

NORTHWEST SERVICE CENTER



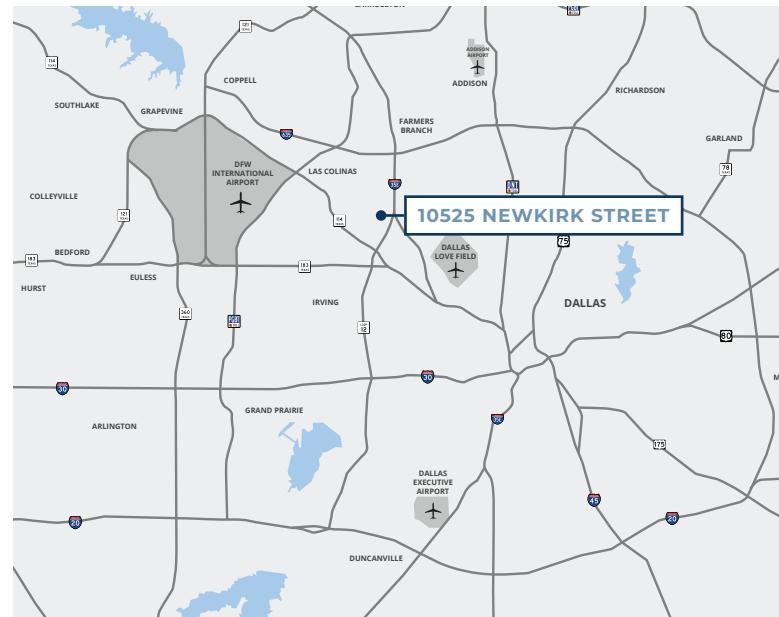
10525 NEWKIRK STREET | DALLAS, TEXAS 75220

FOR SALE
OWNER USER



PROPERTY FEATURES

- Stand-alone 19,694 rentable square feet
- 100% HVAC
- 1.21 acres of IR zoned land
- Grade level loading
- Clear height: 14'
- Roof replaced in 2021
- Year built: 1984
- Parking: 50 spaces
- **Frontage on northwest highway**
- Ability to fence and secure
- Capability to convert to showroom/warehouse
- Monument and pylon sign
- 3 phase power



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PROPERTY SUMMARY

- Currently located in the North Hines Submarket, 10525 Newkirk Street includes 19,694 SF of office/industrial space on approximately 1.21 acres of IR zoned land. Given its central location, 10525 Newkirk benefits from quick access to I-35 and I-635 in addition to premium frontage on Northwest Highway.
- Rare opportunity for a user to purchase 10525 Newkirk. It provides the ability to fence and secure, and convert to showroom to tap into the frontage and ample parking the project offers.
- Northwest Highway offers a daily traffic volume of over 56,000 vehicles per day providing user premium frontage.



VALUE ADD OPPORTUNITY

- +/- 1.21 acre lot size
- Ability to fence and secure 19,694 SF stand-alone building
- Frontage providing 56,000 vehicle count per day
- Parking: 50 spaces
- Zoning: IR
- Year built: 1984

Value Add Opportunities

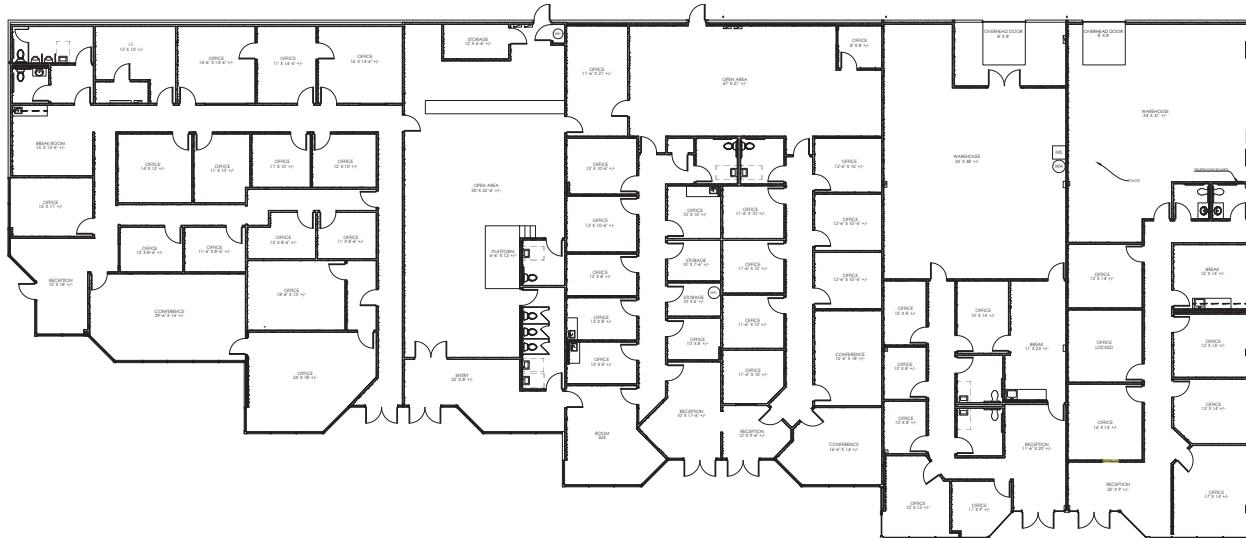
- Ability to whitebox interior and convert to showroom with 50 parking spots and premium frontage.
- Ability to create two overhead grade level doors on the southeastern portion of the building.
- Ability to occupy the Southeastern suites and lease/cashflow of the two remaining move-in ready suites.
- Monument and pylon signage in place to capitalize on frontage.



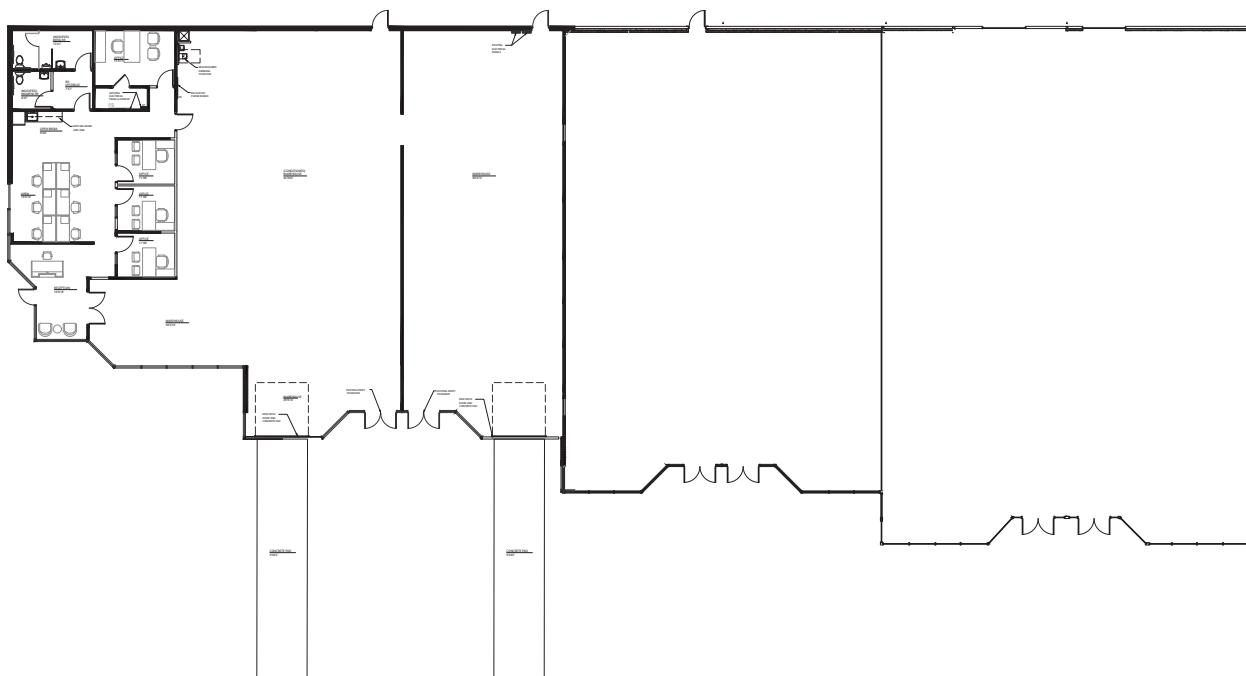
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CURRENT SITEPLAN



VALUE ADD SITEPLAN

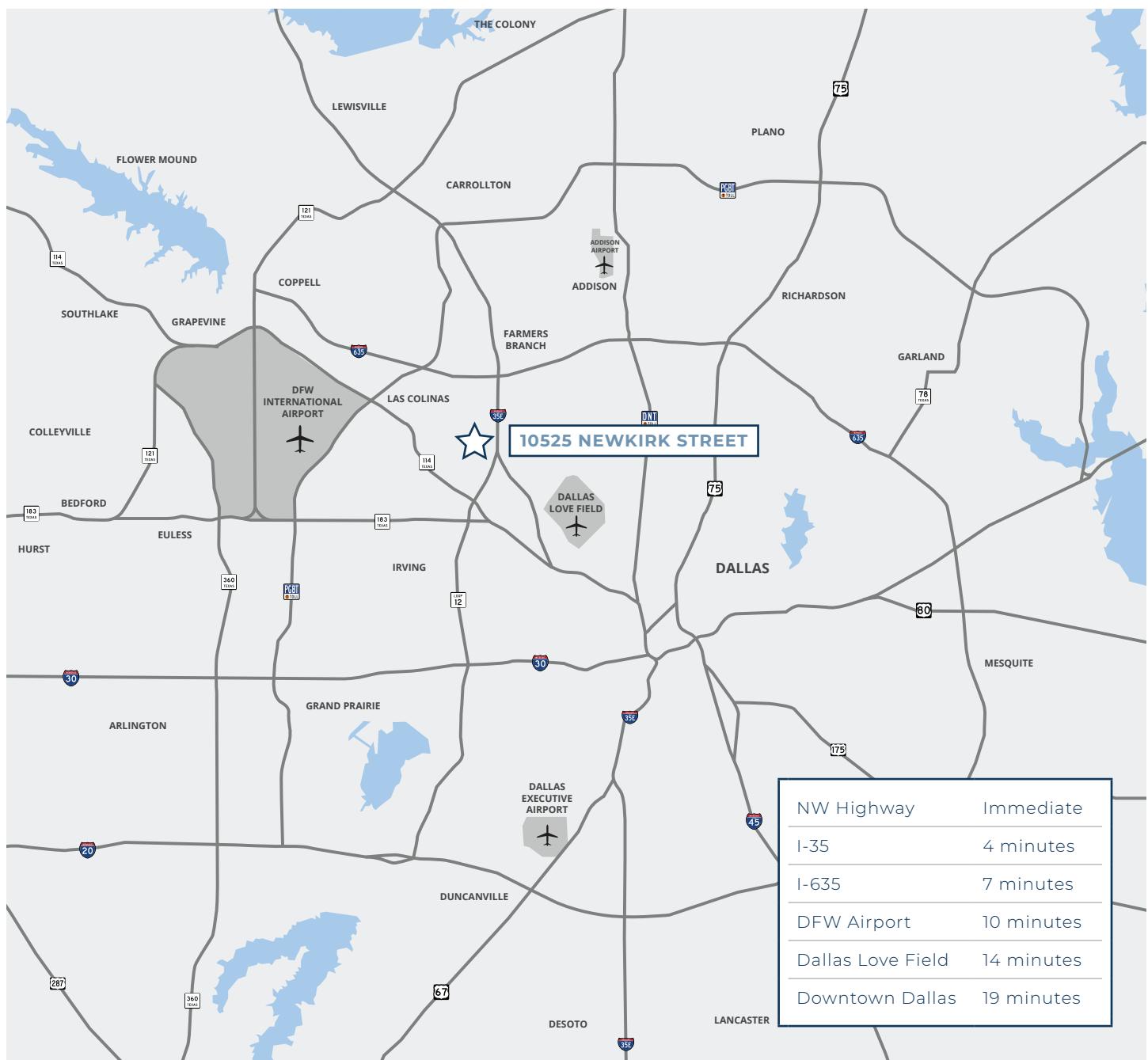




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OVERVIEW



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ENTRADA
PARTNERS

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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____