



ANA Commercial
Real Estate Brokerage



104 N Ballard Ave,

Wylie, TX 75098

Retail

3,005 SF

0.07 Acres

FOR SALE

Call for Price

Call ANA Commercial - 972-726-6000

Eric Stanford/Agent—214-721-4588

COMMERCIAL REAL ESTATE FIRM | 6860 N. DALLAS PARKWAY | SUITE 200 | PLANO, TX 75024
www.anacommercial.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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OVERVIEW

Fully equipped, 3,005 SF smoke shop available for sale as an asset acquisition with fee-simple real estate. Other features are a beverage bar and the business offers delivery services.

Strategically located in the heart of downtown Wylie, TX with great traffic count and year-round demand. Immediate setup minimizes startup costs and accelerates opening timelines. "Outstanding opportunity for smoke shop Owners seeking a high-visibility location with real estate included"

PROPERTY SUMMARY

- Year Built—1930
- 3,005 SF— Newly Renovated
- Commercial—Retail or Office
- Parking - Downtown Area

BUSINESS HIGHLIGHTS

- Large Glass Displays
- Same Day Delivery
- Huge Beverage Bar Area
- All Equipment & Furniture Included



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PROPERTY PHOTOS

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AERIAL MAP

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ANA Commercial COMPANY SUMMARY

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The commercial real estate market combined with an insider's role in the business community underlines ANA Commercial's prevailing capabilities for its clients. Our experience as business owners, property owners, leasees, lessors, and experience with corporate framework provides a well rounded exclusivity for our clients in need of real estate services. As a client of ANA, we will meticulously lead you through each phase of site selection and lease/purchase negotiations, ultimately delivering services according to your strategic initiatives.

Successful execution of real estate strategy requires in-depth local knowledge and extensive local relationships. Our comprehensive knowledge of the local real estate market ensures consistent and quality results. Our exclusive services include:

- Tenant Representation
- Landlord Representation and Project Leasing
- Investment Sales & General Brokerage

ANA Commercial extensively focuses on Retail, Industrial, Multifamily, Office, Land, and Hotel/Motel Property Types within the Dallas Fort Worth Market.



Eric Stanford

Associate

estanford@anabrokers.com
214.721.4588—Mobile

Eric has built a successful career by combining a strong work ethic, expert negotiating skills, and a passion for delivering exceptional results for my clients. Throughout his career, he has closed over \$25 million in sales, consistently exceeding expectations and helping clients navigate complex transactions with confidence and ease. His expertise spans residential and commercial real estate, where I assist clients in buying, selling, and optimizing their business ventures. He takes pride in providing tailored solutions that meet the unique needs of each client.



Tim Heydari

Executive Vice President

theydari@anabrokers.com
972.726.6000 Office

Tim is a Dallas native who joined the ANA Brokers' team as a business and commercial real estate broker. Mr. Heydari is a full service broker to all of his clients and excels at matching buyers and sellers nationwide. He is well seasoned in commercial lease negotiations and investment property sales. Tim's portfolio includes several multi-million dollar business transactions, tenant rep retail build outs, and project leasing.



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Authorizing ID: 3E2C4993-D8BC-4111-8F-CB5-00003A7C2-UC33



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

ANA Commercial	9001995-BB	sales@anabrokers.com	(972)726-6000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Tim Heydari	609904-B	theydari@anabrokers.com	(972)726-6000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tim Heydari	609904-B	theydari@anabrokers.com	(972)726-6000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Eric Stanford	708545-SA	estanford@anabrokers.com	(214)721-4588
Name of Sales Agent/Associate	License No.	Email	Phone

SR

RR

06/19/2025 06/19/2025

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Eric Stanford, 6868 North Dallas Parkway Ste 200 Plano TX 75024
Eric Stanford

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: 214721-4588 Fax: 972726-6000

406 W. Agram St



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