

AVAILABLE FOR LEASE

Dallas, TX



LOCATION:

2450 Royal Lane
Dallas, TX 75229

PROPERTY HIGHLIGHTS:

- **Total SF:** +/- 0.47 AC
- Highly trafficked corridor serving established residential, commercial and industrial users.
- Convenient access to major thoroughfares including Harry Hines, I-35 and DNT.
- Existing service station/fuel infrastructure.
- Call for pricing.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,887	99,195	258,113
Daytime Population	20,008	139,906	411,971
Avg. HH Income	\$87,149	\$140,875	\$155,332

TRAFFIC COUNTS:

Interstate 35:	214,870 VPD (2025)
Royal Ln:	29,553 VPD (2025)

CONTACT:

CONNOR COUGHLIN | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

falcon
FALCONCOMPANIES.COM

AVAILABLE FOR LEASE

2450 Royal Lane, Dallas, TX 75229



CONTACT: **CONNOR COUGHLIN** | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM
TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

falcon
FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230
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.

AVAILABLE FOR LEASE

2450 Royal Lane, Dallas, TX 75229



SUBJECT SITE

Asian Trade District
1,300+ Businesses
12,000+ Employees

CONTACT:

CONNOR COUGHLIN | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM

TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

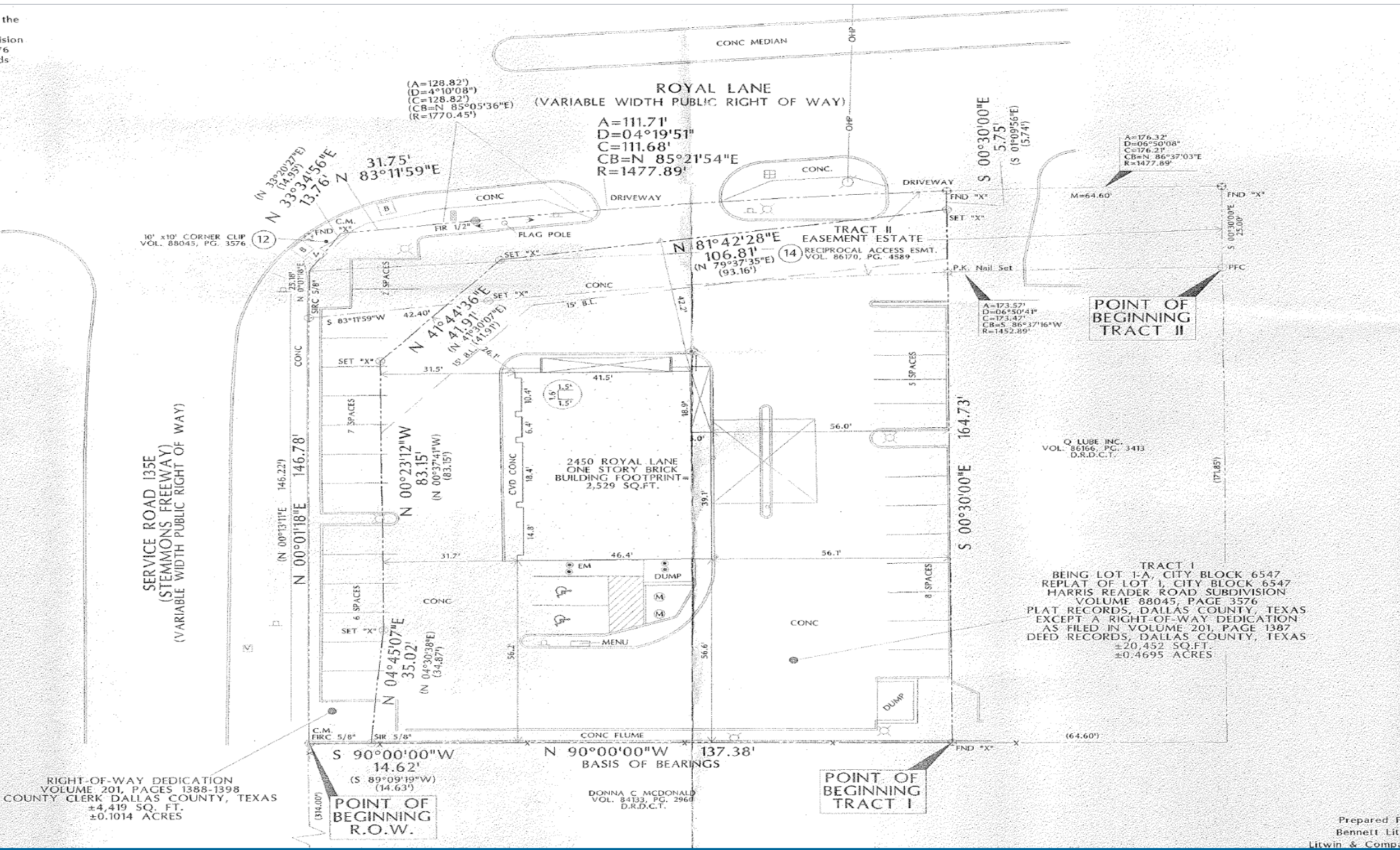
falcon

FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230
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.

AVAILABLE FOR LEASE

2450 Royal Lane, Dallas, TX 75229



CONTACT:

CONNOR COUGHLIN | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM

TEY TINER | 214.534.3683 | TEY@FALCONCOMPANIES.COM

falcon

FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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.

DEMOGRAPHIC SUMMARY

2450 Royal Ln, Dallas, Texas, 75229

Ring of 3 miles

KEY FACTS



99,195

Population



139,906

Daytime Population



0.24%

'23-'28 Compound Annual Growth Rate



40,707

Households



\$441,061

Median Home Value



34.3

Median Age

EDUCATION



16%

High School Diploma



11%

Some College



48.47%

Bachelor's Degree or Graduate Degree

INCOME



\$96,751

Median Household Income



\$140,875

Average Household Income



\$57,846

Per Capita Income



\$103,133

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$120,887

Total Annual Expenditures



\$5,298

2026 Meals at Restaurants



\$9,217

2026 Meals at Home



\$36,153

Retail Goods



\$4,721

Entertainment



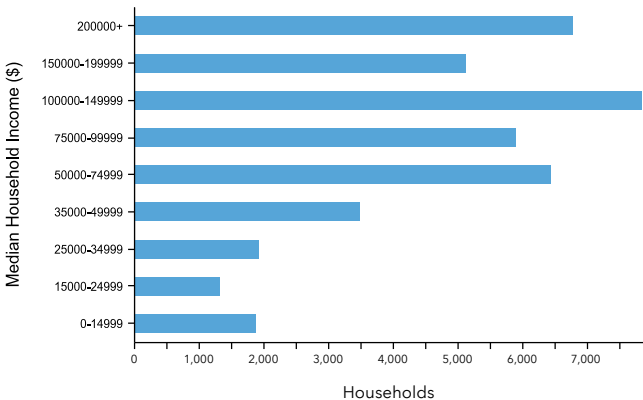
\$1,350

Personal Care



\$8,418

Health Care



BUSINESS



7,184

Total Businesses



81,409

Total Employees



37.11%

Blue Collar Occupation



62.88%

White Collar Occupation

Tapestry

Top 3 segments by household count



D4 Metro Renters > 10.5K | 25.9%

A5 Welcome Waves > 8,172 | 20.1%

K6 City Greens > 2,917 | 7.2%

Other 19.1K | 46.8%

[View comparison table](#)

2026 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (53.33)

The smallest group: Pacific Islander Alone (0.05)

Indicator	Value	Diff	
White Alone	33.95	-14.06	
Black Alone	7.45	-8.39	
American Indian/Alaska Native Alone	1.32	+0.37	
Asian Alone	12.45	+3.62	
Pacific Islander Alone	0.05	-0.08	
Other Race	22.98	+10.93	
Two or More Races	21.80	+7.61	
Hispanic Origin (Any Race)	53.33	+24.18	

Bars show deviation from 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** is 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
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539

License No.

thughes@falconcompanies.com

E-Mail

972-404-8383

Phone

Timothy Hughes
Designated Broker of Firm

335775

License No.

thughes@falconcompanies.com

E-Mail

972-404-8383

Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date