

**DOWNTOWN
DALLAS**

**JUSTIN KIMBALL
HIGH SCHOOL**
1,255 STUDENTS

**TW BROWNE
MIDDLE SCHOOL**
478 STUDENTS

Mobil

LOOP
12

24,766 VPD

0.6 AC
can be included

2.99 AC
SITE

EXCHANGE SERVICE DR



4023 S WALTON WALKER BLVD

SWC LOOP 12 & EXCHANGE SERVICE DR | DALLAS, TX

weitzman®

Property Overview

ADDRESS

4023 S Walton Walker Blvd, Dallas, TX 75236
SWC Loop 12 & Exchange Service Dr

PROPERTY TYPE

Land for Development

SIZE

2.99 AC | +0.6 AC hardcorner

UTILITIES

At Site

NOTES

Close Proximity to Four Major Thoroughfares

Strategically located near I-35, I-20, I-30, and I-45, this site offers unmatched connectivity for logistics, commuting, and regional access. These major corridors ensure seamless movement of goods and people across Dallas-Fort Worth, Houston, Austin, and beyond—making it an ideal hub for business operations and workforce accessibility.

Major Hub of Employment

Frito Lay, Amazon, AT&T, Lockheed Martin, Dal-Til, and Army & Air Force Exchange Service have established significant operations in Southern Dallas. This reflects the area's strong fundamentals when it comes to access, workforce and the cost of doing business. Companies located here are taking advantage of the region's superior transportation infrastructure, which includes multiple interstate highways, proximity to multiple airports, including DFW International, Dallas Love Field, and Dallas Executive which allows businesses to serve the entire North American continent, while being only minutes from Downtown Dallas. The area's largest employers include Methodist Hospitals, Veterans Hospital of North Texas (the second largest in the country), Amazon, UNT Dallas, Pepsi/Frito Lay.

Dallas Baptist University (DBU), a 368-acre private Christian university with nearly 5,000 students, is a major institutional employer in the area. With over 100 academic programs and a full NCAA athletics department, DBU supports a broad range of faculty, staff, and administrative jobs.

Mountain Creek Corporate Center is a modern 230,000+ SF Class A industrial facility located in the heart of the Mountain Creek Business Park, along I-20 and I-35. Home to major employers like CarbonLITE and American Leather, it serves as a key logistics and manufacturing hub supporting hundreds of jobs in the region.

Dallas College's Mountain View Aviation & Technology program, based at its Mountain View campus since 1970, offers FAA-approved Aviation Maintenance Technology training that equips students for high-demand roles in aircraft maintenance and avionics. Graduates certified in general aviation, airframe, and powerplant mechanics enter a regional aerospace sector with over 900 companies and approximately 6,900 aircraft mechanic positions, earning \$70-80K annually.

ZONING

IR (Industrial Research)

To provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting.

PROPOSED USES

Industrial, healthcare, hotel, logistics, retail, or office

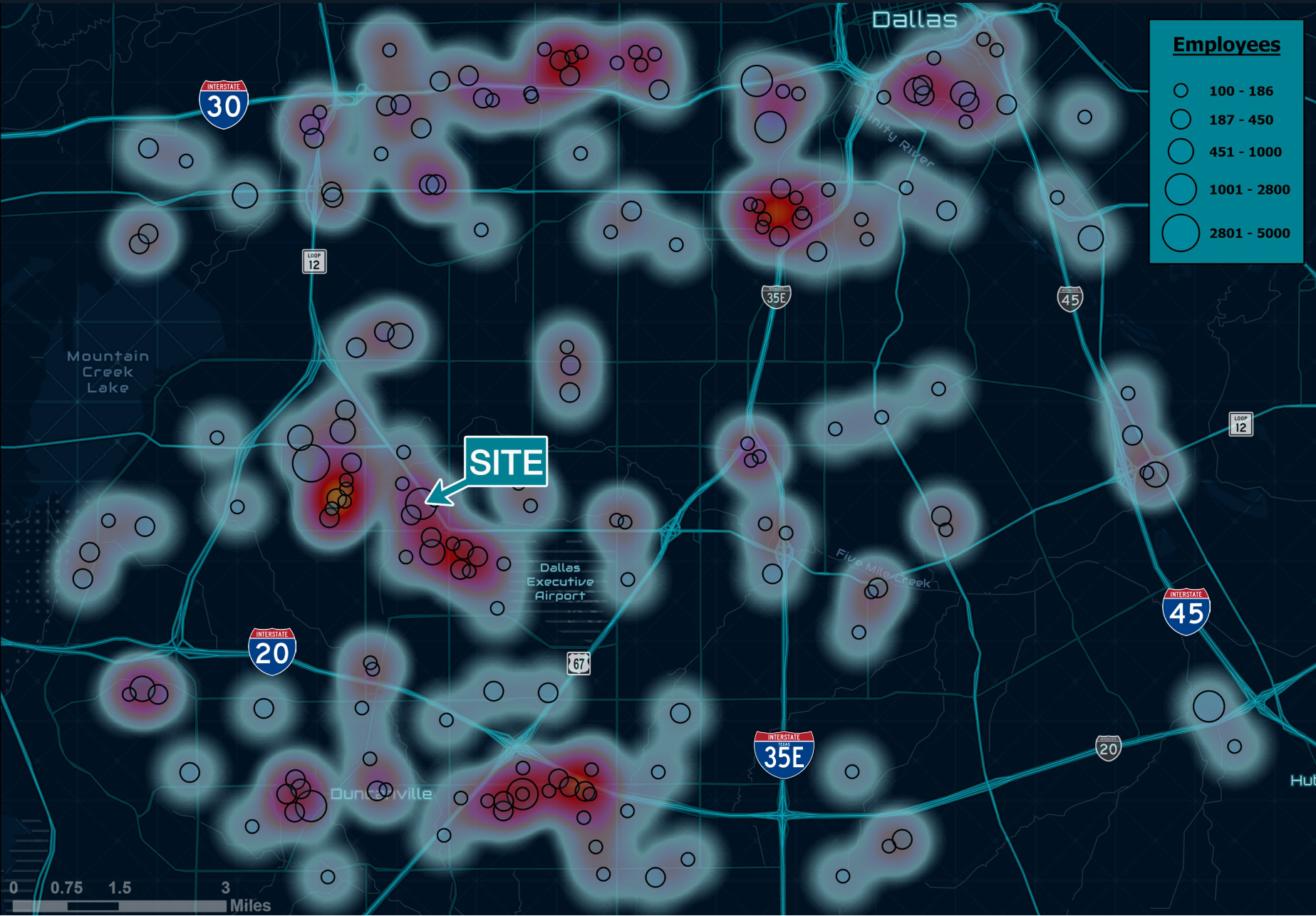
PRICING

Call Brokers

Interstate Access



Labor Pool



4023 S WALTON WALKER BLVD, DALLAS, TX



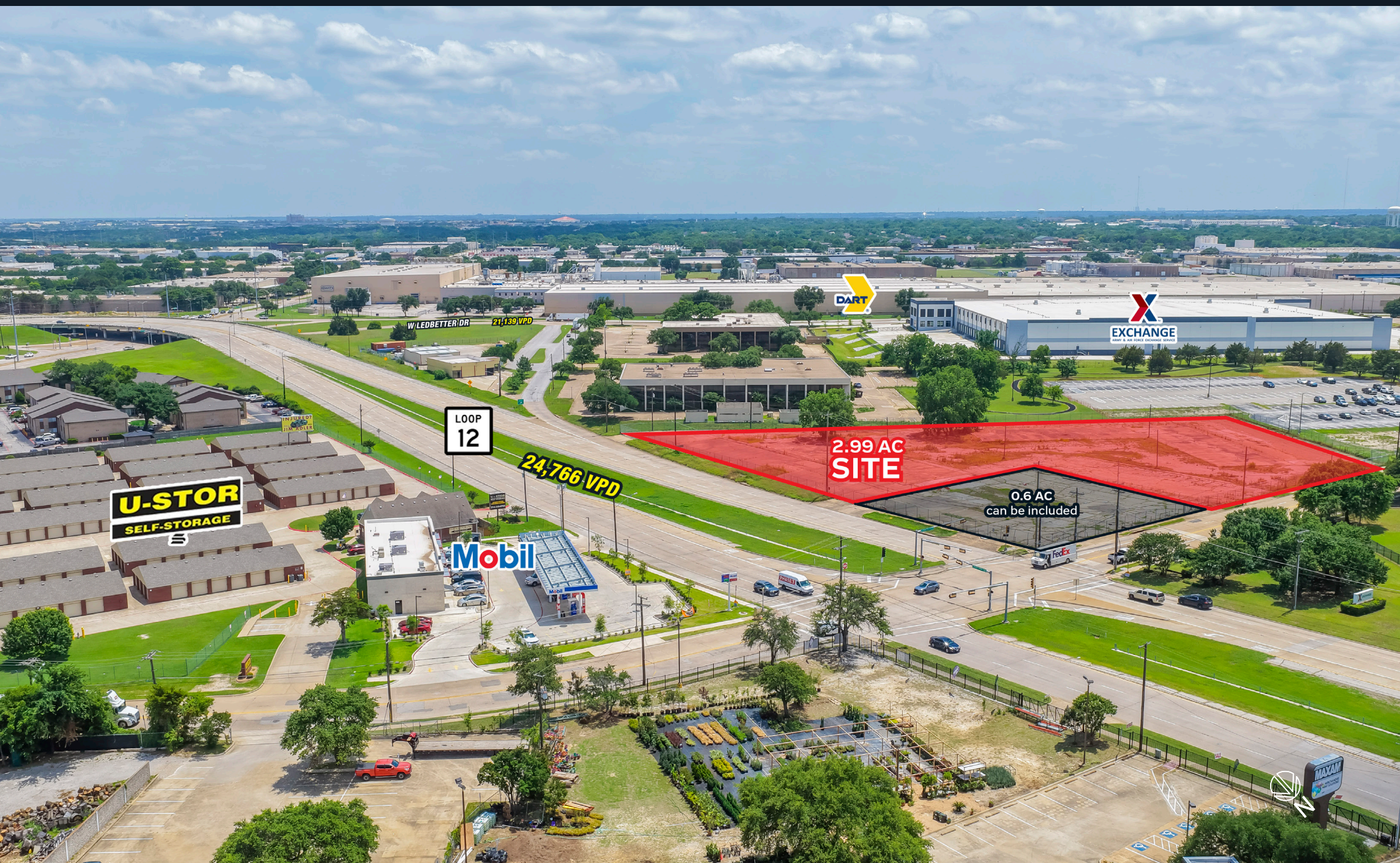
Property Aerial



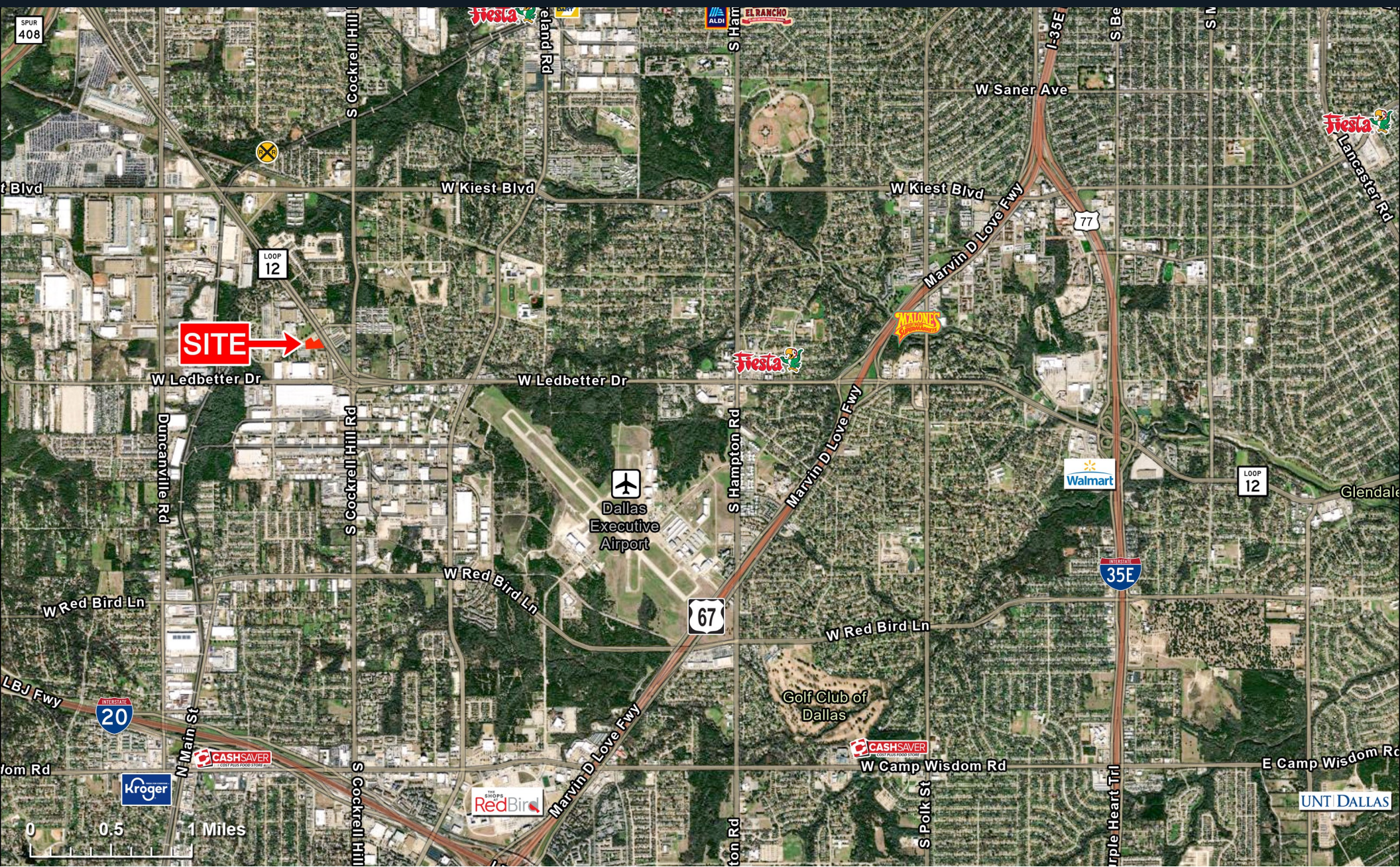
Property Aerial



Property Aerial

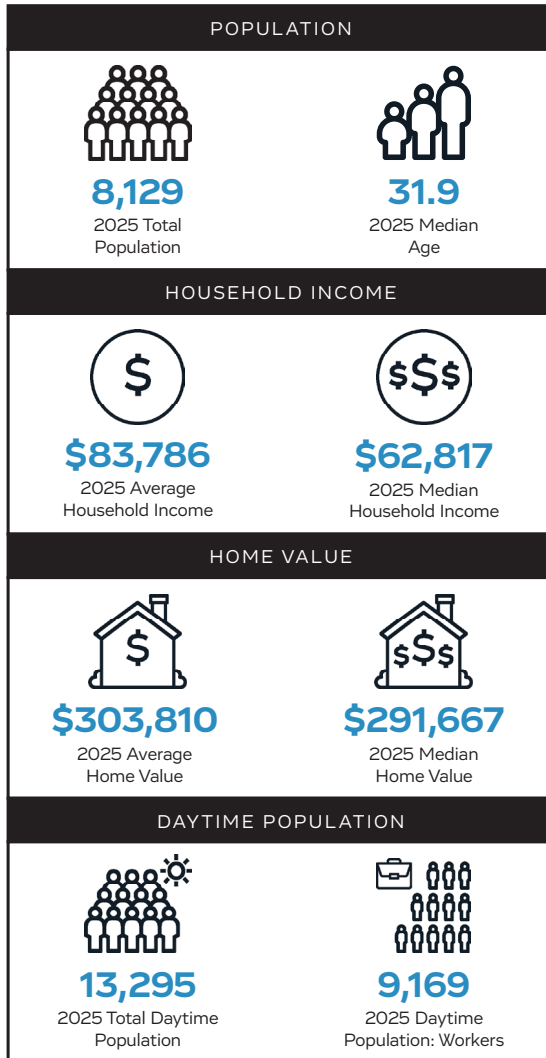


Property Aerial

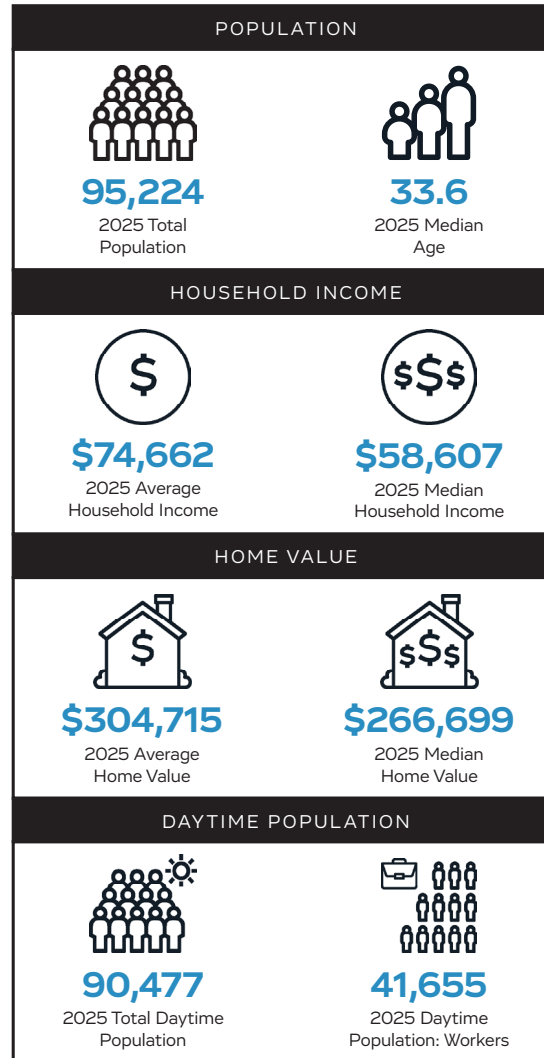


Demographics

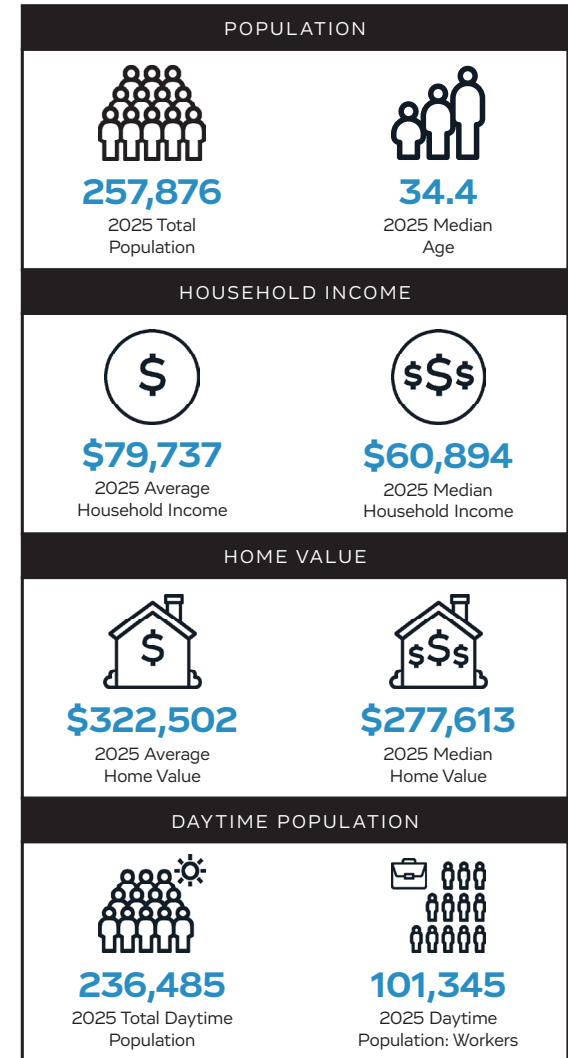
1 MILE



3 MILE

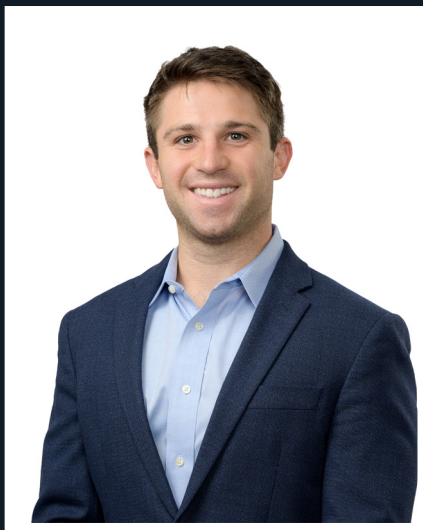


5 MILE





PRESENTED BY:



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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. **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.

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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date