



PROPERTY FEATURES:

- ± 20,000 SF office/warehouse investment property
- Building is currently 74% occupied with an 8.46% cap rate
- Property is approximately 10,000 SF office space split into 4 suites and approximately 10,000 SF warehouse space split into 2 suites
- 2-12'Wx14'H and 1-14'9"Wx14'6"H overhead doors and 3-10'6"Wx10'4"H dock high doors w/ dock plates
- 120/208v 3 phase power, 5 - 200 amp, & 1-400 amp service broken up into suites and metered separately
- Warehouse has 14'-19' clear height, a wash bay w/ sand trap, and a washer & dryer connection
- Updated items include: HVAC (5 years old), water heater, irrigation system, data cat 5 cabling to all spaces, 16 channel DVR and cameras, cisco routers in telcom rooms, fiber optic d-mark location, LED lighting on all exterior lights and warehouse space
- ±1.05 acre lot w/ fenced back yard w/ gravel base and room for parking and outside storage. SUP for outside parking & construction storage
- Excellent location +/-0.3 miles to I-35 and approx. 20 minutes from Dallas

Sales Price:

\$2,300,000.00

Zoning:

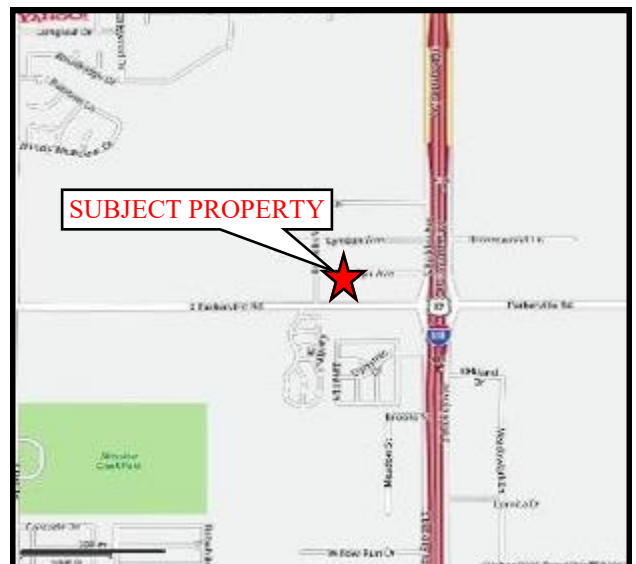
Commercial-1

Location:

Mapsco 84-Q
Easy access
on/off I-35
+/-0.3 miles to I-35



Offered for sale exclusively by:
Mote & Associates, Inc.
Contact: Sarah R. Mitchell
O: 972-296-2856
M: 469-569-3019
SarahM@moteandassociates.com
326 Cooper Street, Suite A1
Cedar Hill, TX 75104





MOTE & ASSOCIATES

Aerial Map

1301 E. Parkerville, DeSoto



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



MOTE & ASSOCIATES

Business Map

1301 E. Parkerville, DeSoto



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

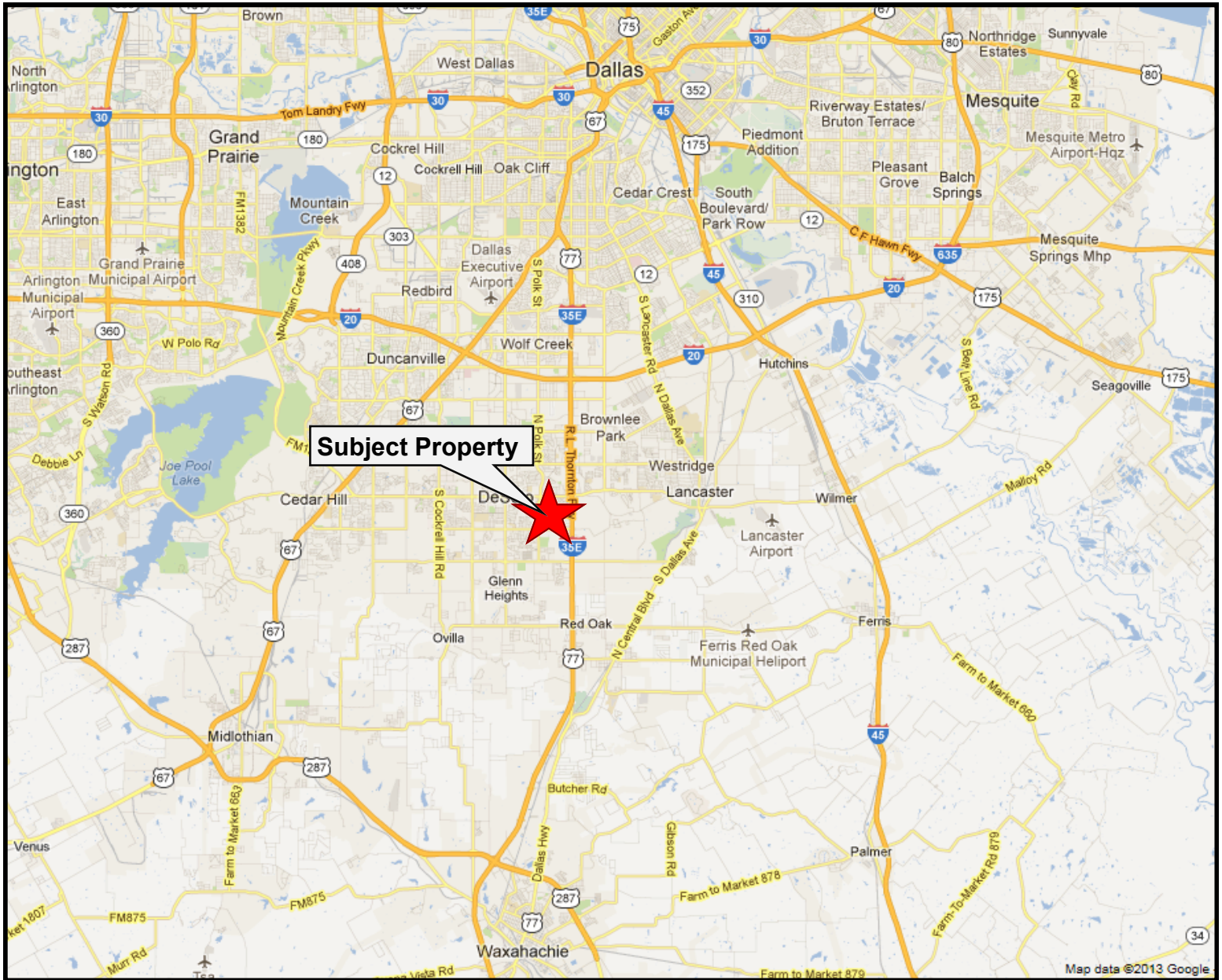
326 Cooper Street, Suite A1

Cedar Hill, TX 75104



Area Map

1301 E. Parkerville, DeSoto



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



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 coincidental 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.

<u>Mote and Associates, Inc.</u>	<u>0365221</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sarah R. Mitchell</u>	<u>0509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
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
IABS 1-0