



- *Sales price is negotiable*
- +/-9,000 SF industrial warehouse with 12 parking spaces and approx. 1.20 acres of land. Adjacent tract of land is included with the sale and available for the expansion of the business. It is zoned industrial and has full utility access.
- Building was updated in 2024 and some of the features include: R6 wiring for computer network and phone network, security camera system, large slat blinds in offices, LED fixtures throughout the office and warehouse for green energy.
- Office space includes 4 large offices with 12X12 rooms, a large conference room (table to stay), a break area, office manager view window into the warehouse and two restrooms. Warehouse includes an 8'w x 10'h overhead door with loading dock and separate dock entrance, and a shop restroom. Shelving in the warehouse is included with the sale.
- Only 15 minutes from Downtown Dallas and easy access with Frontage Road from Hwy 67. Monument Sign with street view.

Sales Price:

\$2,100,000.00
\$233.33 SF

Location:

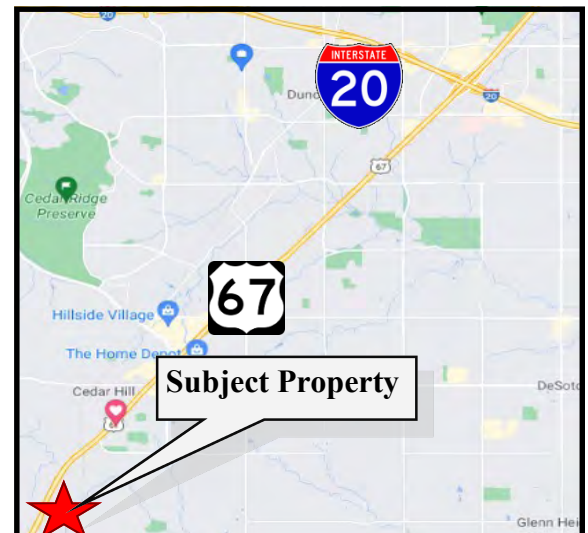
Highway 67 Northbound between Mt. Lebanon and Tidwell.

Zoning:

Industrial (I)

Built:

1989 (Updated in 2024)



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



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Aerial

910/920 KCK Way, Cedar Hill



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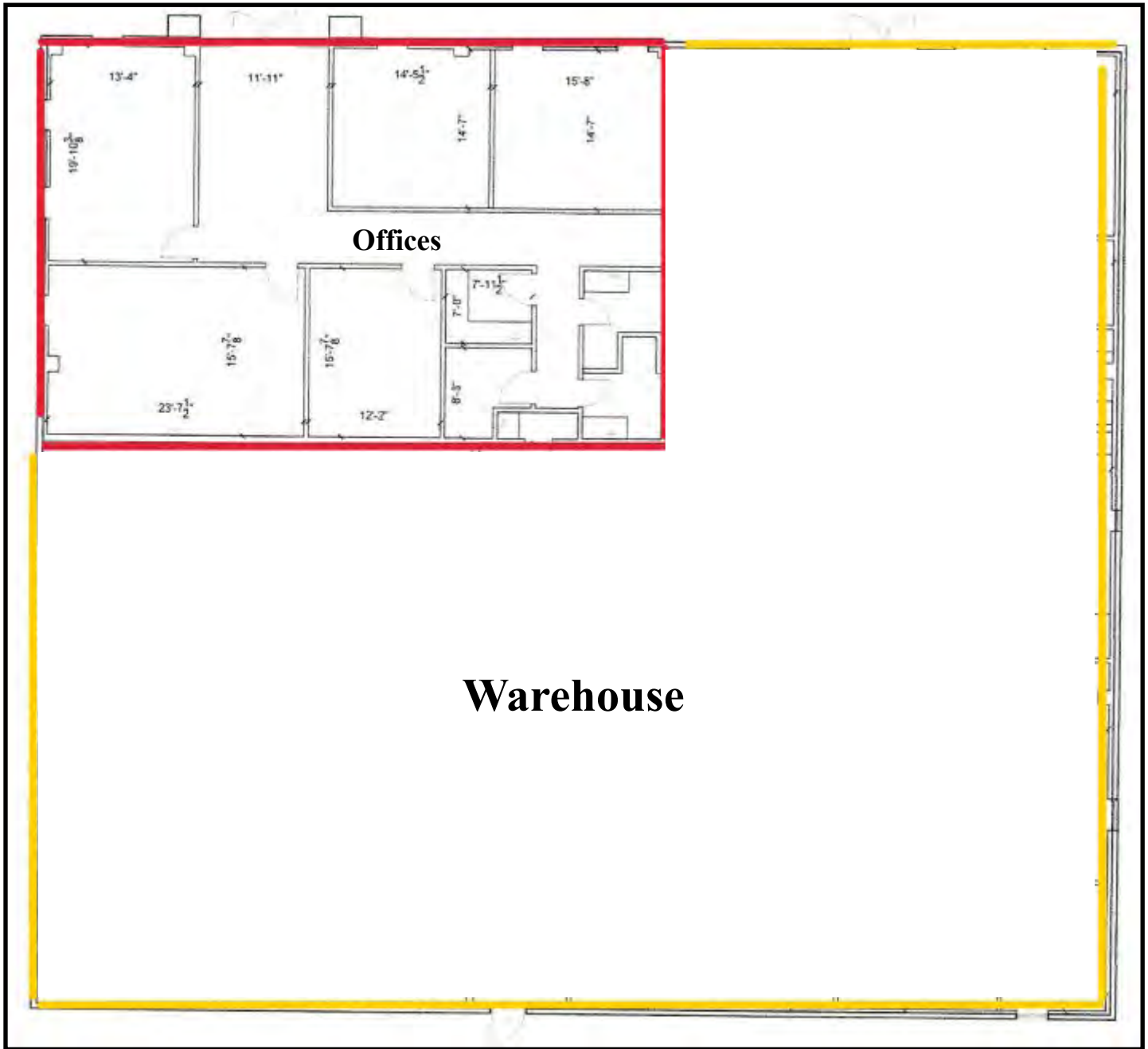
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910 KCK Floor Plan

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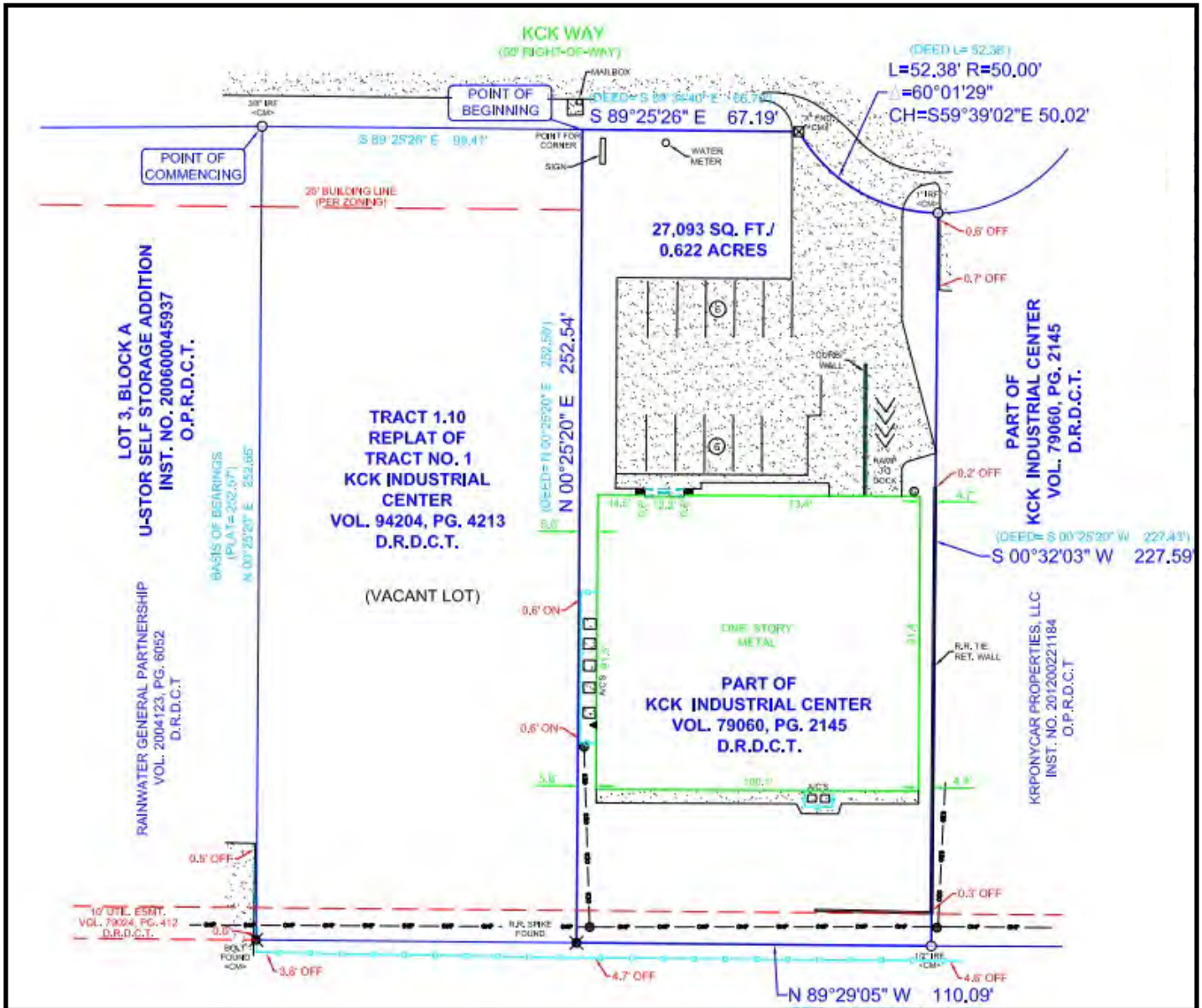
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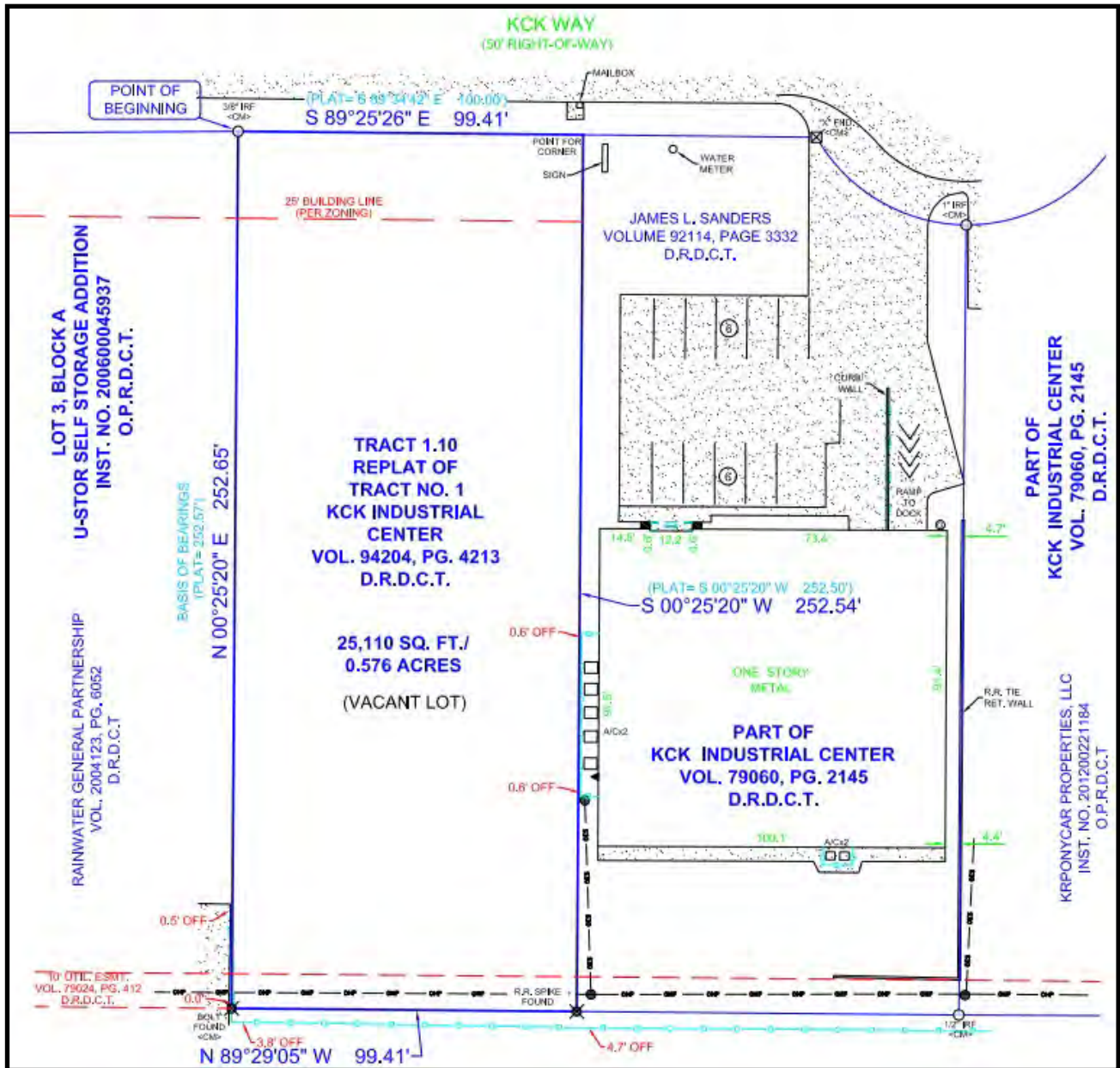
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910 KCK Survey

910/920 KCK Way, Cedar Hill



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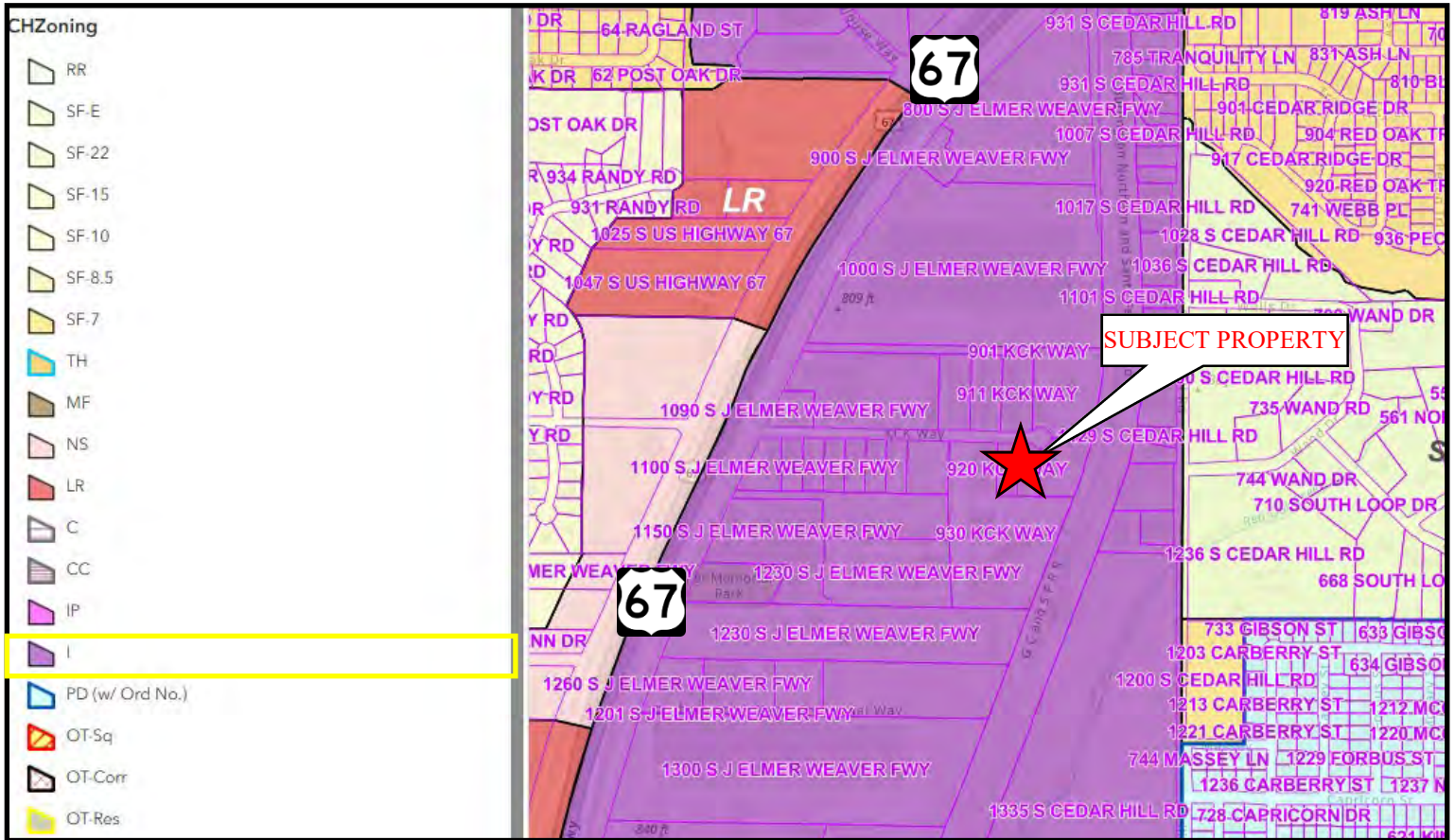
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Zoned I-Industrial



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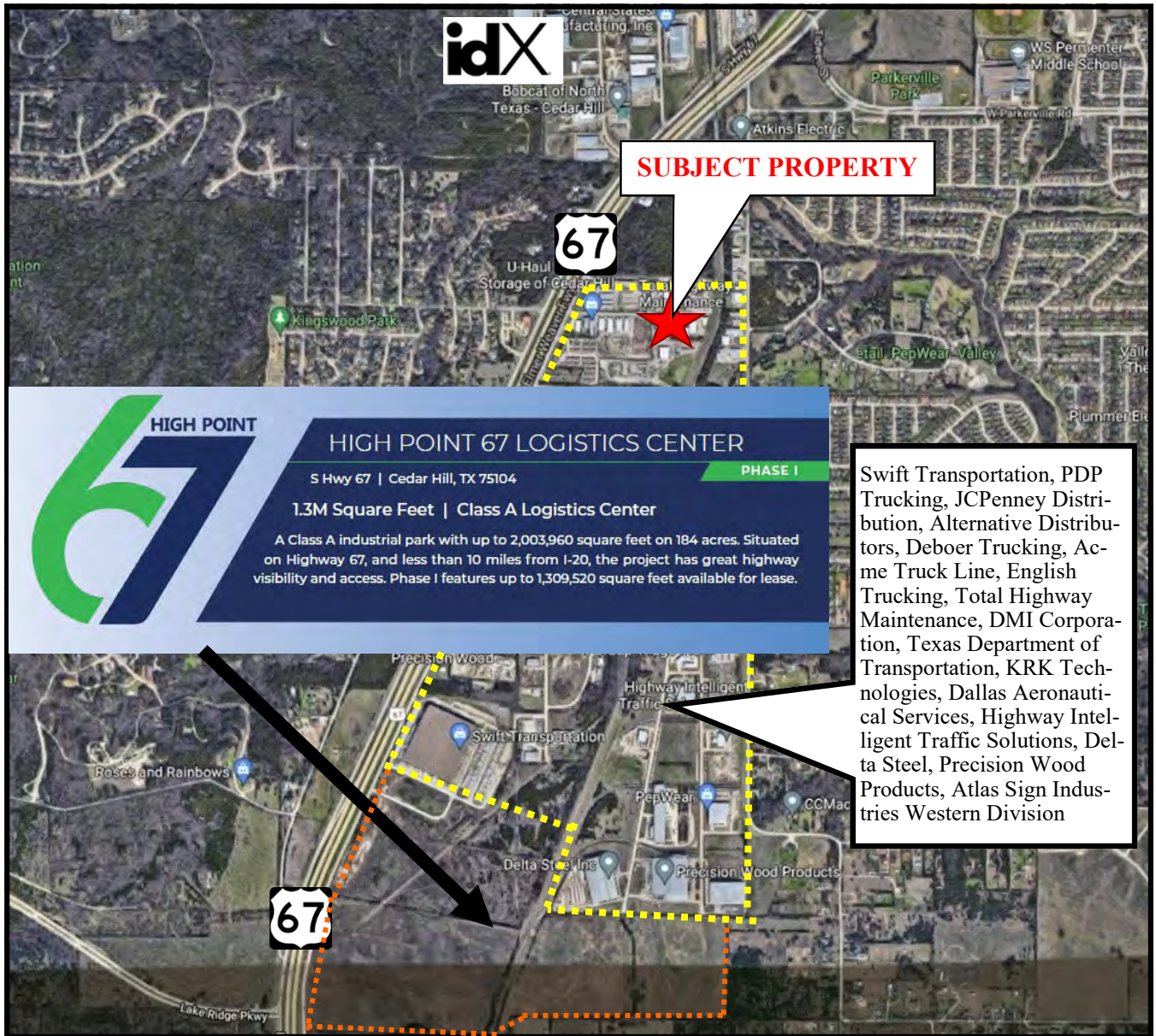
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SUBJECT PROPERTY

67

HIGH POINT

HIGH POINT 67 LOGISTICS CENTER

S Hwy 67 | Cedar Hill, TX 75104

PHASE I

1.3M Square Feet | Class A Logistics Center

A Class A industrial park with up to 2,003,960 square feet on 184 acres. Situated on Highway 67, and less than 10 miles from I-20, the project has great highway visibility and access. Phase I features up to 1,309,520 square feet available for lease.

Swift Transportation, PDP Trucking, JCPenney Distribution, Alternative Distributors, Deboer Trucking, Acme Truck Line, English Trucking, Total Highway Maintenance, DMI Corporation, Texas Department of Transportation, KRK Technologies, Dallas Aeronautical Services, Highway Intelligent Traffic Solutions, Delta Steel, Precision Wood Products, Atlas Sign Industries Western Division

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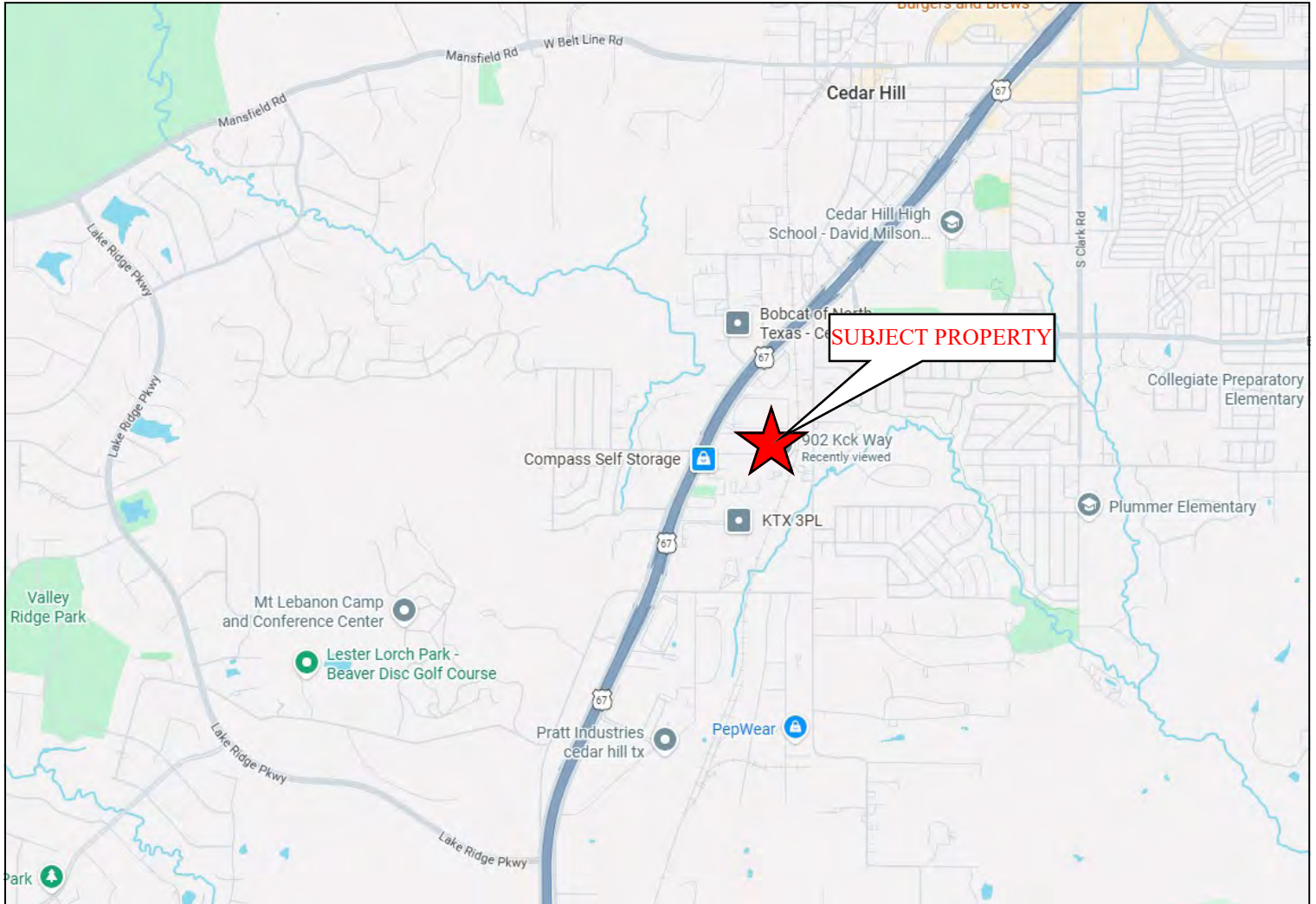
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Area Map

910/920 KCK Way, Cedar Hill



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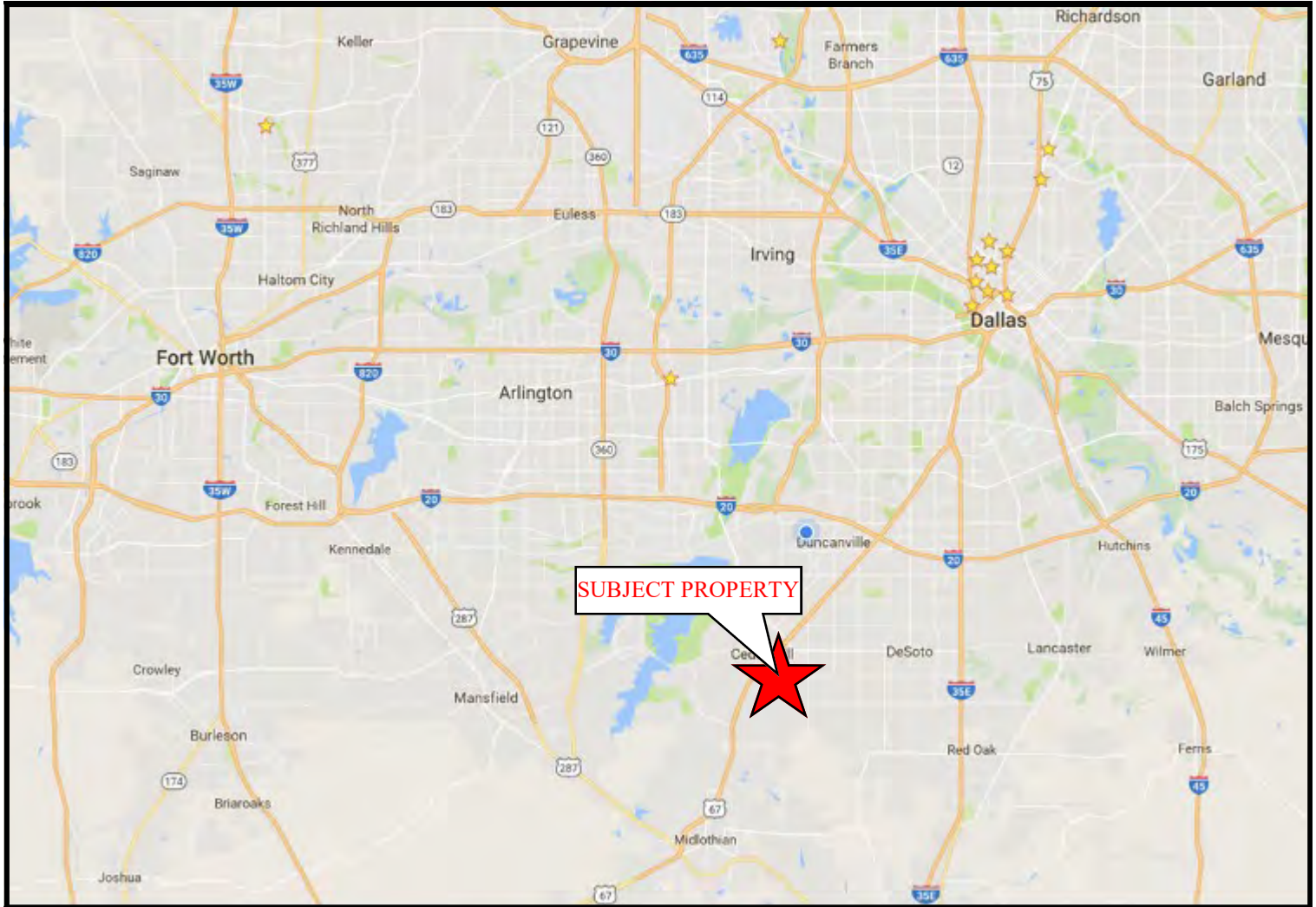
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Area Map

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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.

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