

# FOR SALE-DUPLEX

6205 LOVETT AVE

Dallas, TX 75227



## PROPERTY DESCRIPTION

Excellent Investment Opportunity – Fully Leased Duplex Near Downtown Dallas

This full duplex sits on a spacious 0.38-acre lot with convenient access to downtown Dallas, Lakewood, Greenville Avenue, and SMU. Both units are currently leased, offering immediate cash flow.

Unit 1: Approximately 1,000 SF, 3 bedrooms, 2 full bathrooms. Tenant-occupied with a lease in place through May 2026 at \$1,850/month.

Unit 2: Approximately 672 SF, 2 bedrooms, 1 full bathroom. Tenant-occupied on a month-to-month basis at \$1,300/month.

Each unit features updated kitchens and bathrooms, luxury vinyl plank flooring, and comes with a detached one-car garage.

Located in an area experiencing significant development and revitalization, this property presents strong long-term investment potential. Note: Photos are virtually staged to highlight the property's possibilities. Tours are permitted during the option period only, and prospective buyers and their representatives are responsible for conducting their own due diligence. This information is not to be considered as a substitute for professional guidance and independent verification.

\*\*All property tours must be scheduled through the listing agent, and tenants must not be disturbed. \*\*

## PROPERTY HIGHLIGHTS

- Turnkey Investment – Fully leased duplex generating rental income with tenants in place.
- Updated Interiors – Both units feature luxury vinyl plank flooring, upgraded kitchens, and modernized bathrooms.
- Private Garage – Each unit includes its own detached 1-car garage for added tenant convenience and value.
- Location – Located minutes from Downtown Dallas, Lakewood, Greenville Ave, and SMU—highly desirable for tenants.
- Growth Potential – Situated in a rapidly developing area with strong rental demand and long-term appreciation upside.
- Property website: <https://buildout.com/website/6205lovettave>

## OFFERING SUMMARY

Sale Price:	\$362,000
Lot Size:	16,733 SF
Building Size:	1,672 SF

Angela Harwell, CCIM, TACS, Commercial Realtor  
(214) 578-0087

Jose Duarte, CCIM  
(972) 885-8180



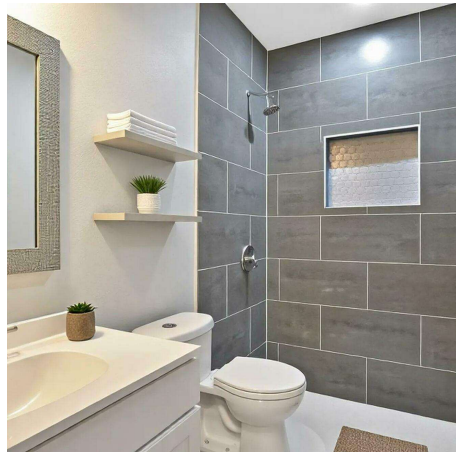
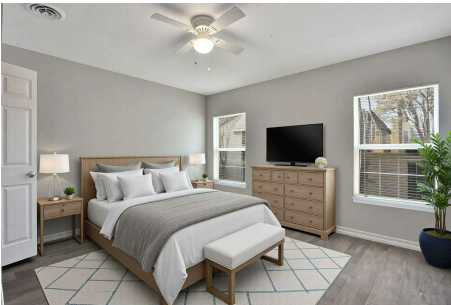
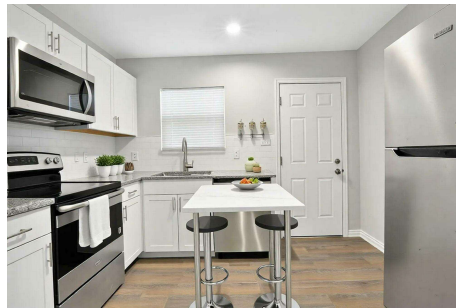
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# PHOTOS

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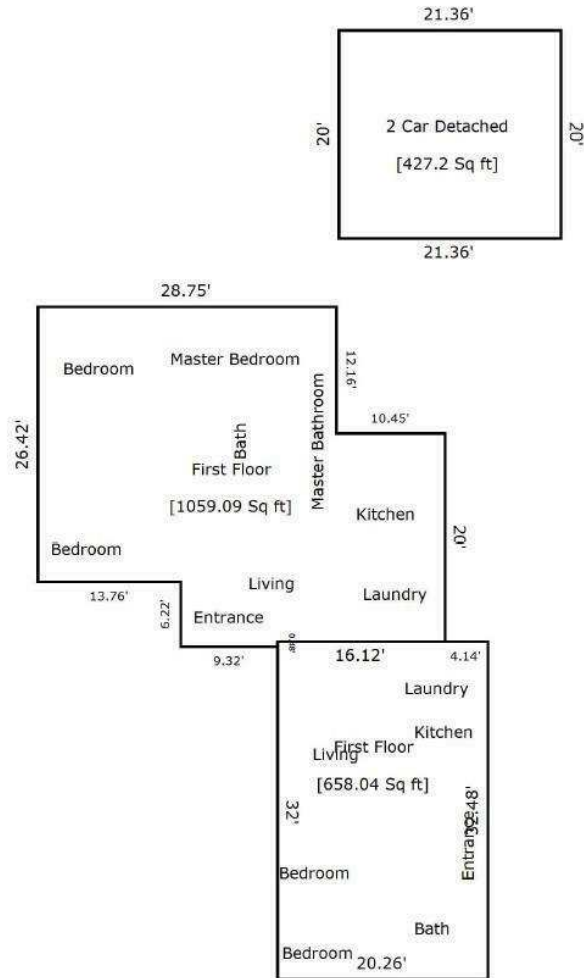
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# FLOOR PLAN

6205 LOVETT AVE

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(Not to Scale)



Floor-plan is for representational purposes only and is not to scale.

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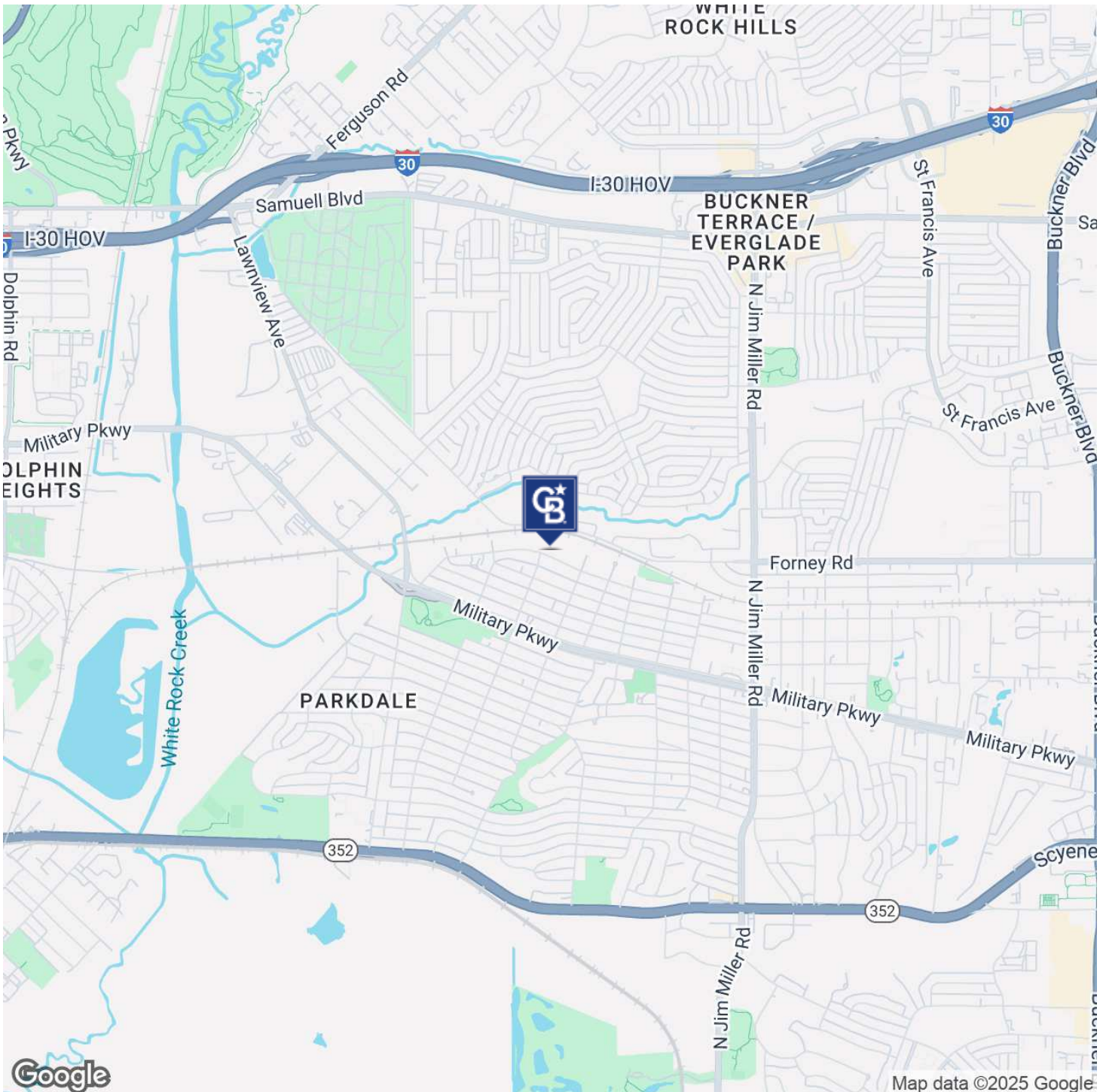
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# LOCATION

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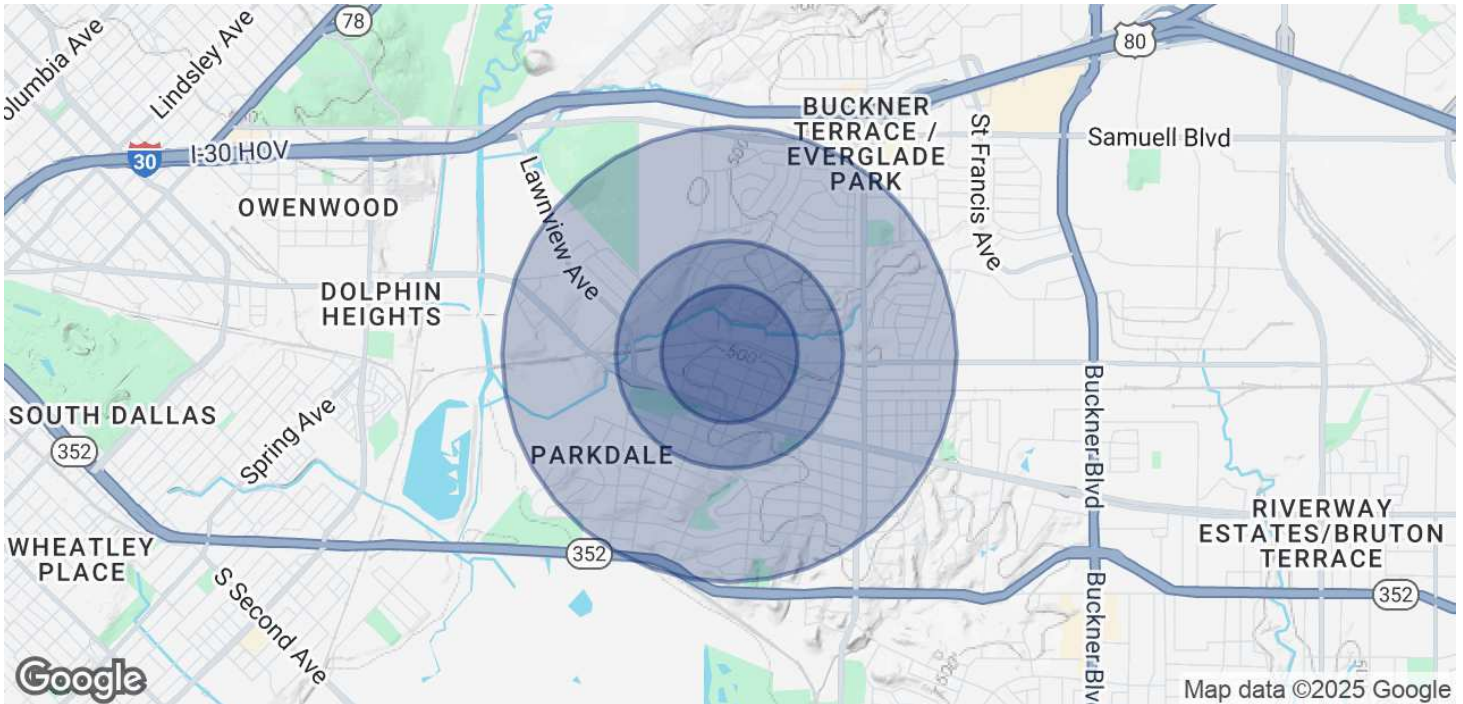


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# DEMOGRAPHICS

6205 LOVETT AVE

Dallas, TX 75227



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,719	4,316	15,765
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	38	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	512	1,352	4,949
# of Persons per HH	3.4	3.2	3.2
Average HH Income	\$68,007	\$72,995	\$73,484
Average House Value	\$275,126	\$305,204	\$320,374

Demographics data derived from AlphaMap

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## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)