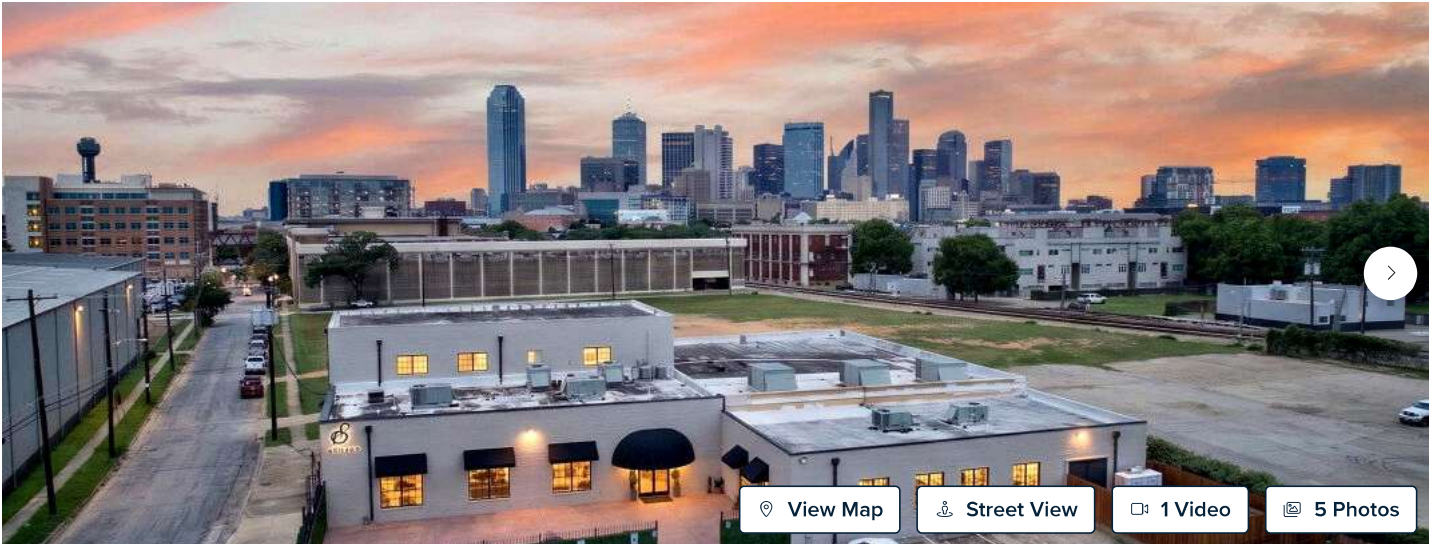


1724 Cockrell Ave, Dallas, TX 75215



\$5,995,000 | 21 days on market | Updated 0 days ago
1724 Cockrell Ave

Details

Property Type	Office, Mixed Use	Sub Type	Creative Office, Venue (+1)
Square Footage	19,025	Net Rentable (SqFt)	19,025
Units	25	Tenancy	Single
Lease Type	NNN	Price per SqFt	\$315
Class	A	Year Built	1948
Year Renovated	2009	Buildings	1
Stories	2	Acreage	0.770
Zoning	Commercial	Parking Spaces	25 spaces
Parking Per SqFt	1.31	Investment Type	Redevelopment
Ground Lease	No	Sale Condition	N/A

19,025 SF GROSS AREA

Marketing description

1724-1726 Cockrell Avenue, Dallas, TX 75215 offers a rare opportunity to acquire a fully renovated event venue in one of Dallas’ most dynamic growth corridors. Located in the Historic South Side of Lamar and The Cedars, just one mile south of Downtown Dallas and a short distance from the Convention Center, this two-story property combines character, functionality, and strong event appeal. Featuring over 12,000 SF of beautifully renovated event space within a 19,025 SF building, the property is designed to host weddings, banquets, conferences, and private events with ease. Highlights include completely remodeled restrooms, new wood floors, two bars, a dance floor, complete sound, lighting, visual projection screens, air conditioning, a security system, and a gated outdoor patio. The sale also includes 1800 Cockrell Avenue, a directly adjacent 14,600 SF vacant lot with 25 parking spaces, adding valuable flexibility for operations, guest parking, or future expansion. Situated in an Opportunity Zone, this unique asset blends a proven event-ready setup with compelling long-term upside.

Currently operating as a premier event venue, the property features more than **12,000 SF of renovated event space** designed to accommodate weddings, galas, corporate events, conferences, and private gatherings. The facility includes:

- Beautifully renovated ballrooms and event spaces
- Two full-service bars
- Updated restrooms
- Professional sound, lighting, and projection systems
- Outdoor gated patio

- Security system
- Flexible floor plans suitable for a variety of event formats

Investment highlights

Investment & Redevelopment Potential

Beyond its existing use, the property offers exceptional flexibility for investors and developers. Its location in one of Dallas' fastest-growing urban neighborhoods makes it well suited for:

- Creative office conversion
- Boutique hospitality
- Entertainment or live music venue
- Mixed-use redevelopment
- Adaptive reuse projects
- Continued operation as a successful event venue

Why This Property?

The Edison is more than a real estate acquisition—it's an opportunity to own a landmark property in one of Dallas' most dynamic growth corridors. Whether you're seeking immediate operational income, a value-add investment, or a long-term redevelopment play, this property offers the location, flexibility, and upside to capitalize on the continued transformation of the Cedars district.

Property Website (<https://media.elitephotographydfw.com/sites/1725-cockrell-ave-dallas-75215-25445567/branded>)

Listing Contacts

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Chat [View Profile](#)

Valuation Calculator

Purchase Price *

\$ 5,995,000

Net Operating Income *

\$

Loan Amount ⓘ
\$5,395,500.00

Down Payment

\$599,500

10%

Annual Debt Service ⓘ
\$388,184.98
\$32,348.75/mo

Interest Rate *

6% %

Term (years) *

30

Annual Cash Flow ⓘ
\$--
\$--

Valuation Metrics

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DSCR ⓘ	Cap Rate ⓘ	ROI ⓘ

Map

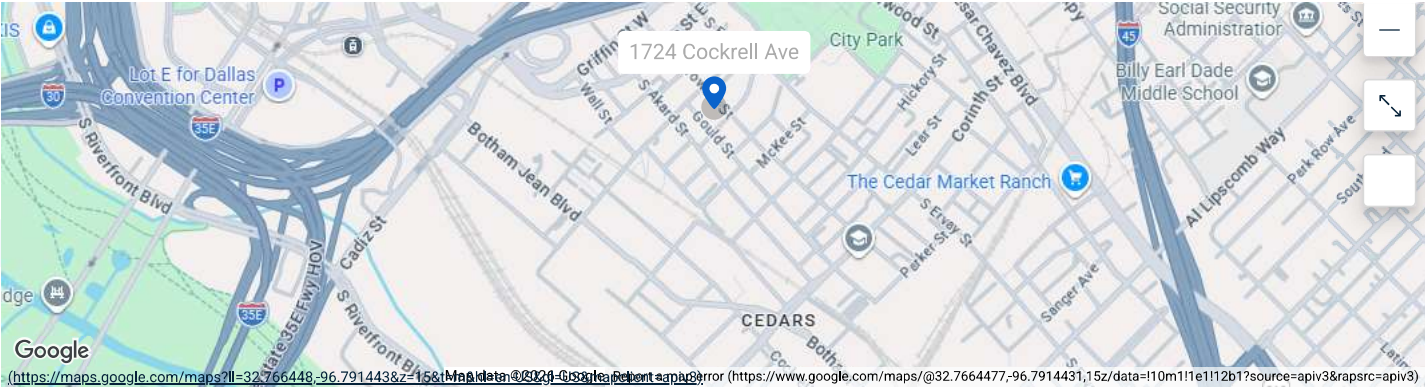
 Map layers

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Zoning

PD-317

Planned

Planned Development District 317

[View \(https://www.zoneomics.com/code/dallas-TX\)](https://www.zoneomics.com/code/dallas-TX) municipality zoning documents

✓ ADU (local)

✓ Commercial

✓ General residential

✓ Industrial

✓ Multifamily

✓ Single family

✓ Two family

✗ ADU (state)

✗ Short term rentals

What can I build here?

Can I do shor

Q

[View all 121 uses](#)

Last updated May 19, 2026
For deeper zoning details, reports are available at [Zoneomics \(https://www.zoneomics.com/zoning-maps?address=1724%20Cockrell%20Ave%2C%20Dallas%2C%20TX%2075215&lat=32.7664477&lng=-96.7914431&resource=crexi\)](https://www.zoneomics.com/zoning-maps?address=1724%20Cockrell%20Ave%2C%20Dallas%2C%20TX%2075215&lat=32.7664477&lng=-96.7914431&resource=crexi)

Climate Risk for 75215

Flood Zone

This property is located in **Zone X (unshaded)** ⓘ

Flood Factor

4

/10

Moderate

FLOOD FACTOR

This property has a moderate Flood Factor™. This property's risk of flooding is constant over the next 30 years.

Flood Risk Over Time

<1%

4.10%

7.40%

10.60%

13.70%

16.70%

19.60%

0y

5y

10y

15y

20y

25y

30y

Within the next 30 years, this property has a 19.60% chance of any flood water reaching the building at least once.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Fire Factor

1

/10

Minimal

FIRE FACTOR

This property has a minimal Fire Factor™.

Fire Risk Over Time

Data Unavailable for this Property

View more in-depth climate risk data on [First Street Technology, Inc](#)

Property History

Event	Date	Price	% change	Price/SqFt	Sold by	Sold to
Listed for sale	Jun 4, 2026					

Demographics

	1 Mile	3 Miles	5 Miles
Age ^			
2024 Median Age	34.6	33.5	33.6
Under 20	2,637	33,660	108,753
20 - 25	2,559	18,564	39,172
25 - 45	16,271	92,381	170,832
45 - 65	6,597	44,233	104,582
Over 65	1,895	18,547	43,823
Employees ^			
Total 2024	28,123	184,154	390,881
Agriculture	237	836	1,787
Construction	1,604	10,843	23,326
Manufacturing	1,047	8,135	16,999
Wholesale Trade	567	3,562	7,602
Retail Trade	1,787	12,440	23,794
Transportation, Warehousing	1,635	8,560	17,148
Information	1,130	4,810	7,610
Finance, Insurance	3,072	16,330	29,575
Professional Services	4,440	26,189	49,889
Educational, Health Care	4,286	26,968	54,915
Arts, Entertainment, Food	2,263	12,718	23,618
Management, Business, Science, Arts	12,376	73,716	134,434
Public Administration	637	3,318	6,067
Other Services	971	5,073	11,380
Household Income ^			
2024 Median Income	\$83,901	\$80,277	\$76,240
Under \$25k	2,787	17,265	34,784

\$25k - \$50k	1,786	15,615	34,202
\$50k - \$100k	4,488	31,133	57,929
\$100k - \$150k	3,178	18,240	31,463
Above \$150k	3,396	24,038	49,960
Housing Occupancy ^			
2024 Ratio	10:1	20:3	20:3
Occupied	13,898	91,784	184,053
Vacant	1,737	14,507	24,285
Population ^			
2024	30,141	210,751	476,657
2023	29,175	208,462	475,382
2022	29,215	209,915	479,973
2021	28,103	208,451	480,744
2020	28,307	210,676	488,199
Renter To Homeowner ^			
2024 Ratio	5:1	20:9	10:7
Renters	13,201	74,474	121,135
Homeowners	2,434	31,817	87,203

Property Photos



Similar Properties

[View All](#) Card Table



[For Sale](#)
Unpriced
801 Core
Rare Design District Owner/User or Value-Add O...
801 Core St, Dallas, Dallas County, TX 75207



[For Sale](#)
\$900,000
Investment Auto and Restaurant Mix Use
Mixed Use • 5,298 SqFt
9415 S R L Thornton Fwy, Dallas, Dallas County, TX 752...



[For Sale](#)
Unpriced
2833 Irving Blvd
Retail • 5,779 SqFt
2833 Irving Blvd, Dallas, Dallas County, TX 752...