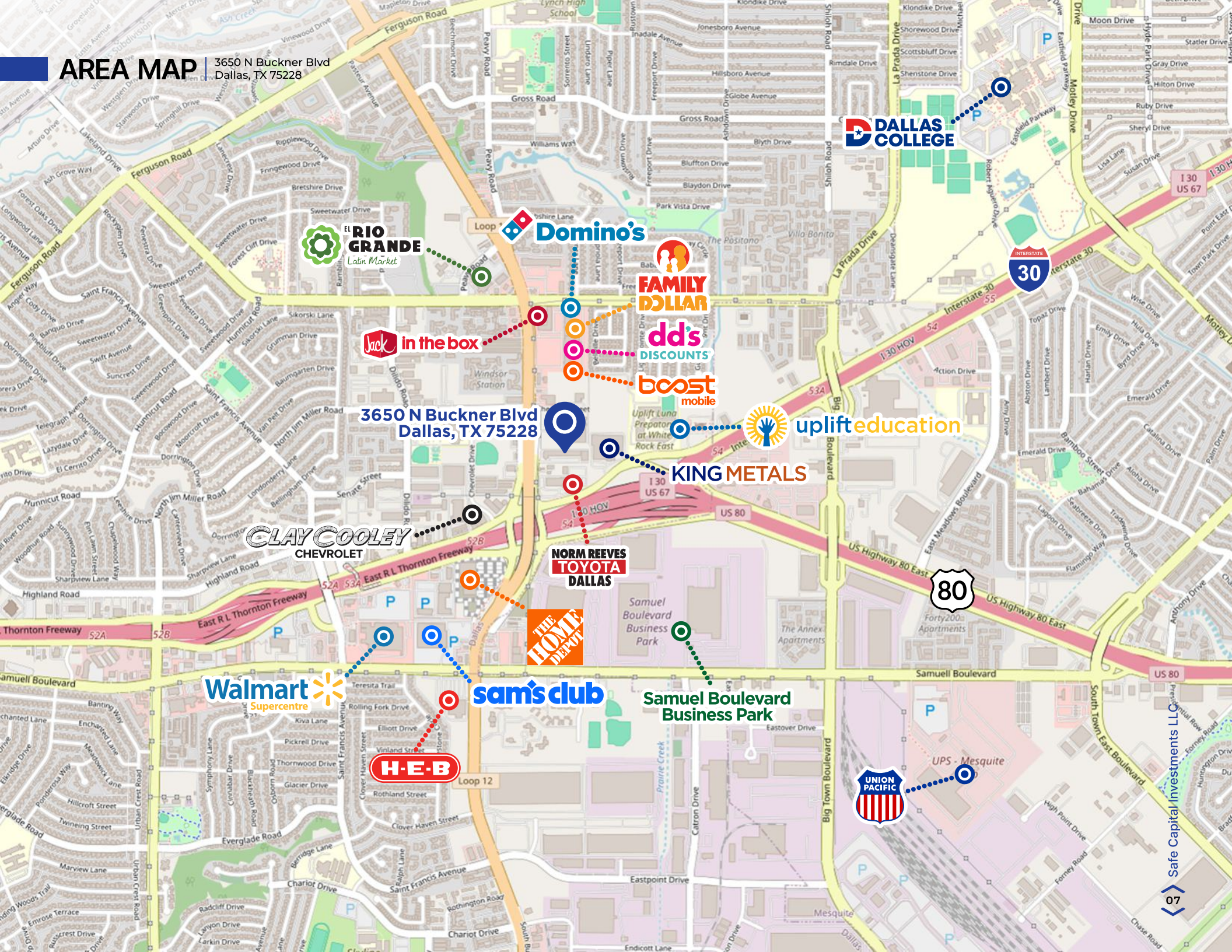
Radius	1 miles	3 miles	15min. Drive
Population	16,729	131,084	712,107
Households	6,271	45,858	275,869
Median Age	32.50	34.60	35
Median Household Income	$45,423	$65,183	$71,983
Daytime Employees	5,573	41,425	372,244
Population Growth '25 - '30	3.31%	2.55%	3.11%
Household Growth '25 - '30	3.38%	2.65%	3.42%

TRAFFIC COUNT (2026)

Collection Street	Cross Street	Traffic Vol.	Distance
North Buckner Boulevard	North Buckner Boulevard	36,161	0.13 mi
North Buckner Boulevard	North Buckner Boulevard	22,662	0.14 mi
I-30 Service Road	Frontage Road W	18,009	0.15 mi
East R L Thornton Freeway	East R L Thornton Freeway	110,385	0.18 mi
I-30 HOV	Hwy 80 NE	171,167	0.19 mi
North Buckner Boulevard	South Buckner Boulevard	82,978	0.20 mi
North Buckner Boulevard	East R L Thornton Freeway	22,662	0.22 mi
East R L Thornton Freeway	US 80 NE	97,022	0.25 mi
I-30 Service Road	Frontage Road N	18,009	0.25 mi
US Hwy 80	I-30 NE	10,398	0.25 mi

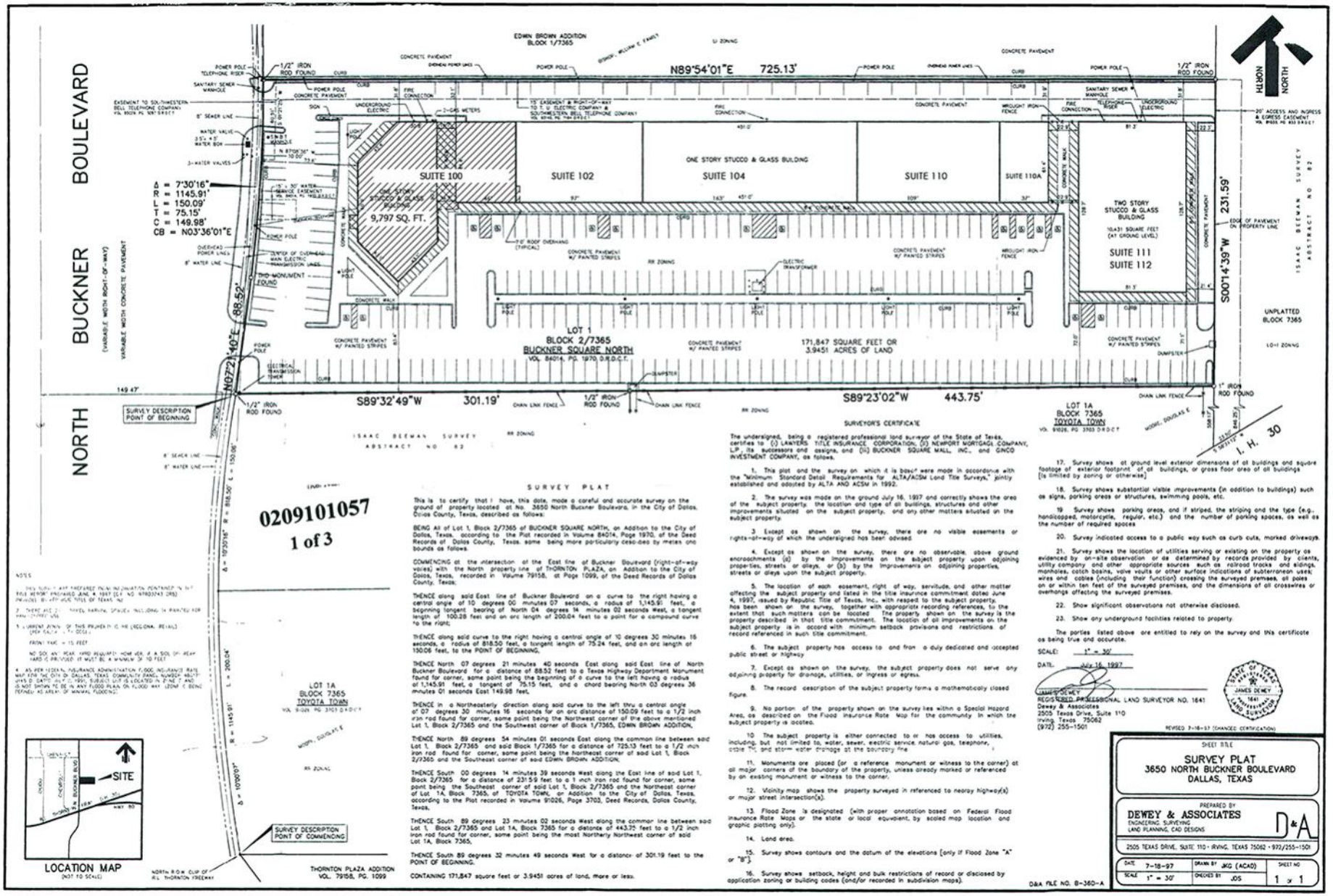
AREA MAP

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SITE PLAN

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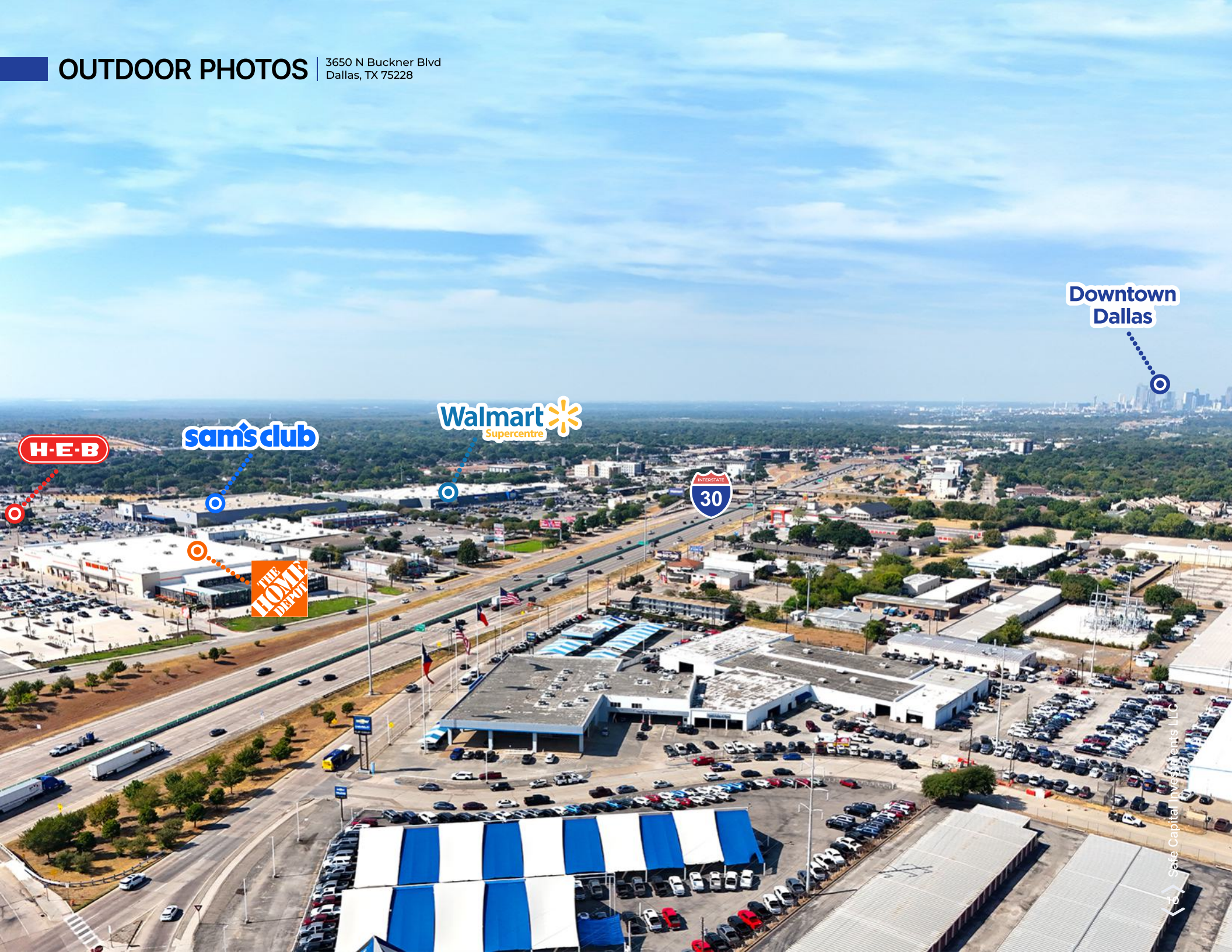
OUTDOOR PHOTOS

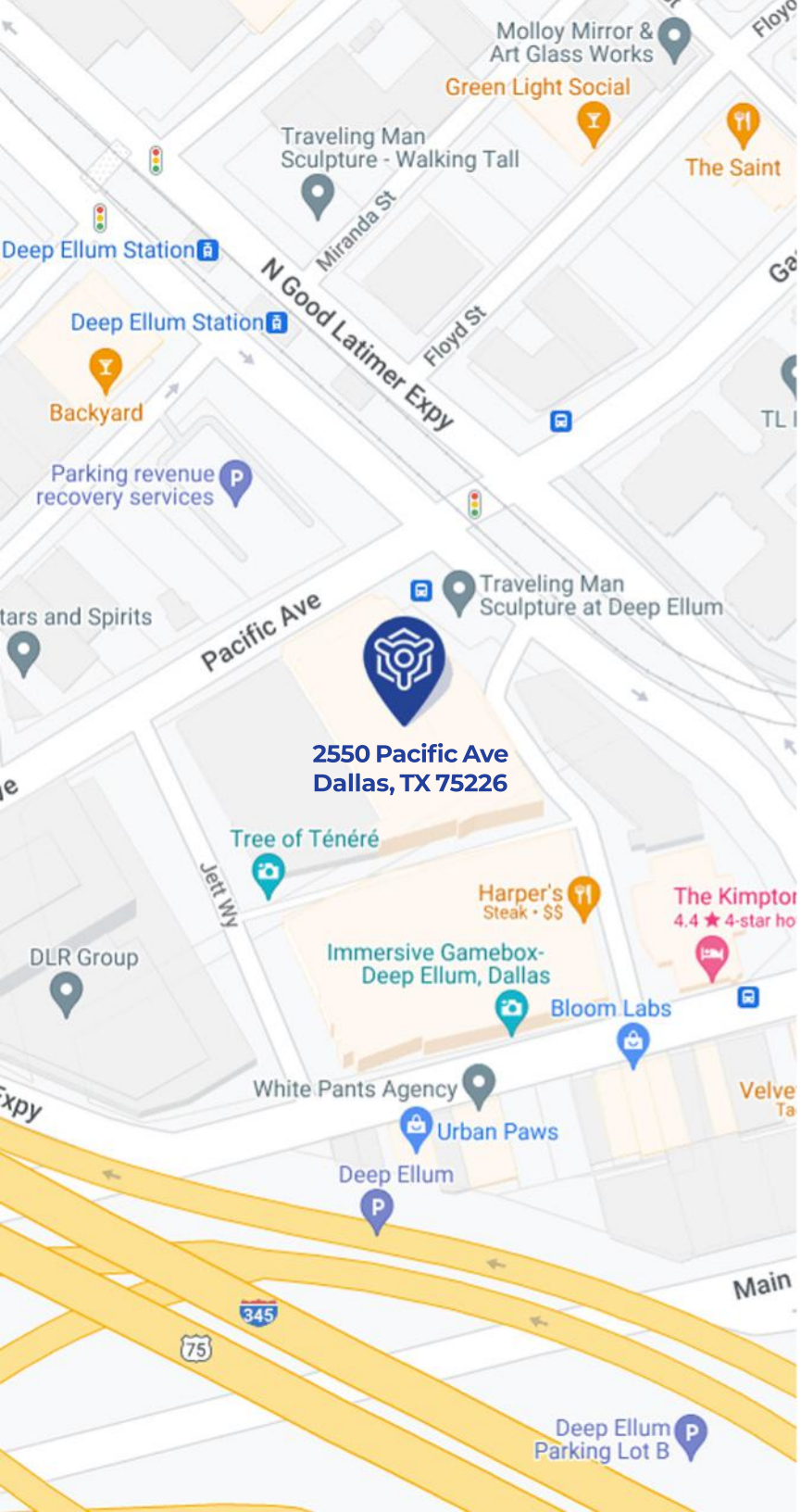
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11-2-2015

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.

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.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
-	-	-	-
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials — Date

Regulated by the Texas Real Estate Commission — **Information available at www.trec.texas.gov**

IABS 1-0



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