MOTE & ASSOCIATES

Warehouse/Office for Sale

902/902-A KCKWay, Cedar Hill



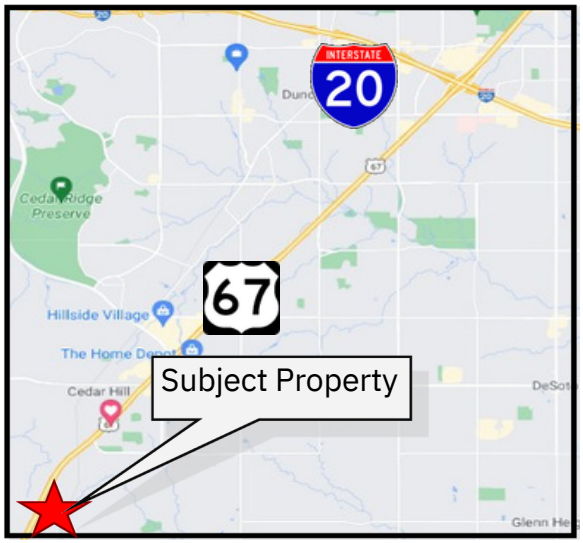
- +/-17,820 combined total SF industrial warehouse buildings for sale. 902 KCK is approx. 11,900 SF and 902-A is approx. 5,920 SF. +/-1.27 acres with ample parking that currently consists of approx. 11 concrete parking spaces and room to add more. Two 40' storage containers are included with the sale. TPO roof and skylights completed in 2017.
- Ideal for owner/user or investor. Zoning is Industrial and would be great for uses such as light manufacturing, appliance repair, exterminator services/storage, cabinet shop, contractors, general storage, amongh many others.
- 902 KCK is approx. 11,900 SF and is currently vacant. Building features 240 amp 3-phase heavy power, gas heater, and LED lighting. It has one 10'w x 10'h grade level overhead door, one 10'w x 10'h dock-high overhead door, and one 18'w x 10'h dock-high overhead door. Office area consists of 2 offices, 2 restrooms, breakroom, closet, and 2 shop offices.
- 902-A is approx. 5,920 SF and will be vacated upon closing and funding. Building has gas and meter base and wires from pole for 440 amp heavy power. One 10'w x 12'h grade level overhead door, one 10'w x 10'h dock-high overhead door. Clear height is 13'-14'. Office consists of 1 large office/reception with break area, 2 restrooms, and 2 shop offices with mezzanine storage. Paint booth included with sale.
- Neighbors include CER Electrical Services, Texas Truck Connection, and many others.
- Located just minutes from the proposed Loop 9 (www.loop9.org) and an over 1.3 million SF industrial hub currently under construction by Hillwood developers, with and additional 694k SF planned for phase 2.

SalesPrice:
$1,980,000.00
$111.11 SF

Location:
Highway 67 Northbound between Mt. Lebanon and Tidwell.

Zoning:
Industrial (I)

Built:
902: 1979 902-A: 1996





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Mote & Associates
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Aerial

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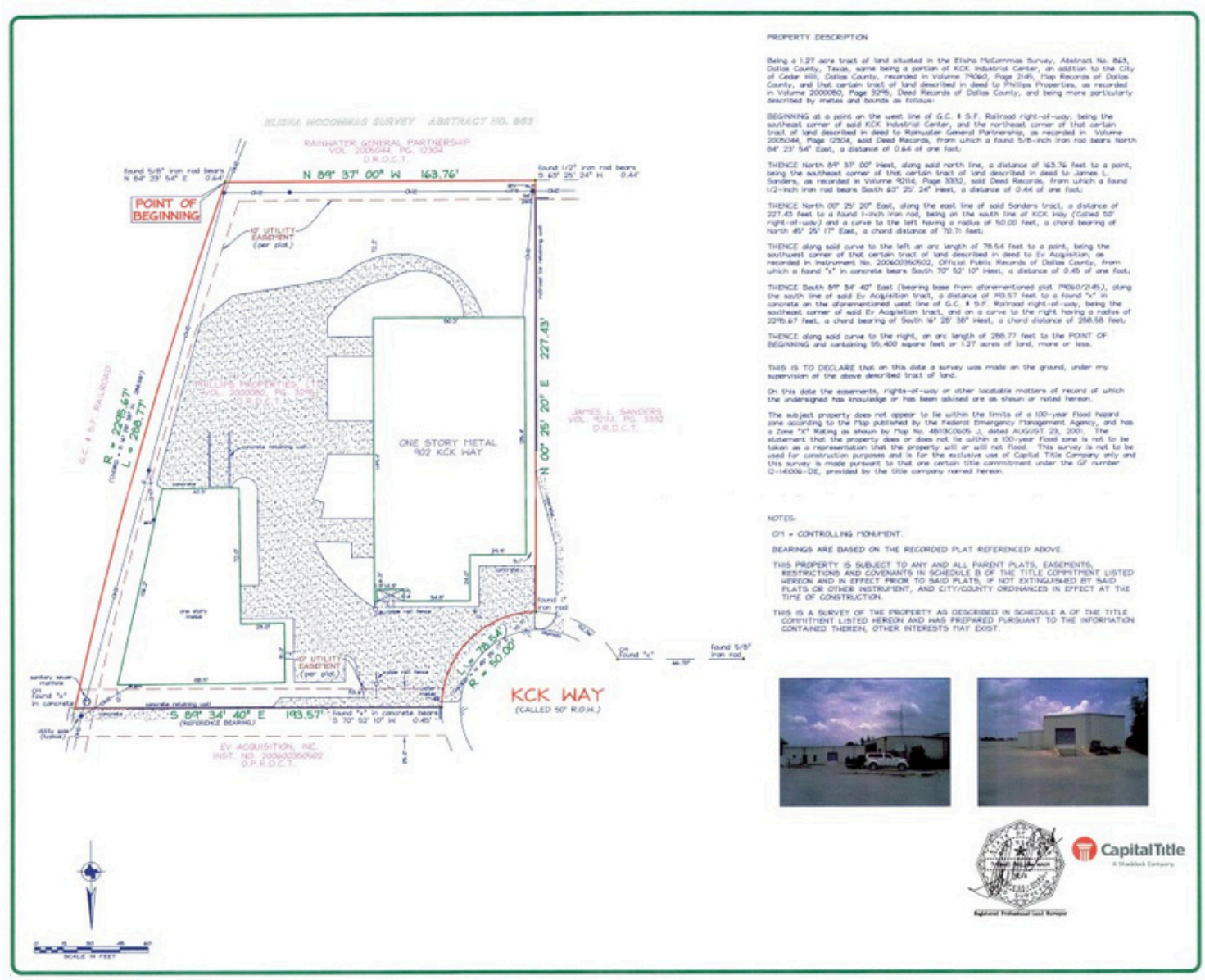
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Survey

902/902-A KCKWay, Cedar Hill



PROPERTY DESCRIPTION

Being a 1.27 acre tract of land situated in the Elisha McCommas Survey, Abstract No. 863, Dallas County, Texas, same being a portion of KCK Industrial Center, an addition to the City of Cedar Hill, Dallas County, recorded in Volume 79060, Page 2145, Map Records of Dallas County, and that certain tract of land described in deed to Phillips Properties, as recorded in Volume 2000080, Page 32195, Deed Records of Dallas County, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the west line of G.C. & S.F. Railroad right-of-way, being the southeast corner of said KCK Industrial Center, and the northeast corner of that certain tract of land described in deed to Rainwater General Partnership, as recorded in Volume 2005044, Page 12304, said Deed Records, from which a found 5/8-inch iron rod bears North 84° 23' 54" East, a distance of 0.64 of one foot;

THENCE North 89° 37' 00" West, along said north line, a distance of 163.76 feet to a point, being the southeast corner of that certain tract of land described in deed to James L. Sanders, as recorded in Volume 92114, Page 3332, said Deed Records, from which a found 1/2-inch iron rod bears South 63° 25' 24" West, a distance of 0.44 of one foot;

THENCE North 00° 25' 20" East, along the east line of said Sanders tract, a distance of 227.43 feet to a found 1-inch iron rod, being on the south line of KCK Way (Called 50' right-of-way) and a curve to the left having a radius of 50.00 feet, a chord bearing of North 45° 25' 17" East, a chord distance of 70.71 feet;

THENCE along said curve to the left an arc length of 78.54 feet to a point, being the southwest corner of that certain tract of land described in deed to Ev Acquisition, as recorded in Instrument No. 20060030502, Official Public Records of Dallas County, from which a found "x" in concrete bears South 70° 52' 10" West, a distance of 0.45 of one foot;

THENCE South 89° 34' 40" East (bearing base from aforementioned plat 79060/2145), along the south line of said Ev Acquisition tract, a distance of 193.57 feet to a found "x" in concrete on the aforementioned west line of G.C. & S.F. Railroad right-of-way, being the southeast corner of said Ev Acquisition tract, and on a curve to the right having a radius of 2295.67 feet, a chord bearing of South 16° 28' 38" West, a chord distance of 288.58 feet;

THENCE along said curve to the right, an arc length of 288.77 feet to the POINT OF BEGINNING and containing 55,400 square feet or 1.27 acres of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my supervision of the above described tract of land.

On this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year Flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0605 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Capital Title Company only and this survey is made pursuant to that one certain title commitment under the GF number 12-14006-DE, provided by the title company named hereon.

NOTES:

CM = CONTROLLING MONUMENT.

BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED ABOVE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.

THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND HAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS MAY EXIST.

Capital Title
A Stewart Company

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902 Warehouse

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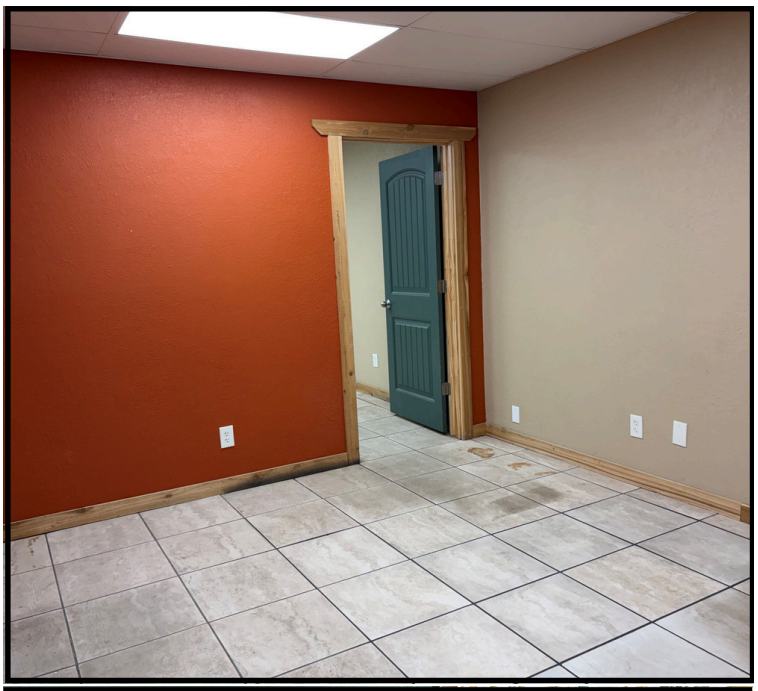
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902 Office

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902-A Warehouse

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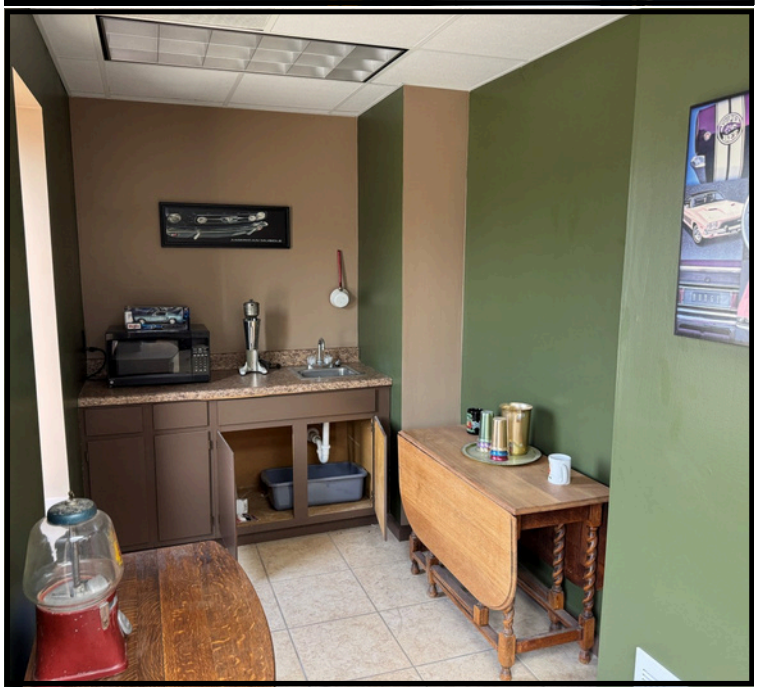
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902-A Office

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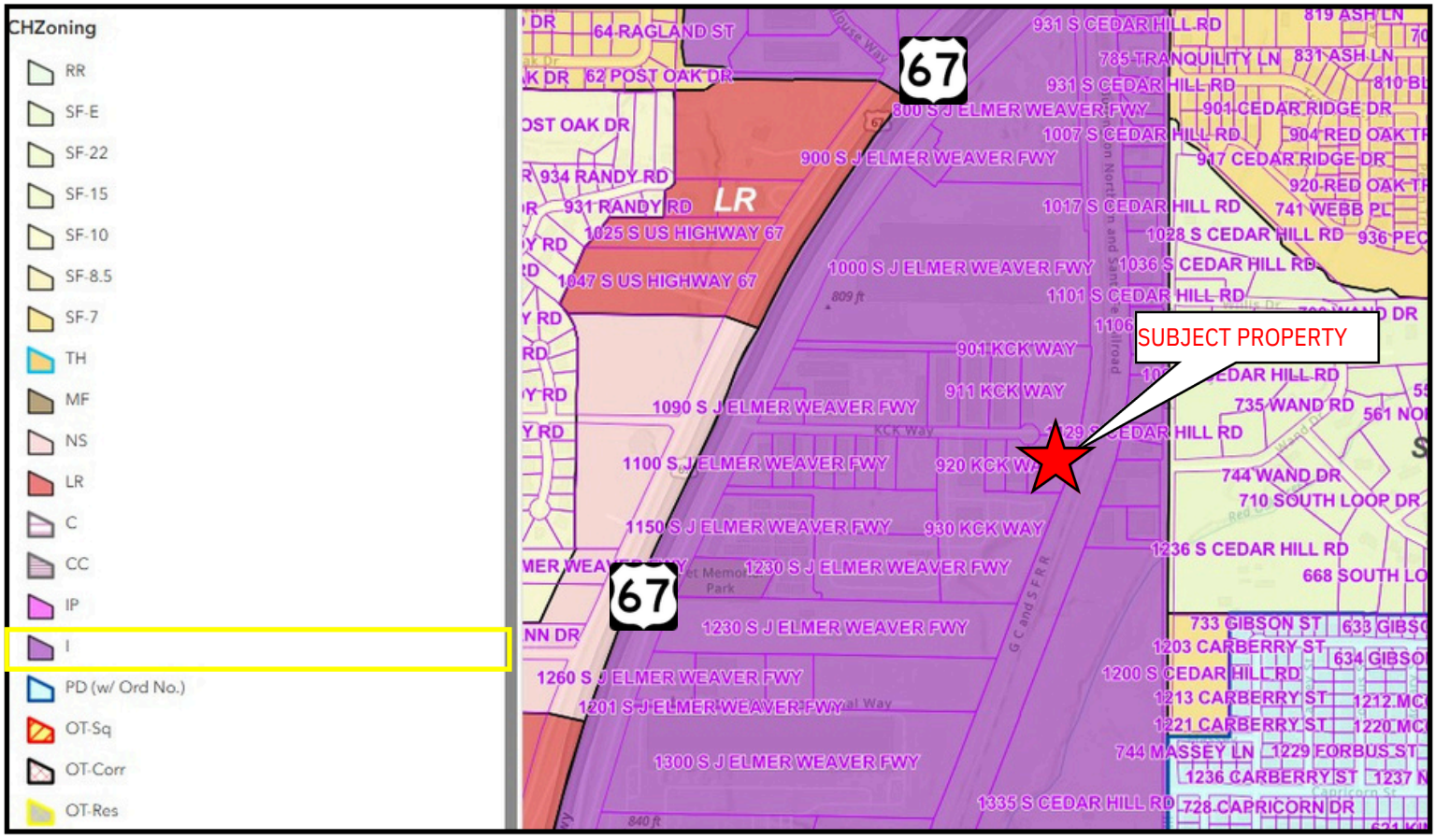
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Zoning Map

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Zoned I-Industrial



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Business Map

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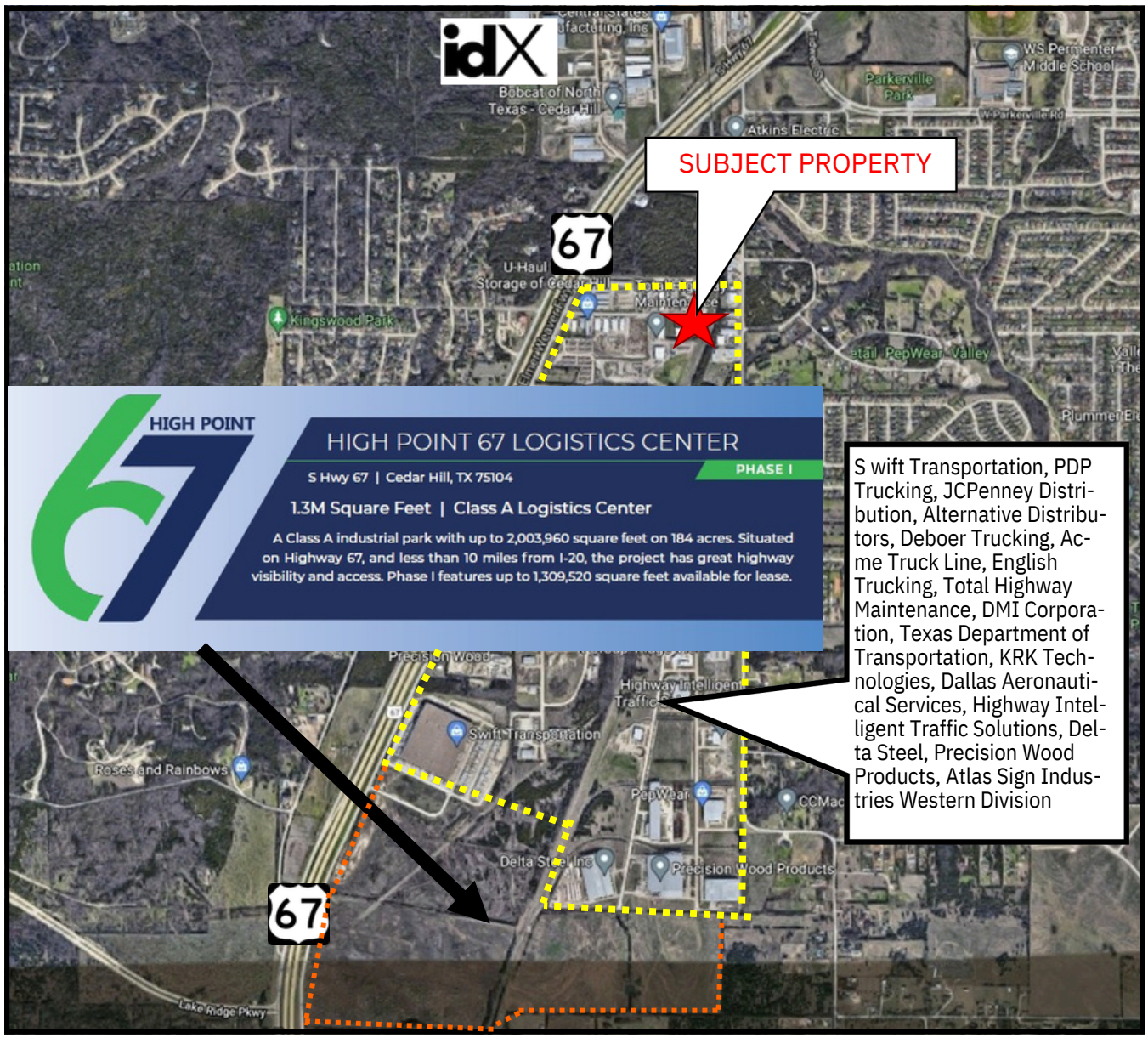
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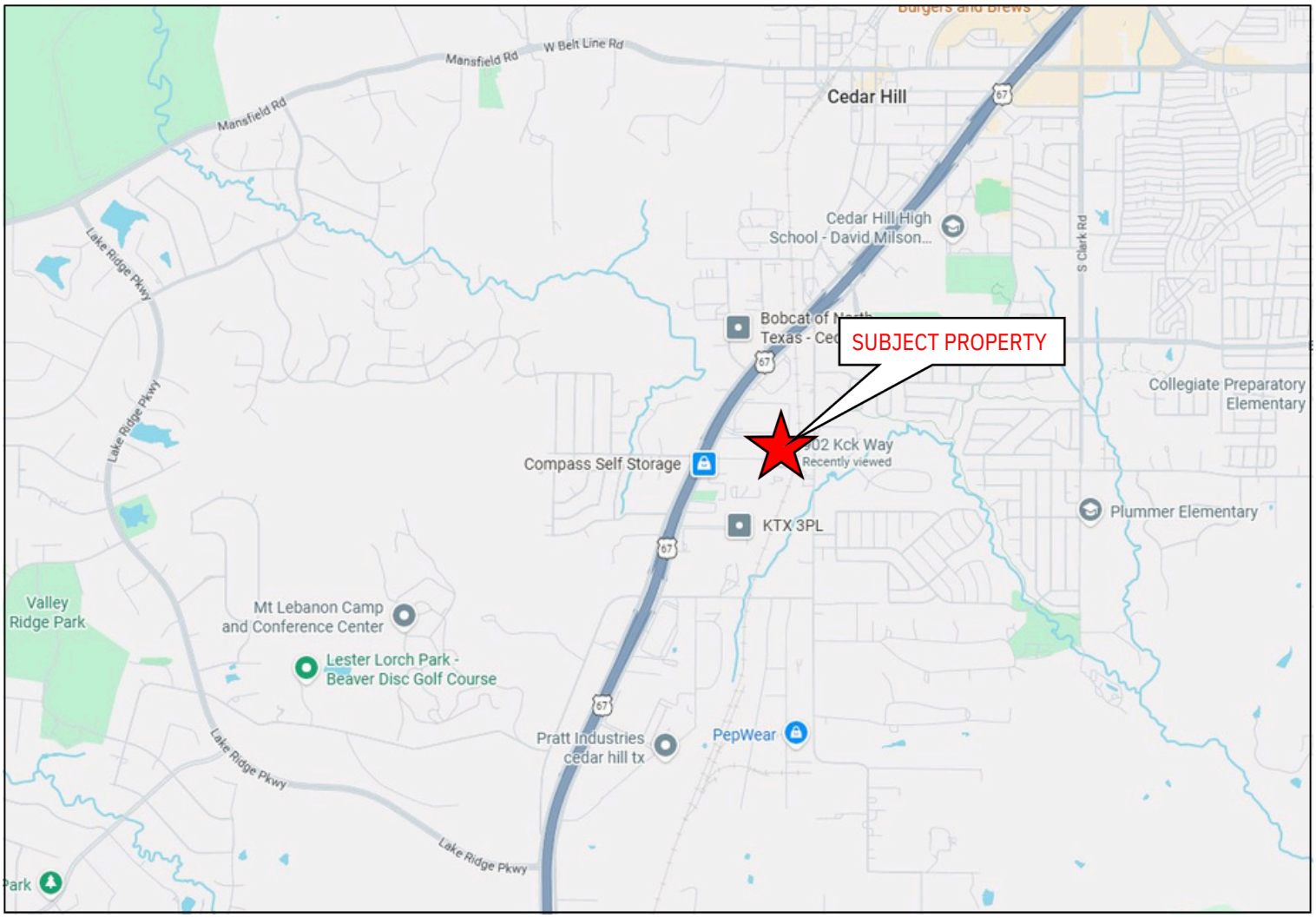
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Area Map

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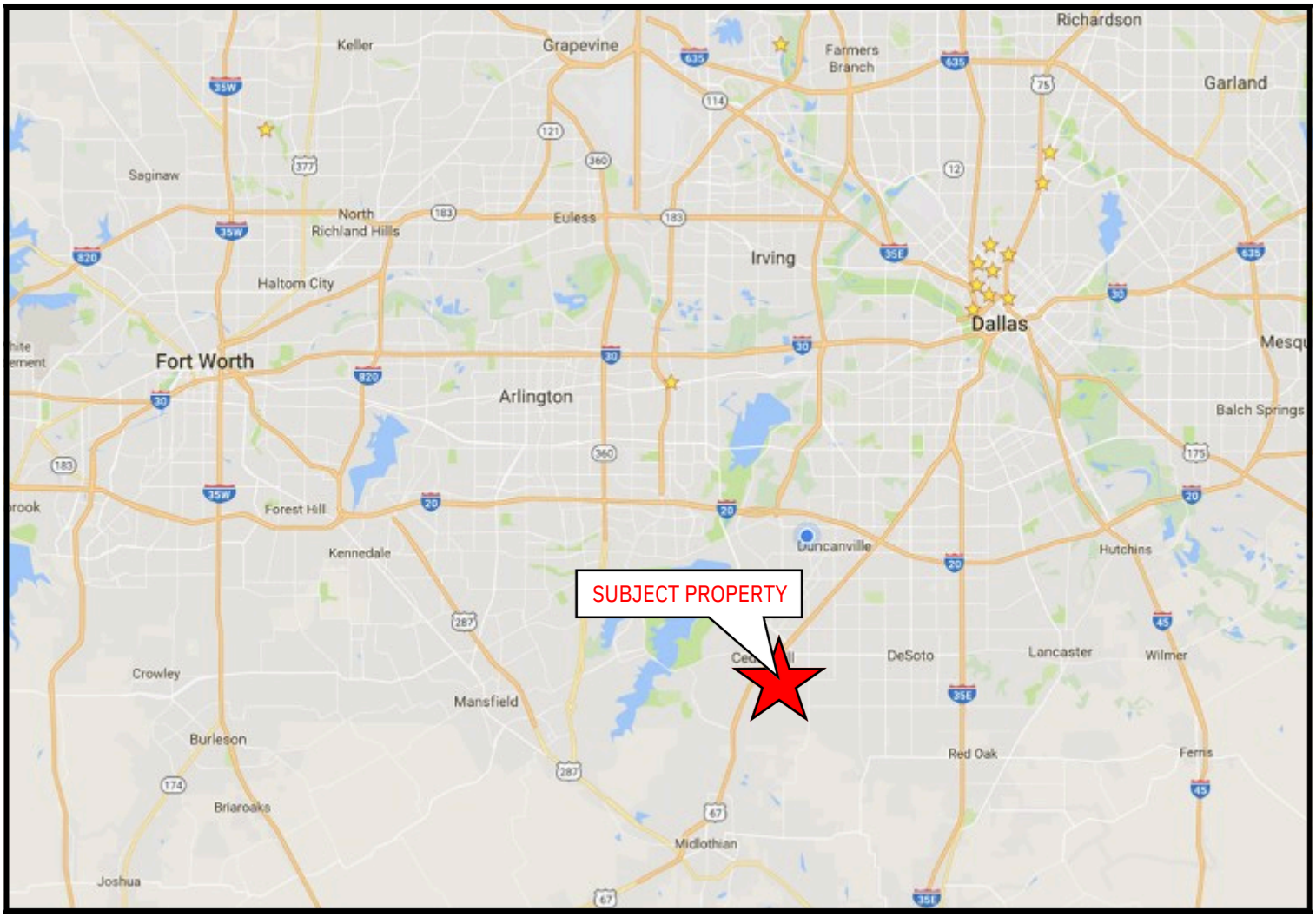
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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Legacy Commercial Ventures, LLC dba Mote & Associates	9015108	sarahm@moteandassociates.com	(972)296-2856
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sarah R. Mitchell	509548	sarahm@moteandassociates.com	(972)296-2856
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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**