



HIVIEWREALESTATE



Real Estate

2211 Lamont Ave, Dallas, TX 75216

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0.5 ACRE LOT FOR SALE

This 4,720 SF building on +/- 0.51 acres offers an exceptional location in the thriving Southeast Dallas area. The property provides convenient access to major transportation routes including I-35E, I-45, US-67, I-30, Loop 12, Illinois Avenue, and Lancaster Road, making it ideal for distribution, warehouse, contractor, and light industrial users. Surrounded by established commercial and industrial businesses, the area features nearby retailers and services such as Walmart, Fiesta Mart, Walgreens, AutoZone, restaurants, banks, and fuel stations. Located just minutes from Downtown Dallas and the Southern Dallas logistics corridor, this property offers excellent connectivity, strong industrial demand, and outstanding potential for owner users or investors seeking a strategic commercial location.

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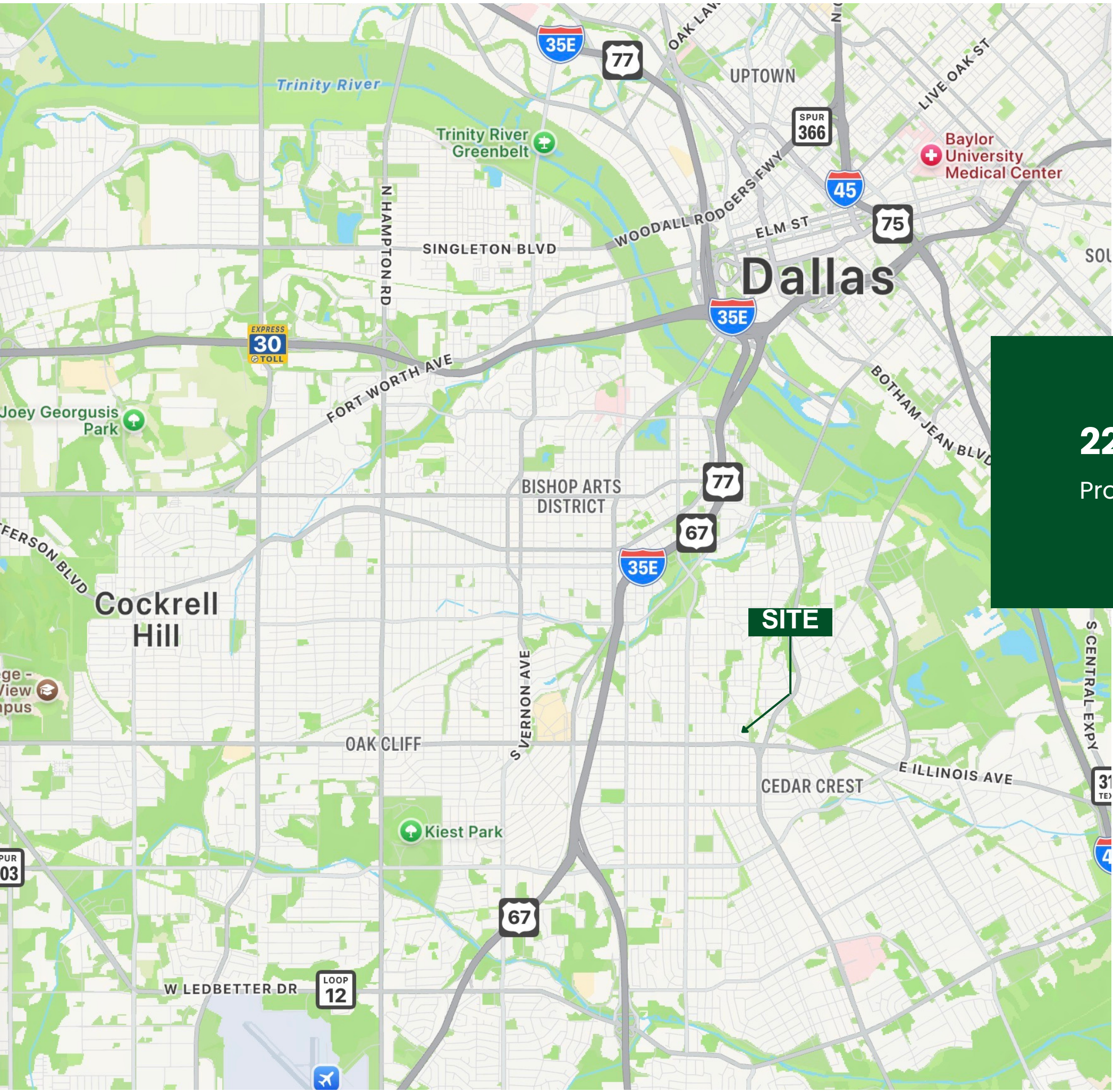


HIVIEWREALESTATE

LOT FOR SALE

Lot approxiamtely 0.5 Acres





LOCATION MAP

2211 LAMONT AVENUE

Property near Interstate 35, Loop 12 and Highway I-45

2211 LAMONT AVENUE

DALLAS, TX 75216



PROPERTY HIGHLIGHTS



BUILDING SIZE: ±4,720 SF



LOT SIZE: ±0.51 ACRES



ZONING: COMMERCIAL RETAIL



YEAR BUILT: ±1965

EXCELLENT ACCESS • STRONG COMMERCIAL CORRIDOR • CLOSE TO MAJOR HIGHWAYS



AREA HIGHLIGHTS



Minutes from Downtown Dallas



Strong Commercial & Retail Corridor



Close to Major Highways, Retail & Services



Established Business Community



Large Labor Force & Population Base



Ideal for Owner-User or Investor

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,658	131,516	319,058
HOUSEHOLDS	5,648	43,743	116,834
MEDIAN HH INCOME	\$54,606	\$51,741	\$61,324
MEDIAN HOME VALUE	\$173,736	\$208,390	\$244,798
AVG. HOUSEHOLD SIZE	3.2	3.1	3.1

Projected Population Growth (5 Years): ±4%

SURROUNDING BUSINESSES

- | | | |
|-----------------------|--------------------|------------------|
| • Walmart Supercenter | • Whataburger | • Dollar General |
| • Fiesta Mart | • McDonald's | • Pep Boys |
| • Family Dollar | • Taco Bell | • The Home Depot |
| • Dollar Tree | • Church's Chicken | • Shell |
| • Walgreens | • Exxon | • Circle K |
| • CVS Pharmacy | • RaceTrac | • And More! |
| • AutoZone | • Bank of America | |
| • O'Reilly Auto Parts | • US Post Office | |



2211 Lamont Avenue
Dallas, TX 75216



Excellent Access to I-35E, I-45,
US-67, I-30 & Major Roads



Over 319,000 Residents
Within a 5-Mile Radius