



# Warehouse For Lease

444 N. Main Street, Duncanville



DEMOGRAPHICS SNAPSHOT per CoStar Group			
Area	Pop. Est.	Med. HH Inc.	Consumer Spend
1 mile	15,691	\$49,141	\$116,101
3 mile	89,580	\$46,865	\$674,579
5 mile	207,587	\$48,436	\$1,568,651

- Warehouse available for lease with prime frontage on N. Main Street with daily traffic of +/-12,715 vehicles per day\*.
- Located in historic downtown Duncanville with dense area of retailers including Ben Franklin Apothecary, Kitchens Deli, Hidden Treasures, Pet Village, Roma's Italian Bistro, Rice Pot, Duncanville Feed, and many others.
- Located just a few blocks from the intersection of Main Street and Camp Wisdom, which is host to traffic generators such as QT, Mint Dentistry, Kroger, Popeyes, Terry's Supermarket, plus many others.
- Additional parking in rear that is shared with the adjacent shopping center.

**Lease Rate:**

\$9.30 SF + Utilities

**Location:**

+/-0.6 miles from I-20 & +/-2.0 miles to Hwy. 67

**Use:**

Warehouse

**Traffic Counts:**

12,715 vehs/day\*

**Availability:**

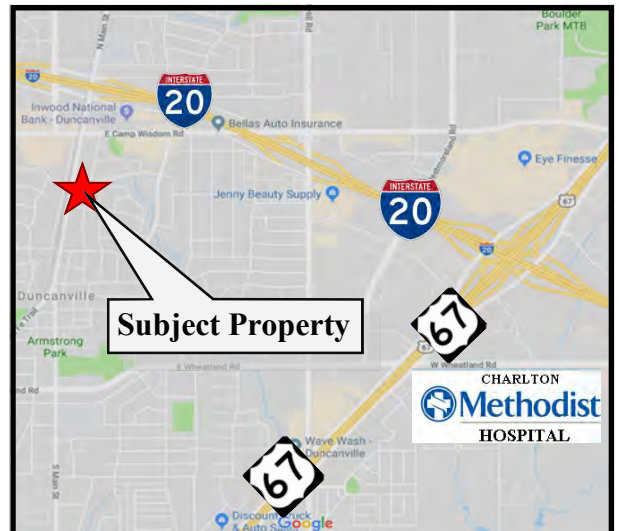
Suite B +/-1,536 SF \$1,191.00 Mo. + Utilities

*Property is a shell space with an HVAC system in place. Property would be ideal for storage, contractors, or any other user that require an open floor plan. Landlord buildout, or rent abatement in exchange for tenant buildout available, depending on lease terms and application.*

\*per CoStar Group



Offered for lease exclusively by:  
**Mote & Associates**  
 Contact: Sarah R. Mitchell  
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 sarahm@moteandassociates.com  
 326 Cooper St., Suite A1  
 Cedar Hill, TX 75104

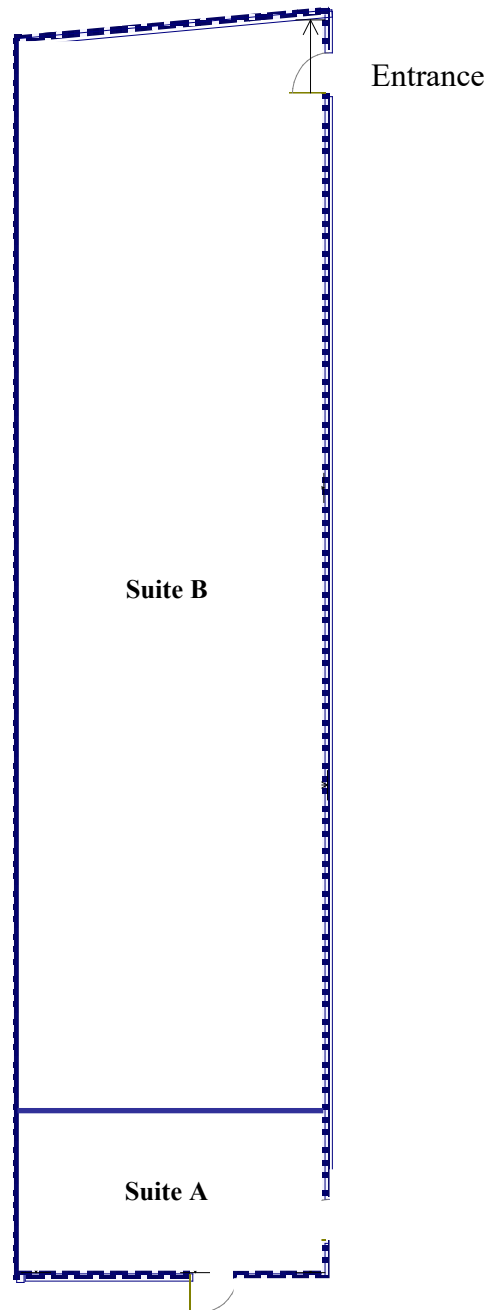


All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



## Floor Plan Suite B

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# Business Map

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# Business Map

444 N. Main Street, Duncanville



\*D Town Vapes  
 \*Duncanville Bookstore  
 \*Whitestar Distributors

\*The Sharpening Shop  
 \*Tax Filing Services,  
 \*D'Ville Collision Center  
 \*Sylvia's Salon  
 \*Friendly Medical Supply  
 \*Frazier Auto

Advance Auto Parts  
 MINT dentistry  
 A-MAX AUTO INSURANCE  
 99c only

**Subject Property**

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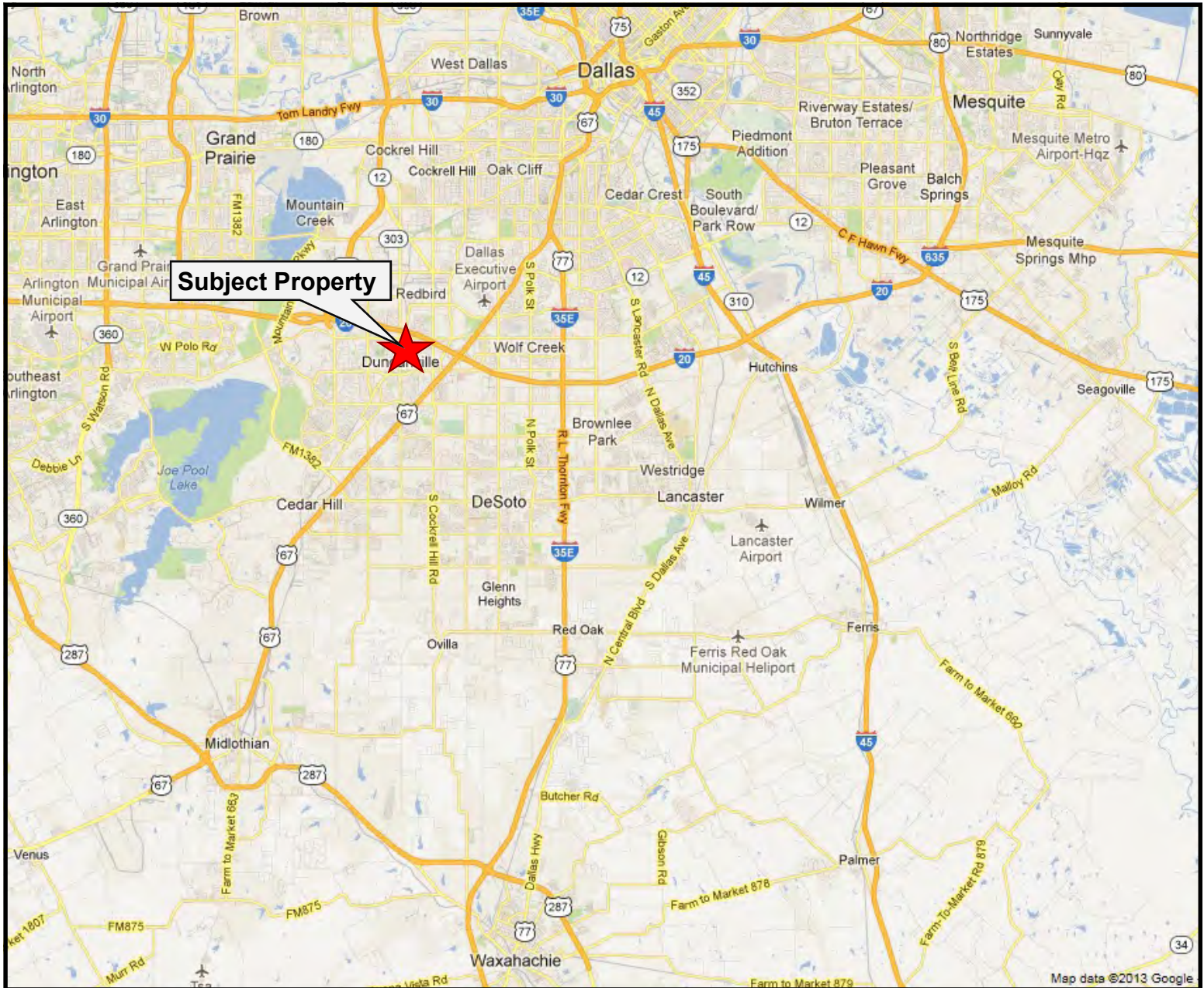
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# Area Map

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## 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sarah R. Mitchell</b>	<b>509548</b>	<b>sarahm@moteandassociates.com</b>	<b>(972)296-2856</b>
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](http://www.trec.texas.gov)