

# 3300 SHEPHERD LANE BALCH SPRINGS, TX 75180

## OFFERING MEMORANDUM



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# Property Dashboard

## Property Overview

Property Address	3300 Shepherd Lane Balch Springs, TX 75180
Price	\$895,000
Spaces	6
Building Size	4,750 sf
Land Size	26,536 sf
Year Built	1958
Occupancy	100%
Location	Balch Springs, TX
Parking	15 Spots

## Tenant Summary

Tenant	SF	% of Prop- erty	Expiration	Rent	Rent/SF	Market	Market/ SF
Suite A	1200	29%	12/31/2026	\$2,500	\$25	\$2,500	\$25
Suite B	450	10%	3/31/2026	\$700	\$15.56	\$937.50	\$25
Suite C	660	15%	1/31/2028	\$1,000	\$15.15	\$1,375.00	\$25
Suite D	700	17%	10/31/2026	\$850	\$12.14	\$1,458.00	\$25
Suite E&F	1200	29%	4/30/2027	\$1,800	\$15.00	\$2,500.00	\$25
Occ	100%						
Vacant	0%						
Totals				\$6,850		\$8,770	

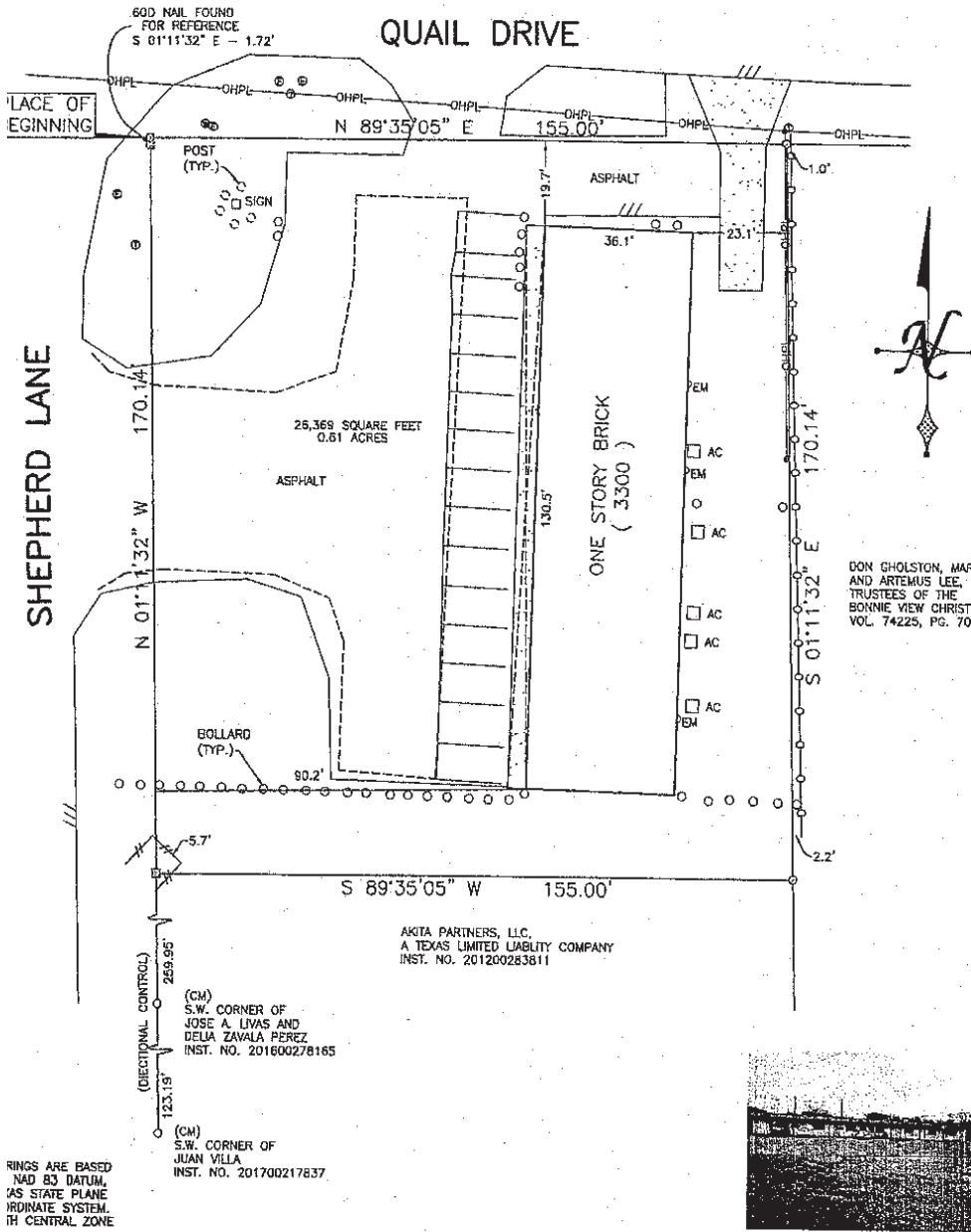
3300 Shepherd is a value-add, multi-tenant retail property located in Balch Springs, Texas, within the southeast Dallas submarket. The property offers in-place cash flow with upside through lease-up, re-tenanting, and targeted capital improvements.

The site benefits from strong frontage and access along Shepherd Lane, serving a dense surrounding residential base. In addition to near-term income growth, the property presents long-term redevelopment potential supported by its land value and site configuration, subject to zoning and municipal approvals.

This combination of current income and future redevelopment optionality positions 3300 Shepherd as an attractive investment opportunity within the Dallas metro area.

# Survey

## SHEPHERD LANE



7509 PENNFRIDGE CIRCLE  
ROWLETT, TX 75088

## SURVEY PLAT

FIRM REGISTRATION NO. 10194365

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3300 SHEPHERD LANE, in the City of BALCH SPRINGS, Texas.

BEING all that certain lot, tract or parcel of land situated in the City of Balch Springs, Dallas County, Texas out the JAMES B. MASTERS SURVEY, ABSTRACT MO. 936, and the S. BEEMAN SURVEY ABSTRACT NO. 67, Dallas County, Texas, and being all of a called 0.605 acre tract of land described in Exhibit "A" TRACT ONE in Gift Deed conveyed to Jagjit Nilvi, recorded in Instrument No. 201200383117, Deed Records, Dallas County, Texas (D.R.D.C.T.);

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the East line of Shepherd Lane and in the South line of Quail Drive, at the Northwest corner of said Nilvi tract, from which a 60d nail found for reference bears South 01 degrees 11 minutes 32 seconds East, a distance of 1.72 feet;

THENCE North 89 degrees 35 minutes 05 seconds East, with the said South line of Quail Drive, a distance of 155.00 feet to a 1/2 inch yellow capped iron rod set for corner at the Northwest corner of a tract of land described in deed to Don Gholston, Marvin Wright and Artemus Lee, Trustees of the Bonnie View Christian Church, recorded in Volume 74225, Page 70 (D.R.D.C.T.);

THENCE South 01 degrees 11 minutes 32 seconds East, a distance of 170.14 feet to a 1/2 inch yellow capped iron rod set for corner in the West line of said Gholston/Wright/Lee tract, at the Northeast corner of a tract of land described in deed to Akita Partners, LLC, a Texas limited liability company, recorded in Instrument No. 20120028311 (D.R.D.C.T.);

THENCE South 89 degrees 35 minutes 05 seconds West, a distance of 155.00 feet to an "X" set for corner in the East line of said Shepherd Lane, at the Northwest corner of said Akita Partners, LLC tract;

THENCE North 01 degrees 11 minutes 32 seconds West, with the said East line of Shepherd Lane, a distance of 170.14 feet to the PLACE OF BEGINNING and containing 26,369 square feet or 0.61 of an acre of land.

ACCEPTED BY:

*Barry S. Rhodes* 4/14/2026

EASEMENTS RECORDED IN  
THE FOLLOWING VOLUME &  
PAGES TO THE BEST OF  
MY KNOWLEDGE AND BELIEF  
DO NOT AFFECT THE ABOVE  
DESCRIBED PROPERTY.  
VOL. 1925, PG. 425

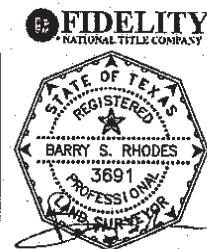
The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot, the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30' USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
Date: 02/25/2021 OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
G. F. No.: 8000702100009 UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR  
Job no.: 2175GR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
FIDELITY NATIONAL TITLE  
Drawn by: CMR (BURNS-202101524)

LEGEND	
WOOD FENCE	IRON FENCE
IRON FENCE	BOUNDARY LINE
IRON FENCE	PASSAGEWAY
IRON FENCE	WIRE FENCE
IRON FENCE	CONTROLLING MONUMENT
IRON FENCE	MONUMENT
IRON FENCE	MONUMENT DIGNITY
IRON FENCE	IRON ROD FOUND
IRON FENCE	1/2" YELLOW-CAPPED IRON ROD SET
IRON FENCE	SET X
IRON FENCE	SET Y
IRON FENCE	60D NAIL FOUND - BOLLARDS
IRON FENCE	CABLE
IRON FENCE	CLAY POT
IRON FENCE	POLE CAMP
IRON FENCE	PIPE
IRON FENCE	PIPE LINE
IRON FENCE	PIPE LINE
IRON FENCE	PHONE
IRON FENCE	LIGHT POLE
IRON FENCE	WATER METER
IRON FENCE	WATER VALVE
IRON FENCE	(UNLESS OTHERWISE NOTED)



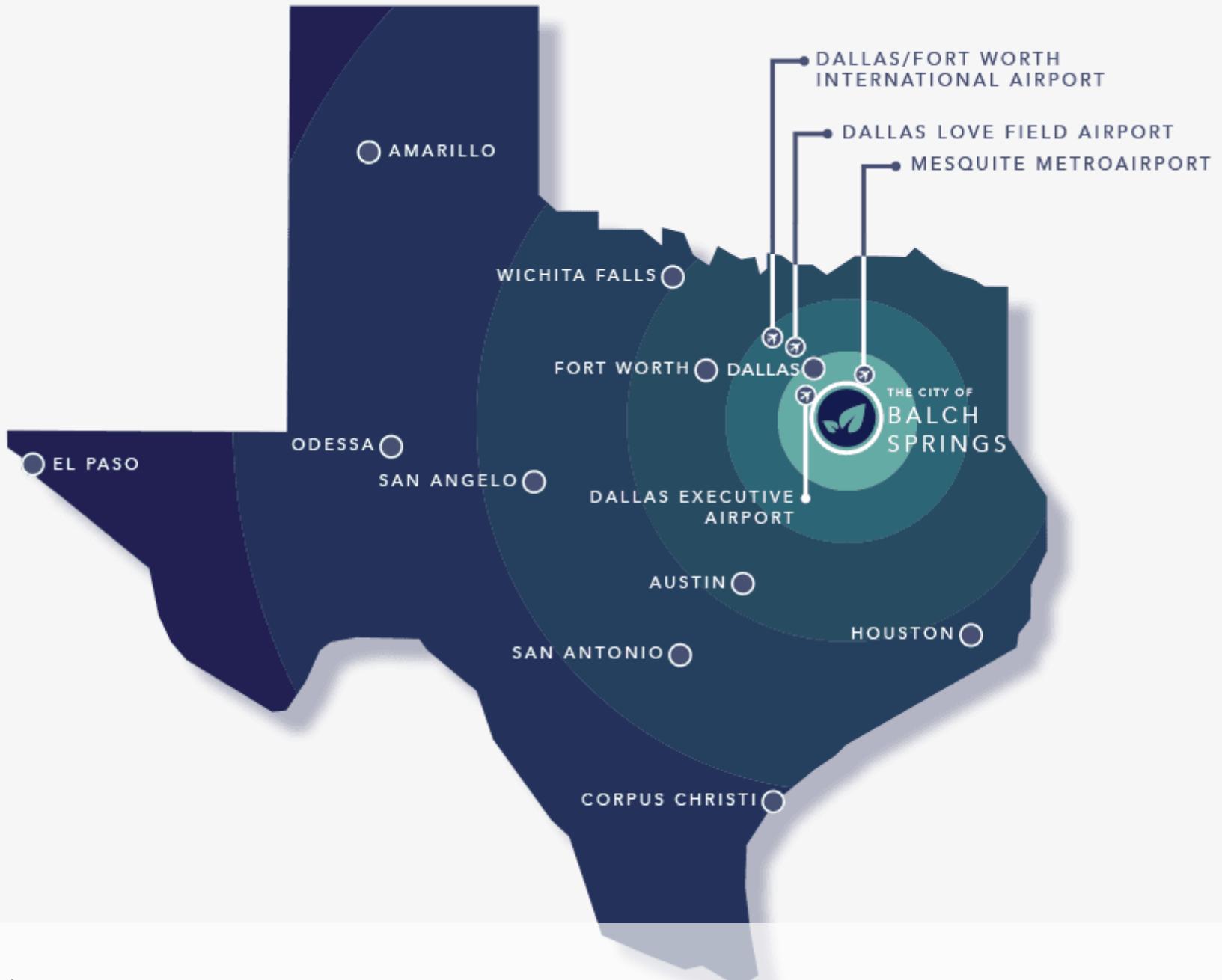


# Financial Analysis

# Actuals and Proforma

Annual Revenue	Actuals	Proforma
Current Schedule Base Rent	\$84,600.00	\$105,240.00
Total Revenue	\$84,600.00	\$105,264.00
Annual Expenses		
Taxes (2024 Actual)	\$13,338.00	\$16,800.00
Insurance (2024 Actual)	\$600.00	\$1,000.00
Utilities	\$3,600.00	\$3,600.00
Total Expenses	\$17,538.00	\$21,400.00
Net Operating Income	\$67,062.00	\$83,840.00

*Financial Information Disclaimer: You are solely responsible for independently verifying the information in this Memo. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK*



## AREA OVERVIEW

**Balch Springs, Texas, is a vibrant community located just 15 minutes southeast of downtown Dallas, offering a blend of recreational attractions and robust economic development opportunities.**

#### Attractions:

- Parks and Recreation: The city boasts several parks, including Walter E. Luedeke Park, Premier Park Fields, Guy Berry Park, and Oakridge Park, providing residents and visitors with ample opportunities for outdoor activities and community events.
- Community Events: Balch Springs hosts various events throughout the year, such as the "Sprint the Springs 5K Run & Walk," which has seen growing participation and community engagement.

#### Economic Development:

Strategically situated at the convergence of Interstate 20, Interstate 635, and U.S. Highway 175, Balch Springs offers unparalleled accessibility within the Dallas-Fort Worth Metroplex and beyond. The city's proximity to major transportation hubs, including the Union Pacific Railroad's 360 acre state-of-art intermodal facility and Mesquite Metro Airport, enhances its appeal for businesses seeking efficient logistics and distribution channels.

#### Balch Springs

The Balch Springs Economic Development Corporation is dedicated to fostering a vibrant community by promoting economic growth and enhancing the quality of life. Initiatives such as the Tourism Hot Funds Grant program support projects and events that drive tourism and stimulate economic activity.

#### Balch Springs

With its strategic location, community amenities, and commitment to growth, Balch Springs presents an attractive opportunity for potential real estate buyers and investors.

Balch Springs is less than a 40 minute drive from Dallas-Fort Worth international and Dallas Love Field airports.

# DALLAS, TEXAS

Dallas/Fort Worth is one of the largest cities in America with a population of approximately 1.3 million people. Combining urban sophistication with an incomparable Texan personality, Dallas is an altogether unique blend of cultures, styles and flavors.

The Dallas/Fort Worth metroplex encompasses 11 counties and is the economic and cultural hub of North Texas. The most populous metropolitan area in both Texas and the southern United States, it is the fourth largest in the nation. The region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2022, Dallas/Fort Worth is home to 23 Fortune 500 companies, the fourth largest concentration of Fortune 500 companies in the United States behind New York City, Chicago and Houston.

## MAJOR EMPLOYERS

Employer	Employee Count
Dallas Independent School District	22,621
City of Dallas	13,000
AT&T Inc.	10,990
Medical City Dallas	10,800
Parkland Health & Hospital System	10,577
Texas Instruments	9,800
Dallas County Community College	8,230
Methodist Dallas Medical Center	7,114
Dallas County	6,500
Children's Health	6,355

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## BEST PLACES TO LIVE IN TEXAS

(U.S. News, 2022)

#20

## 25 BEST PLACES FOR YOUNG PROFESSIONALS

(U.S. News, 2022)

## ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

## BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York. Bank of America, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, Fidelity Investments maintain significant operations in the area.

## INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano, and Allen just north of Dallas itself). This area has many corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms.

Microsoft, Texas Instruments, HP, Dell, Samsung, Nokia, Cisco, Fujitsu, i2, Frontier Communications, Alcatel, Ericsson, Google, Verizon

## COMPANIES HEADQUARTERED IN DFW

AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.

ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.

Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.

Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.

Southwest Airlines is headquartered in Dallas and has more than 53,000 employees.

# DALLAS CULTURE & ATTRACTIONS

## ARTS DISTRICT

The Dallas Arts District is the largest concentrated urban arts district in the nation. It was established in 1984 to centralize the art community and provide adequate facilities for cultural organizations and includes the Dallas Museum of Art, the Morton H. Meyerson Symphony Center, the Dallas Theater Center, the Booker T. Washington High School for the Performing and Visual Arts, the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.

## MAJOR LEAGUE SPORTS

Dallas/Fort Worth is home to five major league sports teams: the Dallas Cowboys (National Football League), Dallas Mavericks (National Basketball Association), Texas Rangers (Major League Baseball), Dallas Stars (National Hockey League), and FC Dallas (Major League Soccer). It also hosts one team in a major women's league: the Dallas Wings (Women's National Basketball Association). These major teams - and the state-of-the-art arenas they play in - make DFW an ideal place for any sports lover.

## SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home to the two other major malls in North Texas - NorthPark and Galleria Dallas. Both malls feature high-end stores and are major tourist draws for the region.

- ◆ Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- ◆ NorthPark Center is 2.3 million SF with more than 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.



# HIGHER EDUCATION

There are 6 four-year colleges within the Dallas city limits and 20 four-year colleges within a 50-mile radius. The University of Texas at Arlington enrolls the most students, and Southern Methodist University is the closest university.

**Southern Methodist University** - A private research university in University Park, Texas, it is a nationally ranked private institution and is a distinguished center for global research with a liberal arts tradition. It takes up 234 acres and has a student population of over 12,000.

Economic Impact: Southern Methodist University and its alumni wield an annual economic impact of more than \$7 billion.

**The University of North Texas** – With a total undergraduate enrollment of over 42,000 students, UNT generates an economic impact of \$1.65 billion in the DFW area economy annually. \$183.9 million growth in economic activity for the DFW area because of UNT's capital spending. 88 academic programs ranked among the nation's Top 100.

**The University of Texas at Dallas** – Being one of the largest public universities in Dallas, UTD has nearly 30,000 students and generates over \$348 Million in economic impact. The University has a top-ranked STEM, Management, Liberal arts, and Science program and is commonly known for Nutrition Innovation and Entrepreneurship.

**Texas Christian University** – TCU has been stated to generate nearly \$562.5 in revenue a year for the Dallas economic system. In the past year, they have been ranked #83 in best universities #1 MBA faculty quality in the world. The university has an enrollment of just under 12,000. Southern Methodist University - SMU and its alumni wield an annual economic impact of more than \$7 billion a year. SMU has a strong emphasis on its distinguished center for global research with a liberal arts tradition.

**The University of Texas at Arlington** – With nearly 65% of the student population being northern Texas natives, the university creates an annual economic impact of almost \$17.1 billion for their region. The university is home to the nanotechnology research facility, NanoFab Research & Teaching Facility, and the Center for Amphibian and Reptile Diversity Research programs.

**University of Dallas** – Producing nearly 8,200 jobs and more than \$490 million dollars toward economic impact, the university is known for its Private Catholic, Liberal arts foundings, and high-quality education at an affordable price. The student body consists of nearly 1500 undergraduates and 1,000 postgraduates.





# 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:
  - 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.

Dallas Property Advisors, LLC	9014295	matteo@dallaspropertyadvisors.com	469-554-0430
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matteo Faeth	0619346	matteo@dallaspropertyadvisors.com	469-554-0430
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jaclyn Castano	645546	jaclyn@dallaspropertyadvisors.com	972-898-9399
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



## Contact Information

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