

1878 ROYAL LANE, DALLAS, TX, 75229

OFFICE / SHOWROOM / WAREHOUSE

- Total Building Size: +/- 13,400 SF
- Land Size: +/- 0.70AC
- 2 Grade-Level Doors
- Fully Paved w/ Concrete
- Partially Fenced & Secured Outside Storage
- Zoned IR per DCAD
- Retail Visibility on Royal Lane
- Close Proximity to Las Colinas & Farmers Branch
- Access to I-635, I-35, & Luna Road



Nearby Traffic Generators



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Information contained in this document was obtained from sources believed to be reliable. BBE Group LLC makes no guarantees or warranties to the completeness or accuracy of these details

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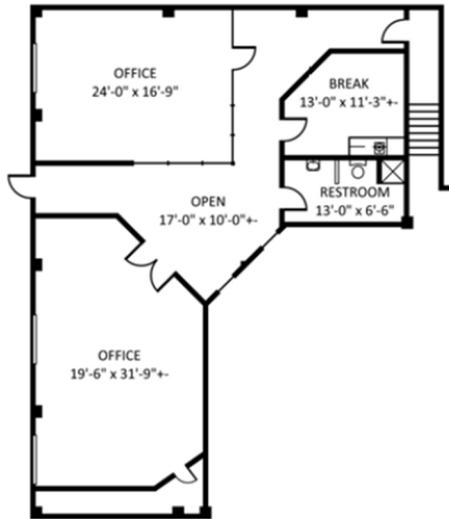
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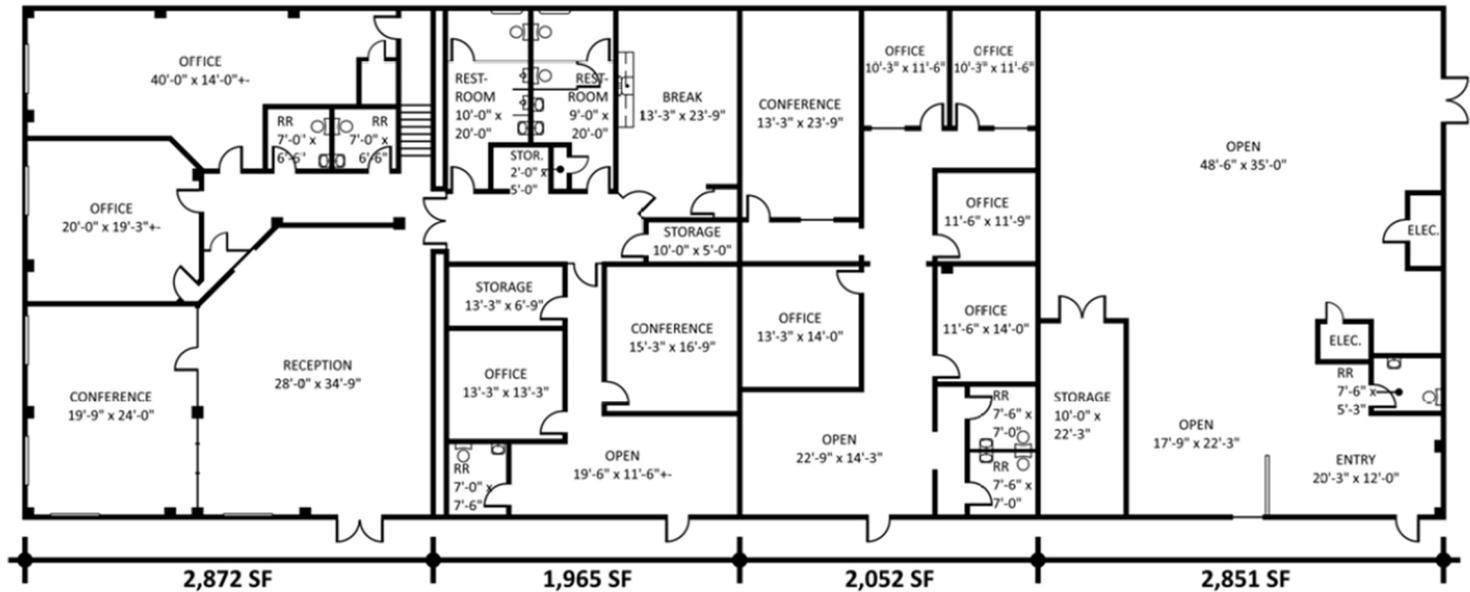
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2ND FLOOR - 1,778 SF



WAREHOUSE - 1,878 SF



1ST FLOOR - 9,740 SF

FLOOR PLAN

GROSS INTERNAL AREA
 FLOORPLAN: +/- 13,396 SF
 TOTAL: +/- 13,400 SF

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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PROPERTY DESCRIPTION:

BEING A PORTION OF LOT 1, BLOCK A, OF ARTHUR S. MATHIS SUBDIVISION, AN ADDITION TO DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 355, MAP RECORDS, DALLAS COUNTY, TEXAS, NOW IN CITY OF BLOCK A8392, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

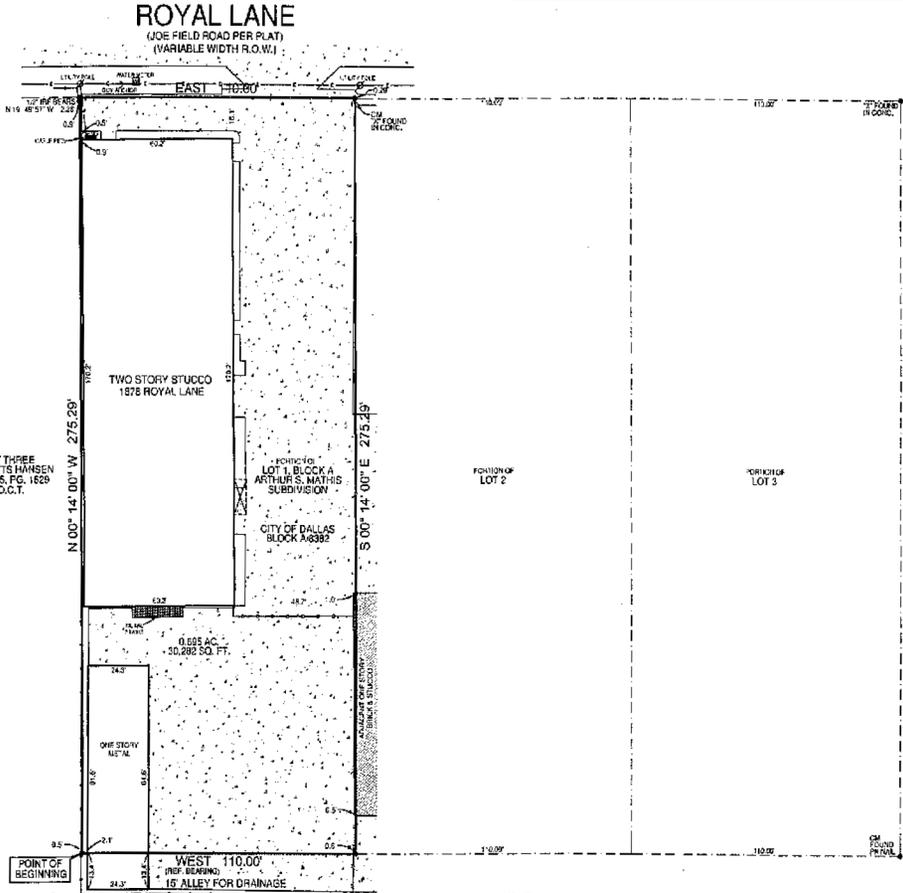
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING THE NORTHWEST CORNER OF A 15 FOOT WIDE ALLEY FOR DRAINAGE, AND BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT THREE TO ELANE WITTS HANSEN, AS RECORDED IN VOLUME 95225, PAGE 1629, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 14' 00" WEST, A DISTANCE OF 275.29 FEET ALONG THE COMMON LINE OF SAID LOT 1 AND SAID TRACT THREE TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 19° 49' 57" WEST - 2.26 FEET, SAID POINT BEING ON THE SOUTH LINE OF ROYAL LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 110.00 FEET ALONG SAID SOUTH LINE TO THE COMMON LINE OF SAID LOT 1 AND LOT 2, AFORESAID BLOCK;

THENCE SOUTH 00° 14' 00" WEST, PASSING AN "X" FOUND IN CONCRETE AT A DISTANCE OF 0.29 OF ONE FOOT AND CONTINUING A TOTAL DISTANCE OF 275.29 FEET TO THE COMMON SOUTH CORNER OF SAID LOTS 1 AND 2, BEING ON THE NORTH LINE OF AFORESAID ALLEY;

THENCE WEST, A DISTANCE OF 110.05 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 30,282 SQUARE FEET OR 0.695 OF ONE ACRE OF LAND.



ONE STORY METAL BXT500S BEYOND SOUTH PROPERTY LINE AS SHOWN. ADJACENT ONE STORY BRICK & STUCCO EXTENDS BEYOND EAST PROPERTY LINE AS SHOWN.

REMARKS:
 THE SUBJECT PROPERTY SITES 100' APPROX TO THE CENTER LINE OF A 100' WIDE FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION AND HAS A "X" MARKING AS SHOWN BY MAP NO. 18113D704 DATED JULY 7, 2004.

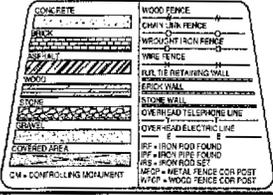
SURVEY CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE ABOVE LAND AND SURVEYOR HAS RECALCULATED THE AREA AND CORRECTED THE BEARINGS AND CALLS OF PROPERTY LINES AND LOCATIONS LINE OF BOUNDARIES TO THE HIGHEST ACCURACY AND PRINCIPLES OF SURVEYING. THE BEARINGS AND DISTANCES ARE BASED ON THE HIGHEST ACCURACY AVAILABLE TO THE SURVEYOR AND THE SURVEYOR IS NOT RESPONSIBLE FOR CONSTRUCTION DEFICIENCIES OR FOR THE CONSTRUCTION OF THE PROPERTY BY THE OWNER OR ANY OTHER PARTY. THE SURVEYOR HAS REVIEWED THE DEED RECORDS AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROPERTY BY THE OWNER OR ANY OTHER PARTY. THE SURVEYOR HAS REVIEWED THE DEED RECORDS AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROPERTY BY THE OWNER OR ANY OTHER PARTY. THE SURVEYOR HAS REVIEWED THE DEED RECORDS AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROPERTY BY THE OWNER OR ANY OTHER PARTY.

GENERAL NOTES:
 1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
 2. THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS EXCEPT AS SHOWN. FENCES MAY BE MISCARRIED.
 3. THE SURVEYER FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NAMED CLIENT'S REVISION.
 4. AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN ON RECORDED INSTRUMENTS WERE DERIVED FROM THE RECORDED PLAT. THE SURVEYOR HAS REVIEWED THE RECORDED INSTRUMENTS AND HAS OBTAINED ALL SUCH PLATS WERE OBTAINED DURING THE RESEARCH PART OF THIS SURVEY OR PROVIDED BY THE CLIENT. THE SURVEYOR HAS REVIEWED THE RECORDED INSTRUMENTS AND HAS OBTAINED ALL SUCH PLATS WERE OBTAINED DURING THE RESEARCH PART OF THIS SURVEY OR PROVIDED BY THE CLIENT. THE SURVEYOR HAS REVIEWED THE RECORDED INSTRUMENTS AND HAS OBTAINED ALL SUCH PLATS WERE OBTAINED DURING THE RESEARCH PART OF THIS SURVEY OR PROVIDED BY THE CLIENT. THE SURVEYOR HAS REVIEWED THE RECORDED INSTRUMENTS AND HAS OBTAINED ALL SUCH PLATS WERE OBTAINED DURING THE RESEARCH PART OF THIS SURVEY OR PROVIDED BY THE CLIENT.

MATHIS AVENUE
(50' R.O.W.)

TITLE SURVEY
 1878 ROYAL LANE
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

G.P.: 242PL
 BORROWER:
 SUNG KI HWANG
 PREMIER JOB #: 17-05541
 TECH: MSP DATE: 07/17/17
 FIELD: CC FIELD DATE: 07/14/17

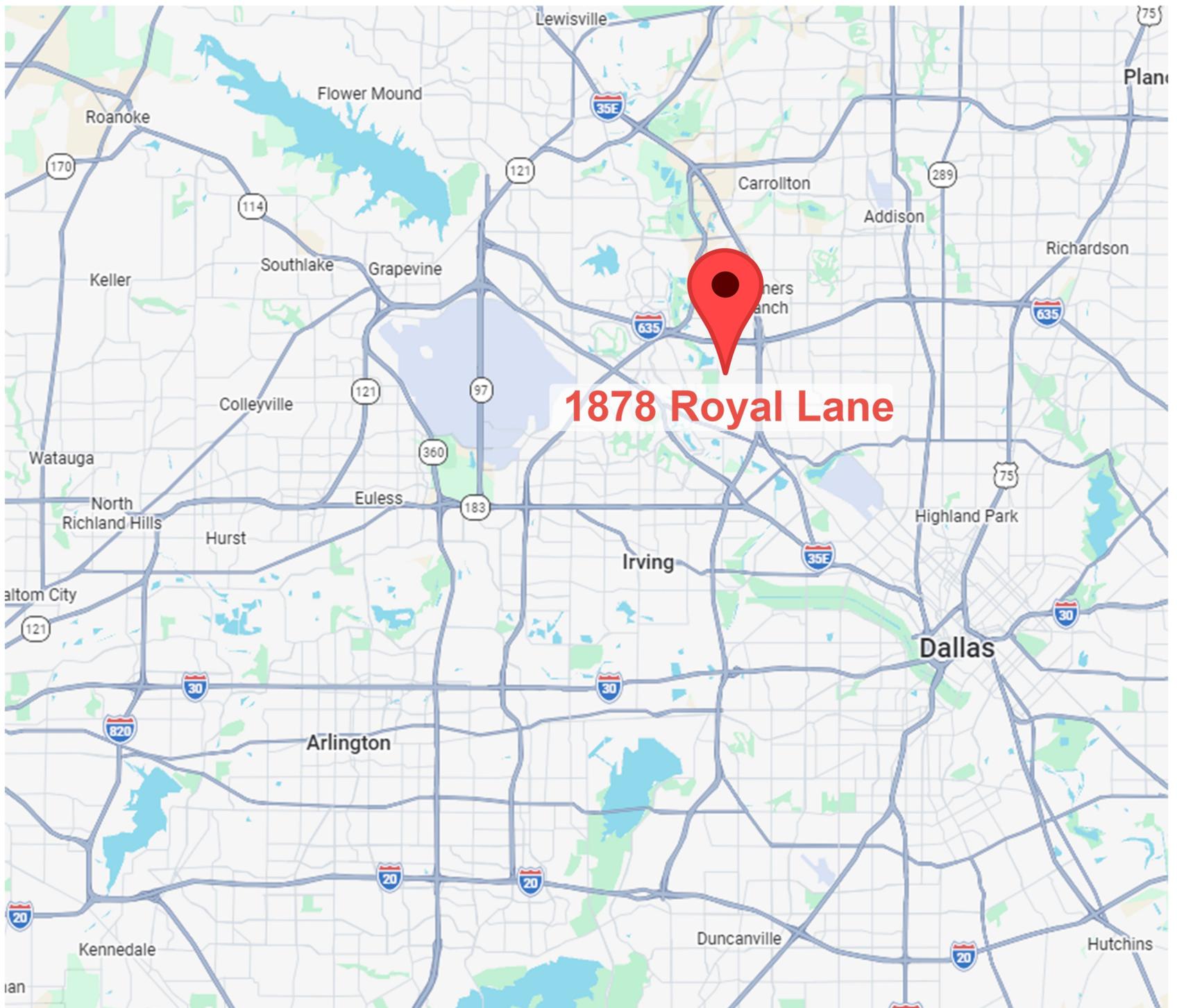


TRINITY TITLE
 OF TEXAS

Premier
 Surveying, LLC
 5700 W. Plano Parkway
 Suite 2700
 Plano, Texas 75093
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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.

11-03-2025



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:
 - 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.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date