



LOVE FIELD PROPERTY PACKAGE

6522 Lemmon Ave.
Dallas, TX 75209

&

6504 Tyree St.
Dallas, TX 75209

LOWSKY
COMMERCIAL REAL ESTATE CO.

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LOVE FIELD SUB-MARKET

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SMOKE SHOP



6522



INVESTMENT HIGHLIGHTS

Available for sale are two contiguous properties plus a ground lease for a billboard, located just off the intersection of Mockingbird Ln. and Lemmon Ave., directly across from Dallas Love Field Airport. The offering includes a vacant residential lot and a commercial single-tenant building, providing a flexible opportunity for investors, developers, or owner-users.

The commercial building is currently leased to a well-established local smoke shop with multiple locations across DFW, offering immediate income. With prime frontage, high visibility, and proximity to a major airport and key Dallas thoroughfares, this is a rare chance to acquire a versatile assemblage in a high-demand urban corridor.



PROPERTY SUMMARY RESIDENTIAL LOT

Offering Price	ASK AGENT
Price PSF	ASK AGENT
Property Status	Vacant Lot
Current Zoning	CR (Community Retail)
Lot Size	~0.13 AC (5,854 sf)

PROPERTY SUMMARY COMMERCIAL LOT

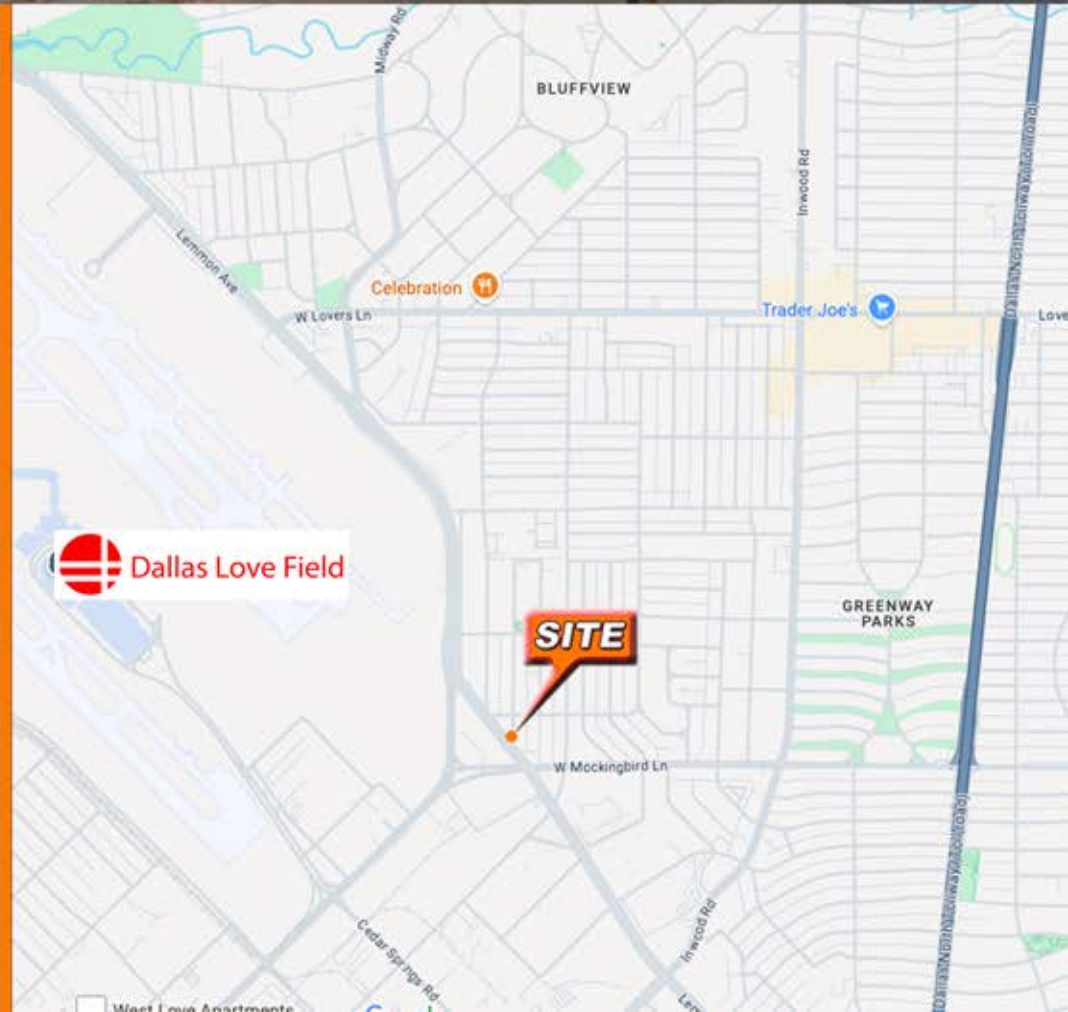
Offering Price	ASK AGENT
Price PSF	ASK AGENT
Occupancy	100% Occupied
Building Sq. Ft.	~1,600 sf (per Landlord)
Year Built	1960
Lot Size	~0.13 AC (5,610 sf)
County	Dallas

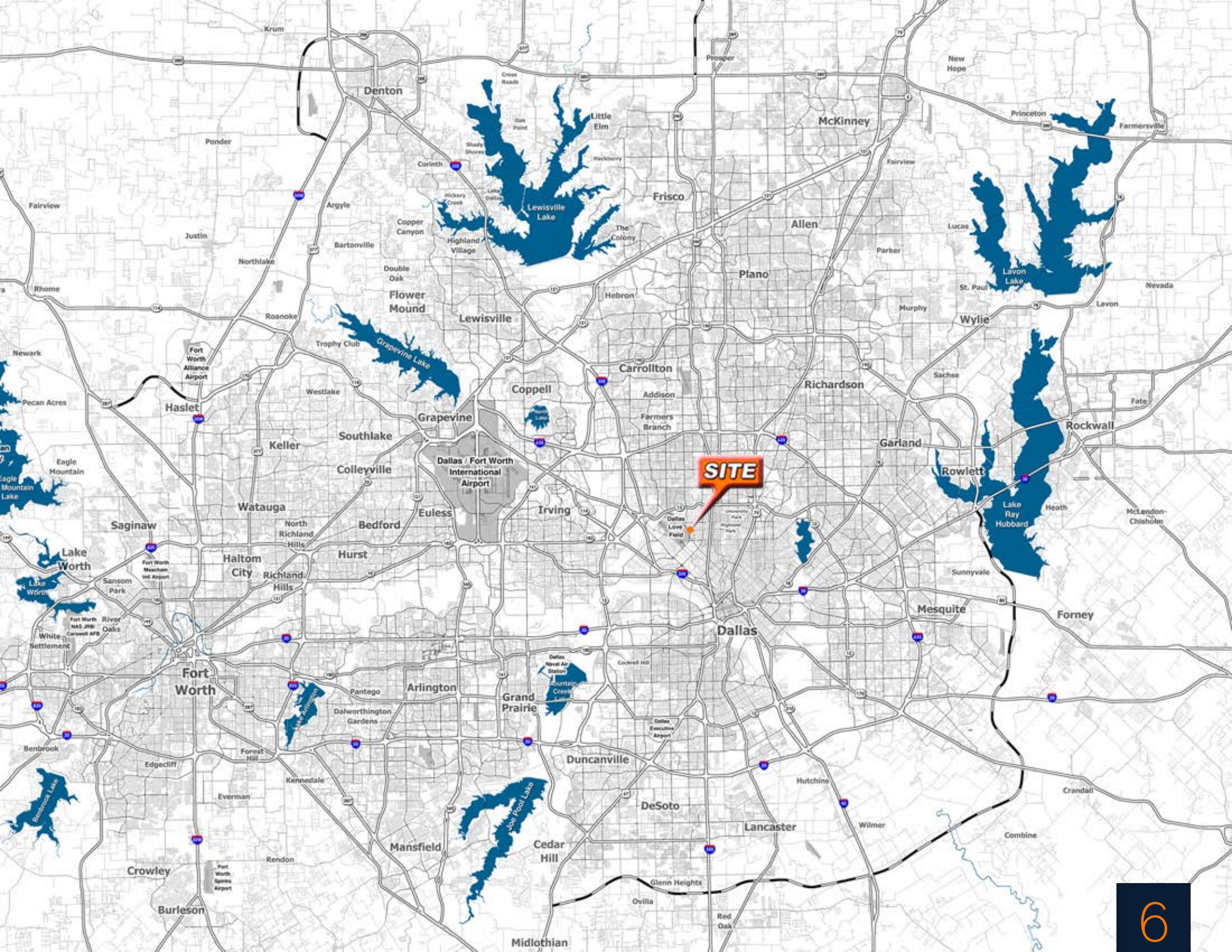


The commercial building is currently leased to a well-established

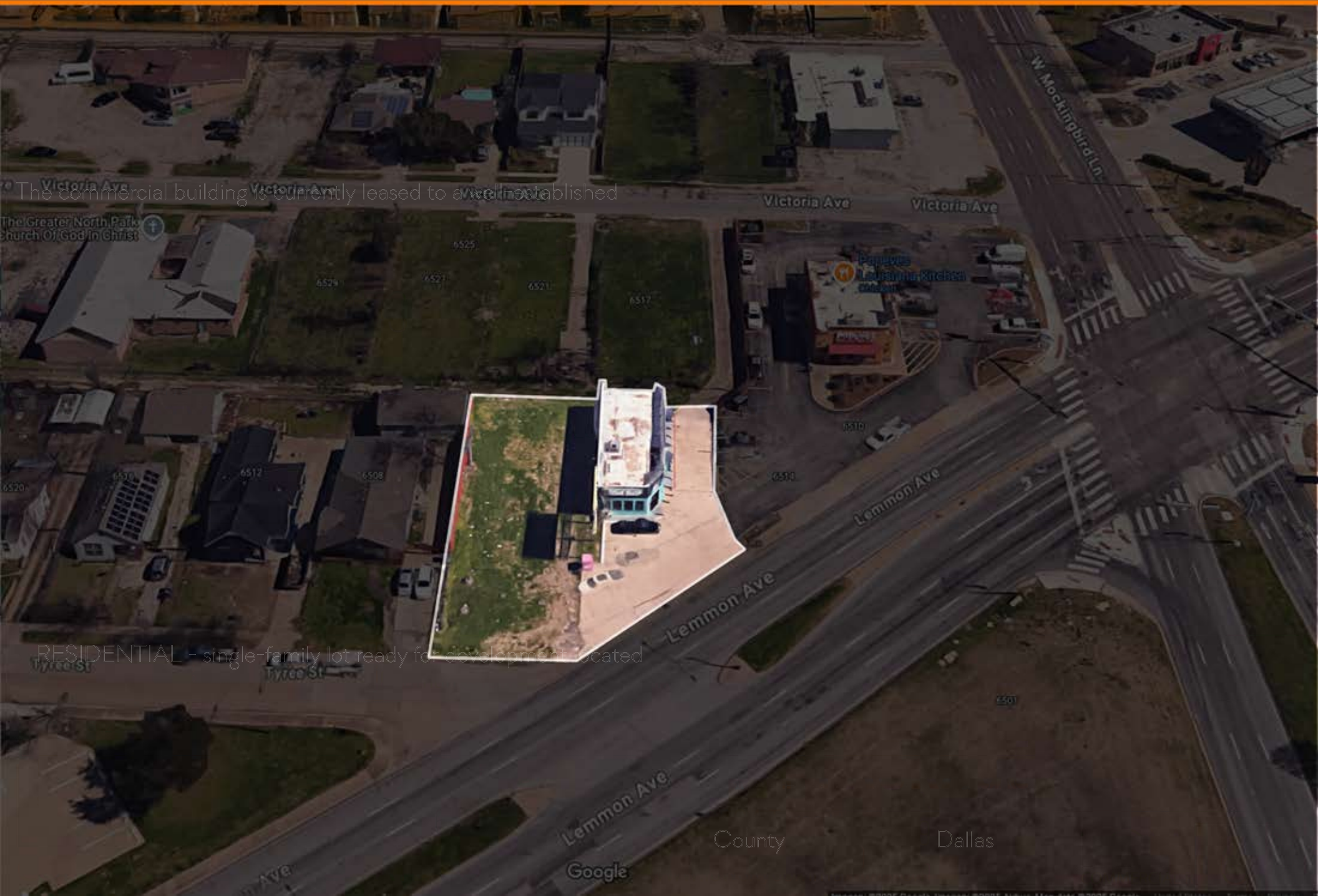
BUILDING HIGHLIGHTS

- COMMERCIAL - Single-Tenant freestanding building with ZERO Landlord responsibilities.
- COMMERCIAL - Tenant has a few years remaining on the with fair market options.
- BILLBOARD - on a Ground-Lease to Clear Channel Outdoor which expires in 2028.
- RESIDENTIAL - single-family lot ready for development located <0.25 miles away from Love Field Airport.
- WHOLE OFFERING - New construction up and down Lemmon Ave. (including city improvements to landscaping and street lighting.





AERIAL



The commercial building is currently leased to a well established

The Greater North Park Church Of God In Christ

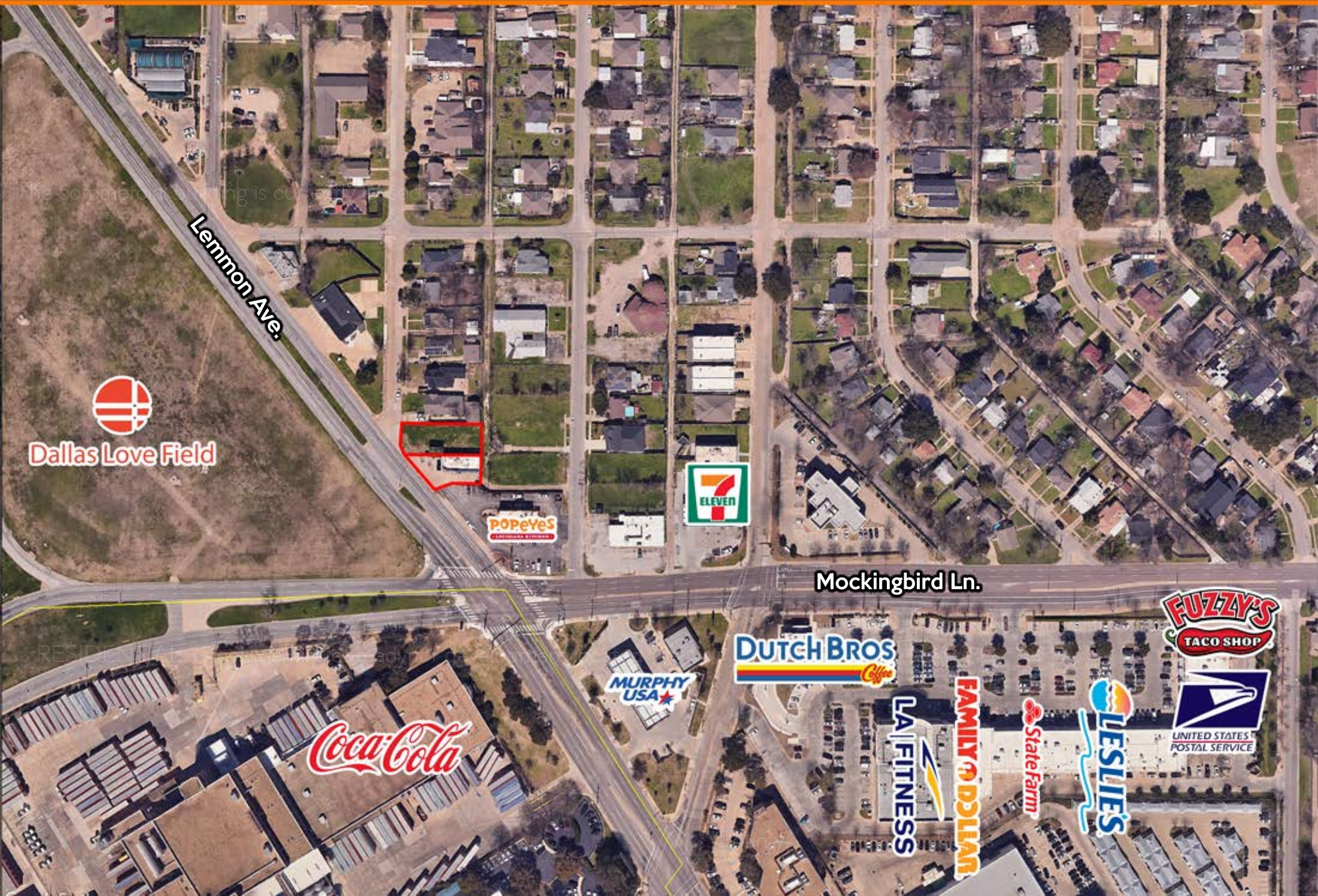
RESIDENTIAL - single-family lot ready for development located

County

Dallas

Google

AERIAL



FLOOR PLAN

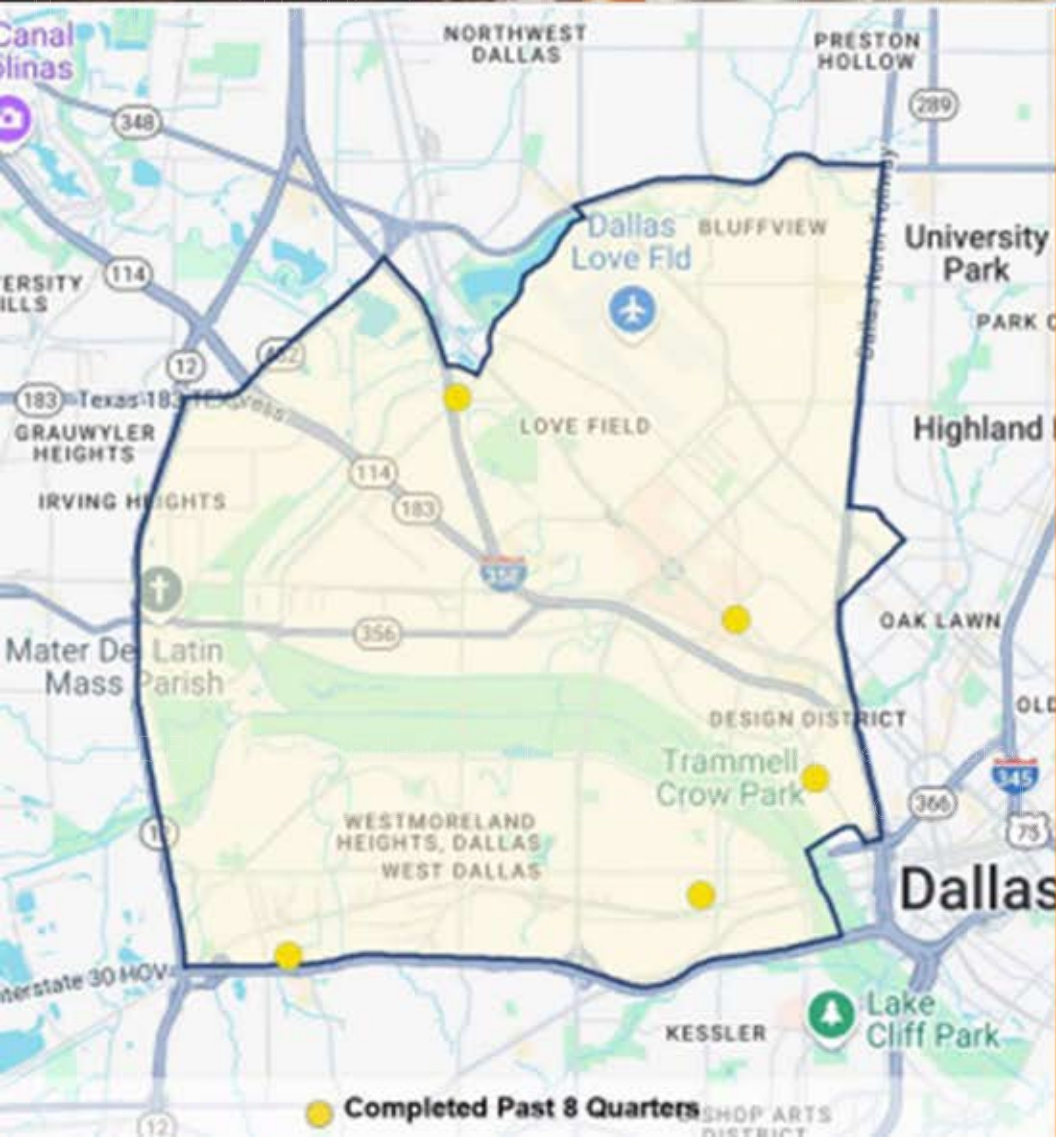
FLOOR PLAN
COMING SOON

TENANT PROFILE



Uptown Smoke Shop is one of a few different local smoke shop brands operated under this store's ownership. This location includes typical items sold in local headshops (including but not limited to CBD, marijuana paraphernalia, hookahs, vapes, etc.).

This location has operating hours from 8a - 12a and is open 7 days a week. There are currently 67 google reviews with an average rating of 4.9/5 stars, and is always kept clean and orderly.



About Love Field W. Dallas Sub-Market

The Love Field submarket is one of Dallas' most strategically located and economically vibrant areas, anchored by Dallas Love Field Airport — a major regional hub that continues to drive consistent traffic and commercial activity. Situated just minutes from Uptown, the Dallas Medical District, and the Dallas North Tollway, the area benefits from exceptional connectivity and a strong mix of residential, retail, and light industrial uses. With high visibility, dense traffic corridors, and ongoing infrastructure investment, Love Field has evolved into a key infill market for both users and investors seeking long-term value.

Recent growth in surrounding neighborhoods such as Bluffview, Oak Lawn, and the expanding Medical District has added further momentum to the area, increasing demand for commercial space and redevelopment opportunities. The presence of major employers, a strong transportation network, and proximity to key lifestyle amenities make Love Field a resilient submarket that continues to attract both local and institutional interest. Its blend of accessibility, visibility, and economic activity positions it as a premier location for a wide range of commercial uses.

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