

RIVERWALK OFFICE GARAGE WAREHOUSES FOR SALE INNOVATIVE FLEXIBLE SPACE YOU OWN TO OPERATE YOUR BUSINESS



Service Bay Doors on the rear of each unit



AVAILABILITY HIGHLIGHTS

- All buildings on the main Promenade in Riverwalk
- You own your own property fee simple
- No condo regimes, No leases or rents- you own your building
- True Innovative Flex Space with uses already approved for
 - retail- with warehouse storage (a true rarity)
 - Showroom- Maker Space
 - Office/Medical Office
 - "Man Cave"- personalized space

FOR MORE INFORMATION
CONTACT BROKER:

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RETAIL-OFFICE- WAREHOUSE FEATURES

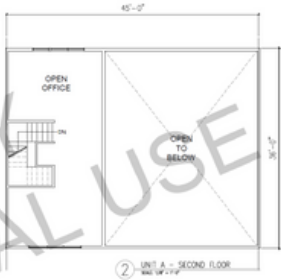
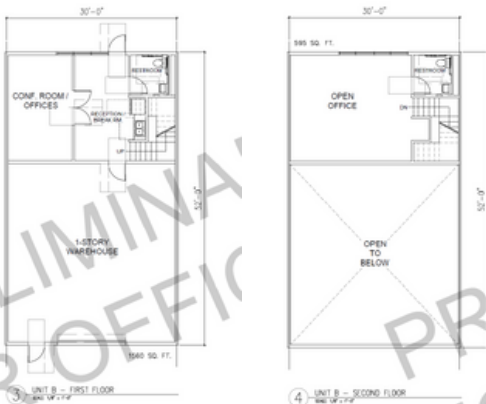
- Unit footprints of 1500 to 4500 Square feet
- Every Unit has a 14 X 14 rear roll up service door in the back
- Each platted Lot Line has a 4 hour Fire Rated Demising Wall within the structure
- Delivered as shell space
- Bring your own contractor for finish out and make the space your own

PRICING

- \$396 per square foot-pre-construction only
- Includes finished exterior
- Utilities stubbed to interior of unit
- All parking included for each unit
- Single story 24' ceiling plate

ADDITIONAL OPTIONS NOT INCLUDED IN PRICE

- Full or partial mezzanine with elevator access
- 3 phase power
- Full finish out available



UNIT A SQUARE FOOTAGE			
BUILDING LEVEL	LEASEABLE S.F.	TOTAL S.F. (NET AC)	TOTAL S.F. (GROSS)
LEVEL 1	1,620	1,620	1,620
LEVEL 2	630	630	1,620
TOTAL S.F.	2,250	2,250	3,240

UNIT B SQUARE FOOTAGE			
BUILDING LEVEL	LEASEABLE S.F.	TOTAL S.F. (NET AC)	TOTAL S.F. (GROSS)
LEVEL 1	1,500	1,500	1,500
LEVEL 2	590	590	1,500
TOTAL S.F.	2,190	2,190	3,000

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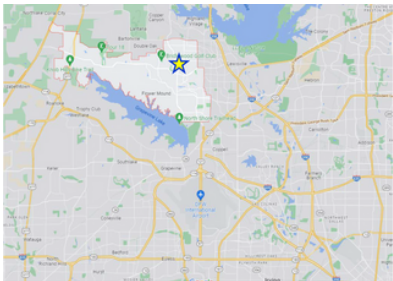
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**LOCATION-
FLOWER MOUND
RIVERWALK**

Flower Mound Riverwalk is a mixed use destination in the heart of the Dallas Fort Worth Metroplex- minutes from DFW Airport. Flower Mound Riverwalk already boasts numerous residential units, medical office and a hotel which regularly hosts conferences. All of this against the back drop of the walkable Riverwalk promenade. This is an ideal place for your business, to host your clients, patients or for customers to come see what you have to offer and stay awhile!



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RIVERWALK OFFICE GARAGES - THE FUTURE IS FLEXIBILITY!

- Great retail space is at a premium
- Industrial Space is far-flung and often not convenient to where your business operates
- Innovative space that combines both in a spectacular setting is non-existent- until Riverwalk Office Garages!
- These properties are the future of office, retail and warehouse. The ability to house your operations at one location with fantastic amenities and unparalleled customer/client access lies at the heart of definition of what an innovative flex space should be and defines what Riverwalk Office Garages are!

Warehouse with Mezzanine Office



Retail Storefronts along the Promenade



As a 'Man-Cave' with Fee-simple Ownership



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THE PROMENADE The Gateway to Riverwalk

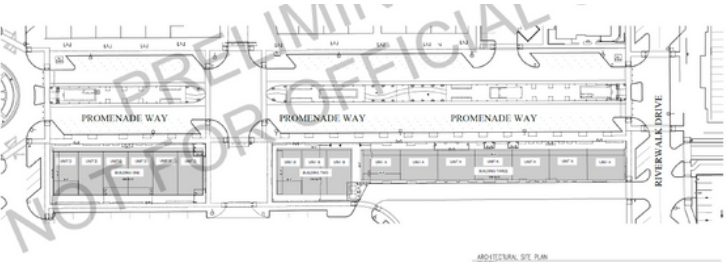


Imagine
Your Business
Here

YOUR BUSINESS ON
THE PROMENADE

LOOKING EAST -
GARAGE - OFFICE -
WAREHOUSE ON THE
RIGHT

Looking East on the Promenade, Retail/Office/Warehouses on the Right



UNIT LAYOUT
ON THE
PROMENADE

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THE FLAVOR AND BEAUTY OF RIVERWALK



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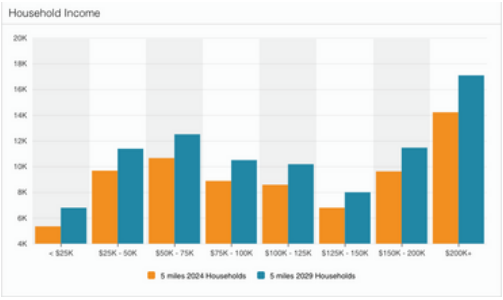
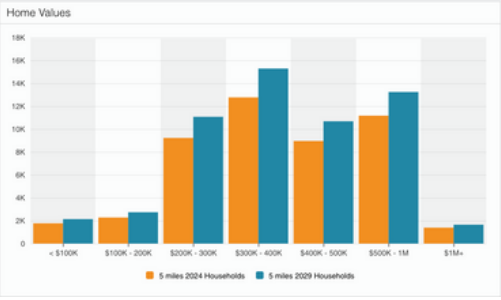
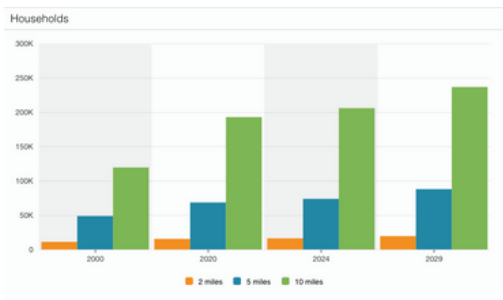
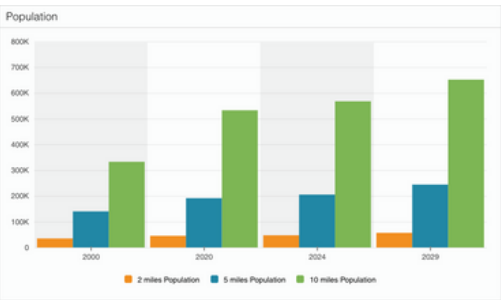


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ANALYTICS - DEMOGRAPHICS



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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.

11-2-2013



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:
 - 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.

AS SUBAGENT: A license holder acts as a subagent when siding 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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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

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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