



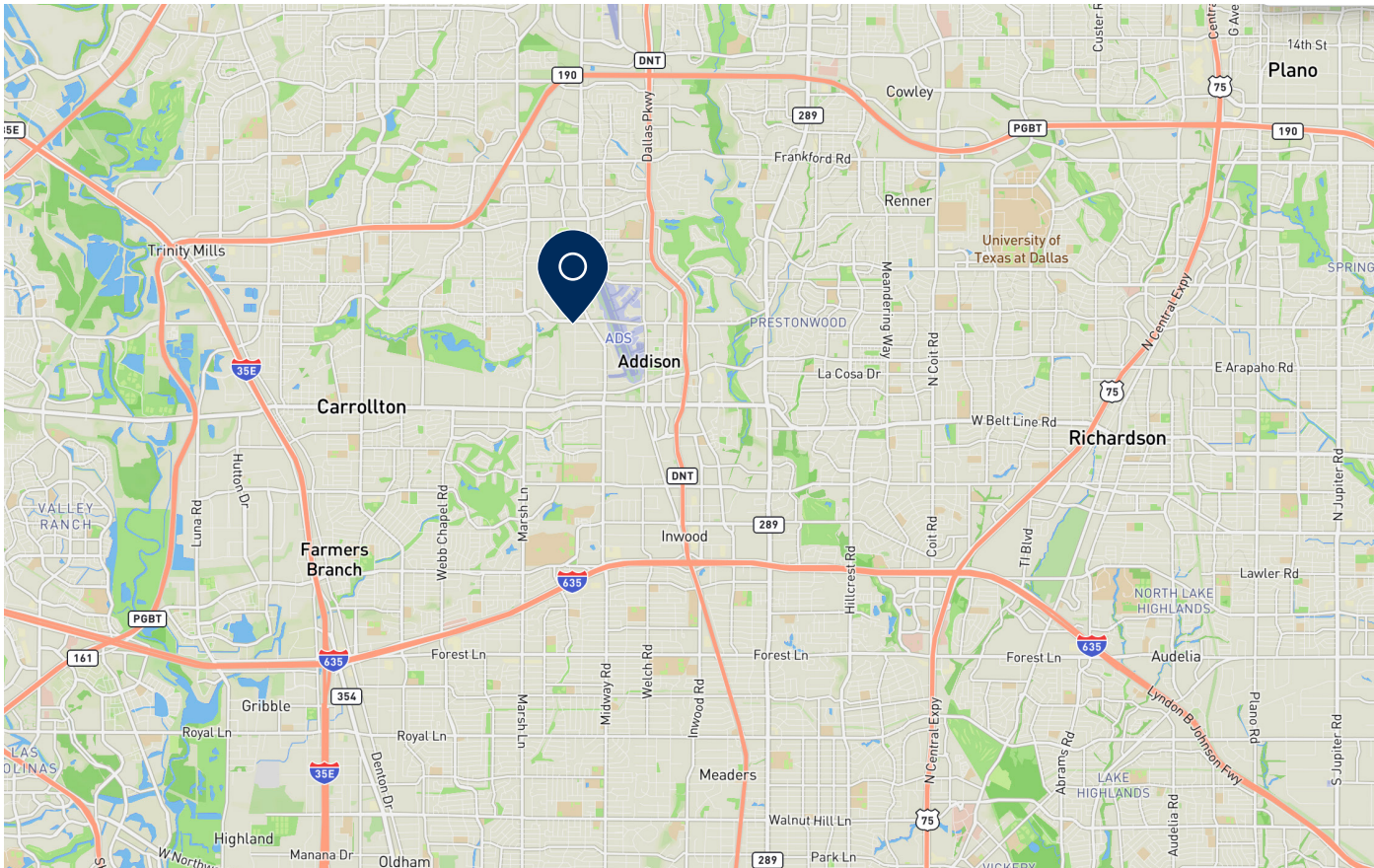
COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

Prime Sale or Lease Opportunity

2033 Chenault Drive
Carrollton, Texas 75006

**LOCATION**

2033 Chenault Drive
Carrollton, Texas 75006

AVAILABLE SPACE

± 58,522 SF Building
± 3.93 AC Lot

ZONING

LI - Light Industrial

TRAFFIC COUNTS

Midway Road: 29,079 VPD
Keller Springs Road: 11,352 VPD

PRICE

Upon Request

BY THE NUMBERS**Median Household Income**

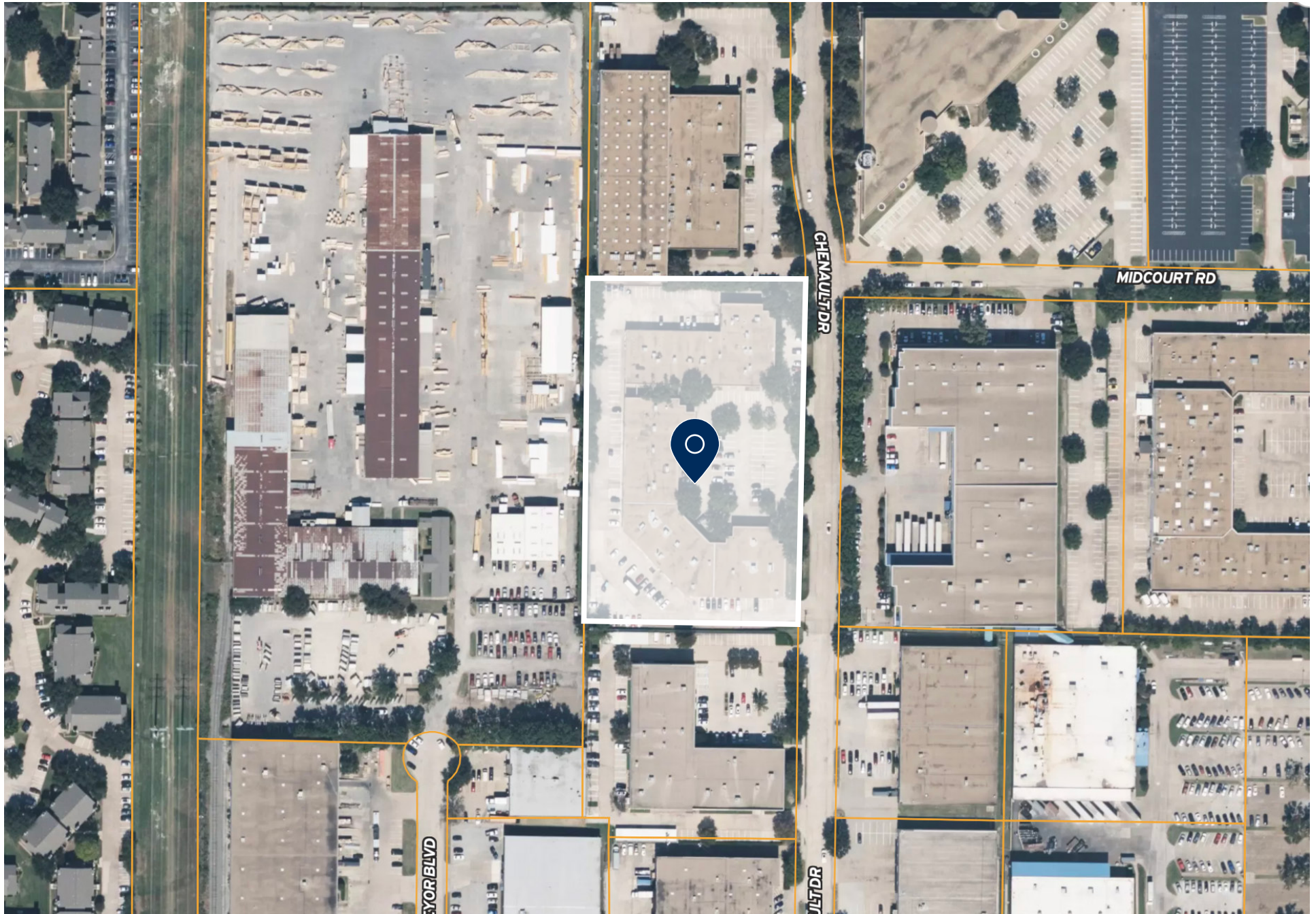
1-mile	3-miles	5-miles
\$78,100	\$77,200	\$90,300

Population

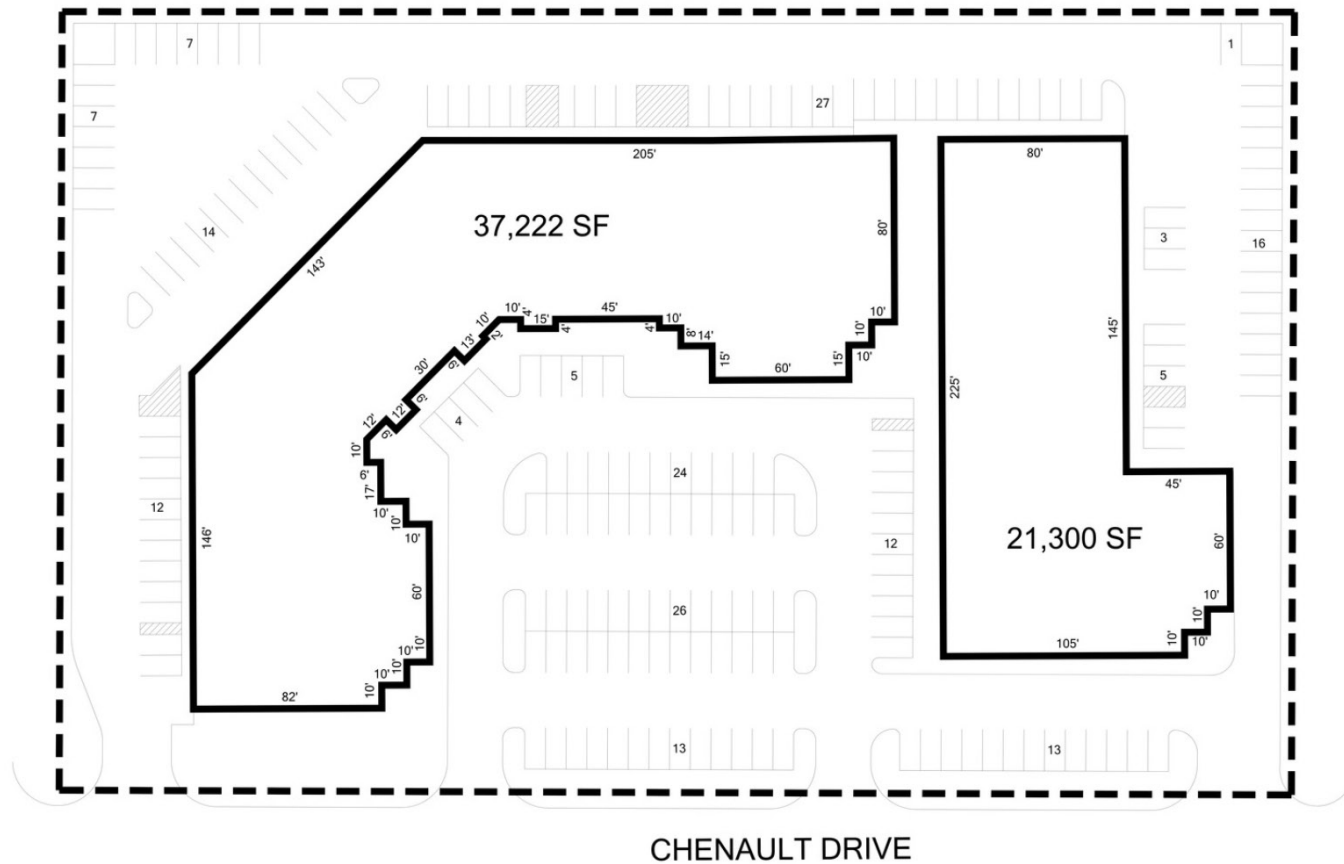
1-mile	3-miles	5-miles
23,600	228,500	449,800

HIGHLIGHTS

- A versatile property - ideal for a school, office, showroom, data center or light industrial use
- Open floor plan with flexible configurations to accommodate diverse operational needs
- Ample on-site parking offering ± 189 surface spaces
- Centrally located in the Dallas metroplex with easy access to the Dallas North Tollway
- Warehouse space at the back of the building with multiple grade-level doors
- Light industrial zoning includes a variety of permitted use types
- Property features enhanced power, and Oncor has suggested there may be potential to increase delivery







TABULATIONS:
TOTAL BUILDING AREA: +/- 58,522 SF
TOTAL PARKING PROVIDED: 189 SP
PARKING RATIO: 3.23/1000

NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.



LISTING TEAM

SCOTT BUMPAS

214.402.2007

sbumpas@briggsfreeman.com

ELLEN HAYNES

214.923.3490

ehaynes@briggsfreeman.com

REESE DAVIS

214.616.8330

rdavis@briggsfreeman.com

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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.



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.

Briggs Freeman Sotheby's International Realty Licensed Broker/Broker Firm Name	287843 License No.	briggsfreeman@briggsfreeman.com Email	214.350.0400 Phone
Angela B Thornhill Designated Broker of Firm	471312 License No.	broker@briggsfreeman.com Email	214.350.0400 Phone
Scott Bumpas Licensed Supervisor of Sales Agent/Associate	328098 License No.	sbumpas@briggsfreeman.com Email	214.402.2007 Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone