

FOR SALE

2603 Southwell Rd, Dallas, TX 75229
Multi Tenant Industrial Investment



- FOR SALE - \$1,550,000
- 15,550 SF office/warehouse
- 5 separately metered suites
- High demand flex building
- 1.05 AC Lot
- Secure grade level loading
- 12'x12' loading doors
- Modern exterior paint/new landscaping

- \$120,701 NOI *
- Stable long term tenants
- Below market rents
- Staggard rent roll expirations
- 14' clear height
- Street front glass
- Zoned IR
- YOC 1985
- Metal roof

*Owner Estimated NOI

SHADY TRAIL
(VARIABLE WIDTH R.O.W.)
(A PUBLIC RIGHT-OF-WAY)
ASPHALT SURFACE

SHADY TRAIL
(VARIABLE WIDTH R.O.W.)
(A PUBLIC RIGHT-OF-WAY)
ASPHALT SURFACE

0.1237 ACRES
HUBERT KENNEDY
VOLUME 85077, PAGE 4860
D.R.D.C.T.

0.099 ACRES
HUBERT KENNEDY
VOLUME 85077, PAGE 4860
D.R.D.C.T.

LOT 1A, BLOCK A/6520
46,041 SQ. FT.
1.0570 ACRES

2603 SOUTHWELL ROAD
ONE-STORY
BRICK BUILDING
16,027 SQ. FT.

0.5739 ACRES
PERRY G. ALEVRAS

SOUTHWELL ROAD
(VARIABLE WIDTH R.O.W.)
(A PUBLIC RIGHT-OF-WAY)
ASPHALT SURFACE

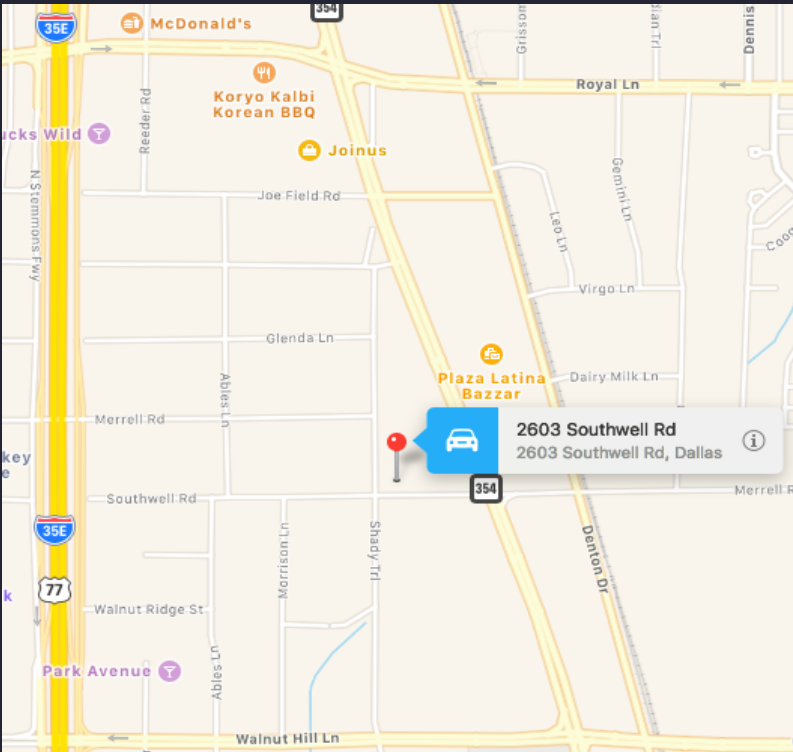
2' STRIP OF LAND DEDICATED
TO THE CITY OF DALLAS
VOLUME 86030,
PAGE 2982
M.R.D.C.1.

-10'x10' EASEMENT TO
THE CITY OF DALLAS
VOLUME 76168, PAGE 618
D.R.D.C.T.

—

THE CITY OF
 UMI: 86051
 D.C.T.

MEDICAL
LAS
E 2982



For more information:
Hans Moller
hmoller@langrealestateservices.com
Direct (972) - 744 - 6462
Cell (503) 313 - 3528



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.

11-2-2015



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.

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.

Lang Real Estate Services, LLC	0540538	alang@langrealestateservices.com	(972)-744-6000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amy Lang	493815	alang@langrealestateservices.com	(214)-232-8311
Designated Broker of Firm	License No.	Email	Phone
Philip Lang	497304	plang@langrealestateservices.com	(972)-744-6401
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hans Moller	693459	hmoller@langrealestateservices.com	(972)-744-6462
Sales Agent/Associate's Name	License No.	Email	Phone
		4/25/18	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



For more information:

Hans Moller

hmoller@langrealestateservices.com

Direct (972) - 744 - 6462

Cell (503) 313 - 3528