

Regions Bank Building



**1425 N. Dallas Ave.
Lancaster, Texas 75134**

**Lease
Package**



S. Thomas Mitchell

2106 E. Highway 114, Suite 101 - Southlake, TX 76092
Phone 817-900-2424 - FAX 817-887-5959 Tom@DFWAdvisors.com

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I - Property Summary

Address: 1425 N. Dallas Avenue
Lancaster, Texas 75134

Mapsc0: 76 Y (Dallas County)

Legal Description: M. M. Miller Survey, Abstract No. 847
City of Lancaster, Dallas County

Building Size/Description: Gross area of 37,996 SF (per appraisal), 4-story steel frame with pre-cast concrete and glass exterior office building, plus freestanding 1,064 SF single-story drive thru bank facility. 4th Floor space available is 6,602+/-SF for full build out.

Land Size: +/- 3.915 acres (+/- 170,537 Square feet)

Current Parking: 121 spaces plus 1 handicap space; ability to add additional parking in rear of building. New parking lot lights recently installed.

Date Built: 1974

Roof: New roof installed in 2014; 20-year warranty

Elevators: Two (recently reconditioned)

Zoning: "R" - Retail

S. Thomas Mitchell and DFW Commercial Realty Group ("DFWCRG") make no representation as to the accuracy of the information contained herein or attached hereto. In consideration of DFWCRG's delivery of the information to the reader, the reader hereby releases and discharges any and all claims it may have against S. Thomas Mitchell or DFWCRG arising out of the delivery of the information or any inaccuracy of the information. The reader shall rely on the information at its own risk. No statements or other representations set forth in the information shall be considered a representation or warranty of S. Thomas Mitchell, DFWCRG or its agents.

II - Property Photos



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II - Property Photos, con't



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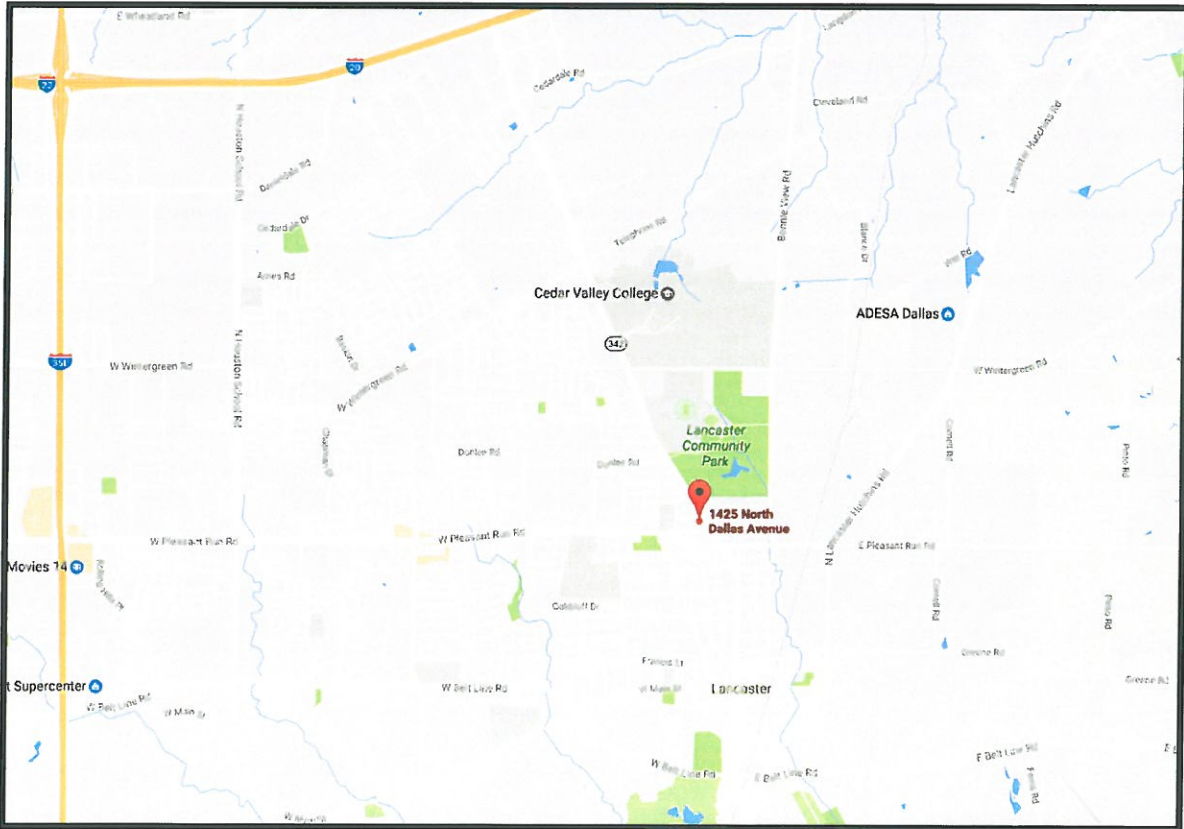
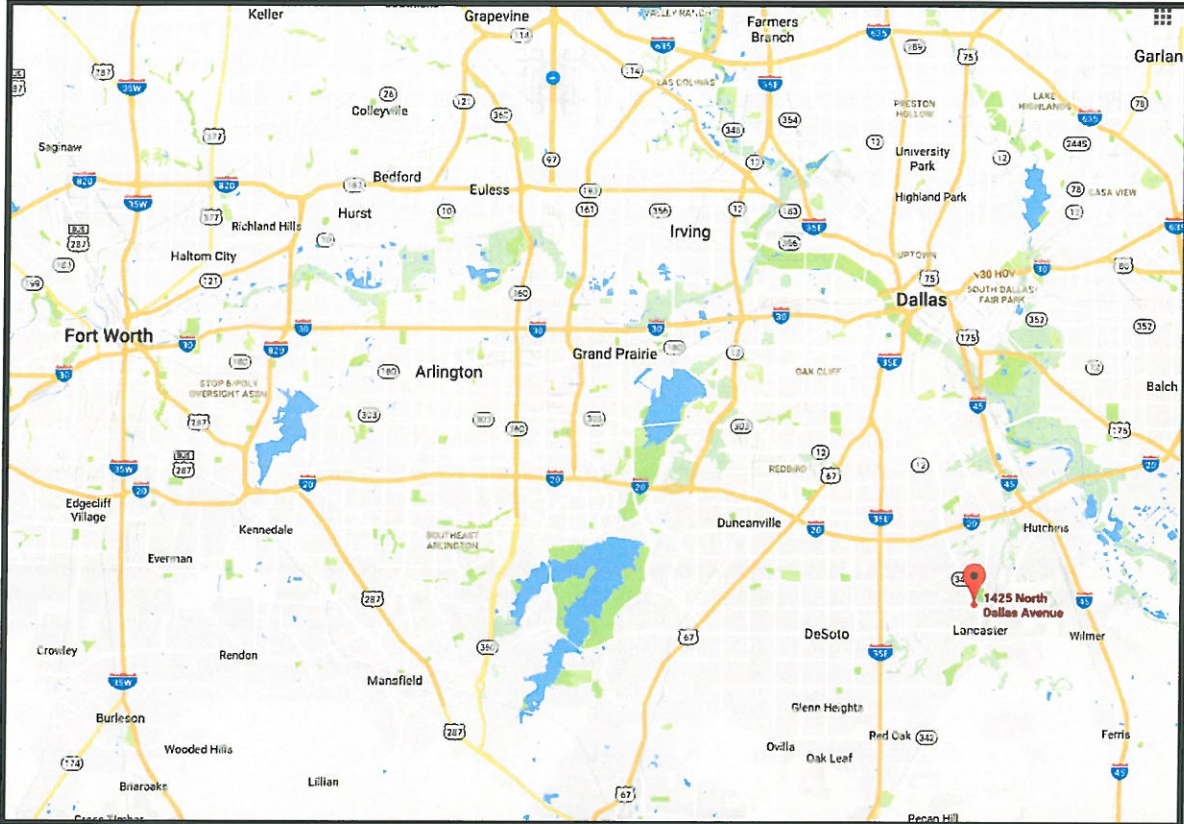
II - Property Photos, con't (views of and from the 4th floor)



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III - Location Maps



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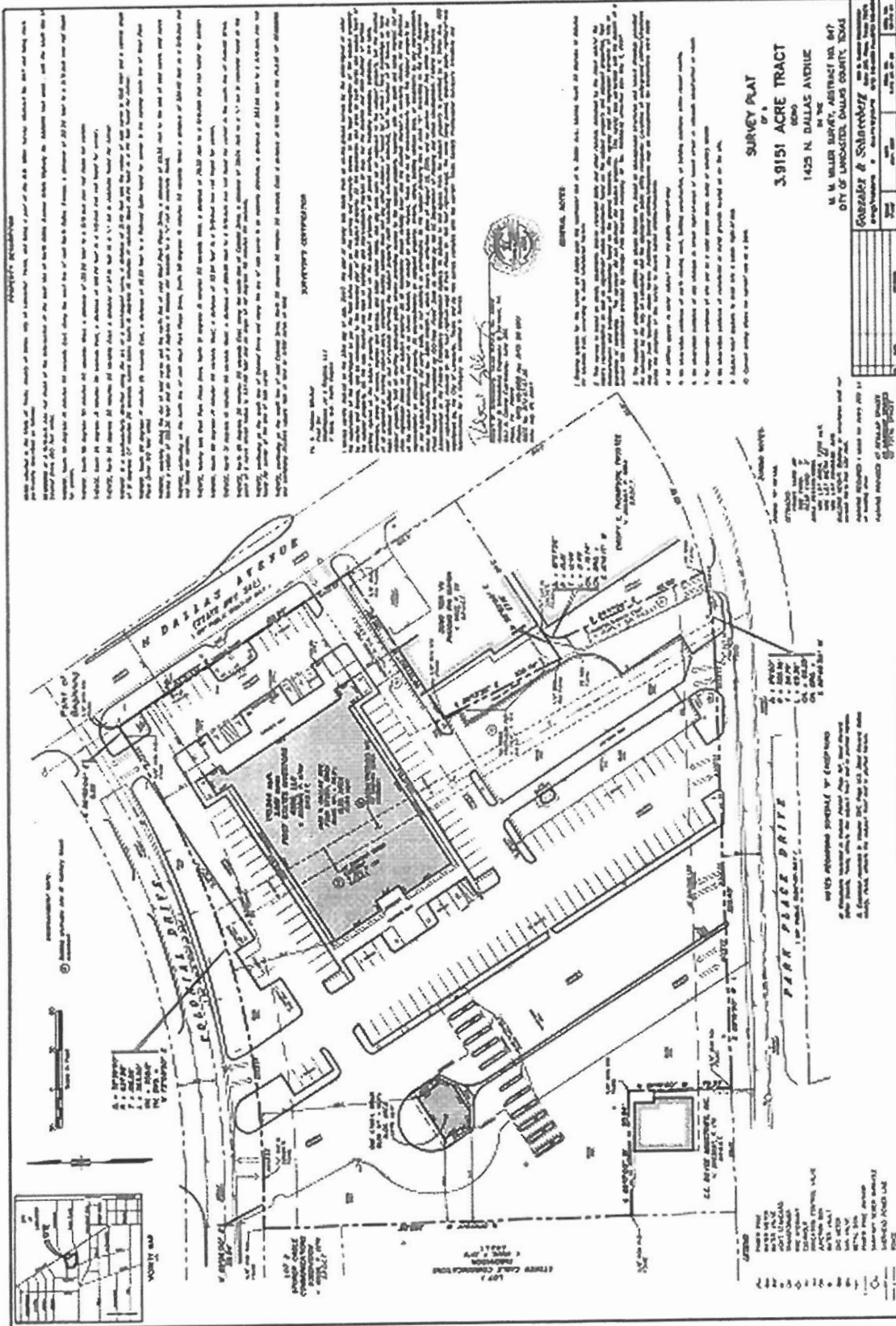
IV - Aerial Map



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V - Survey



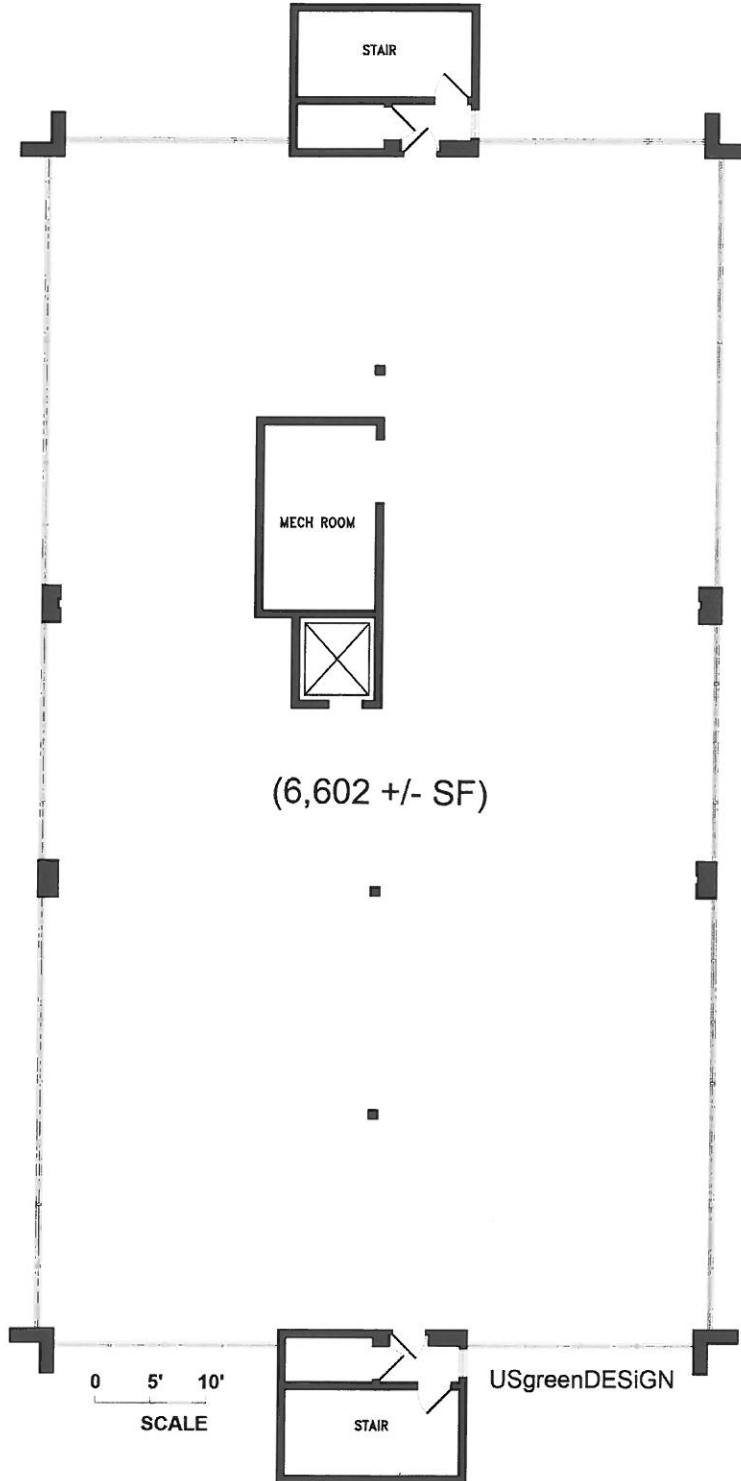
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VI - Current Floor Plan, 4th Floor

4TH FLOOR

1425 NORTH DALLAS AVENUE, LANCASTER TX 75134



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VII - City of Lancaster

Lancaster is a city of over 33,000 warm and friendly people surrounded by open farmland, low rolling hills, creeks and woodlands. Our population is forecast to be 55,000 in 2010! Founded in 1852 as a frontier post, Lancaster is located south of the Dallas city limits. It encompasses 29 square miles bordered by Interstate 35E to the west, Ellis County to the south, Dallas (Interstate 20) and Hutchins to the north, and unincorporated areas of Dallas County (Interstate 45) to the east.

Living in Lancaster means close proximity (15 minutes) to downtown Dallas with less crowded roads and shorter commutes. It is a community of thriving neighborhoods and businesses, both old and new, where neighbors and merchants watch out for each other and take interest in what is happening around them. Residents and business people are active in various organizations in the city – the Lions Club, Rotary International, and Masonic Lodge – each have a chapter within the city.

While Lancaster enjoys the amenities of big-city life, it still maintains a small-town rural environment. It is an area of great diversity. Citizens celebrate this great diversity by embracing the festivals, customs and traditions. Strong neighborhood organizations have sprouted up over the years, and active crime watches have helped decrease crime. Lancaster offers attractive quality of life amenities.

One of the four communities in Best Southwest Dallas County, Lancaster is active with an overwhelming spirit, and it is the perfect place in which to live and do business.

DOING BUSINESS

Having thousands of acres of undeveloped land in a major metropolitan area makes Lancaster very attractive for almost any business or industrial company looking to relocate. And the large supply of diverse, productive workers from within the area offers a wide range of skills.

East-west highway access from Interstate 20; north-south access from Interstate 35E to the west; and Interstate 45 to the east position Lancaster strategically as the southern transportation entrance of the Dallas/ Ft. Worth Metroplex, and make the location ideal for businesses.

Additionally, our community has access to two railroad lines with an intermodal facility, and its own municipally owned 5,000-foot runway airport. These resources enhance the opportunities to distribute products and services around the world.

Lancaster offers aggressive incentive programs for relocating business and industry. The Lancaster Economic Development Corporation, which is funded by sales tax revenue, affords local and prospective businesses numerous incentive programs. The incentives range from tax abatement, job tax credits, workforce training, and infrastructure assistance that retain, expand, and attract business development. Lancaster also offers citywide triple Freeport.

The Lancaster Economic Development Corporation, formed in July 1995, provides valuable resources and assistance to industrial and commercial business wanting to locate here. There is a criteria used for evaluating business development and available assistance.

Lancaster provides an excellent quality of life for companies and their employees. Our low crime rate assures business a comfortable, safe environment, and our location provides direct access to economic centers throughout north Texas, the United States, Mexico and Canada.

BUSINESS SERVICES

Lancaster offers all the business services a company could ever want or need. The services range from professional accountants, attorneys, and insurance agencies, to those providing creative services and talents, to manufacturers of a variety of products. We have businesses that have been around over 50 years, like Byrum's Funeral Home; and we have new businesses opening every day, like Premier Rental Purchase for your furniture and appliance needs.

An assortment of credit unions are located around the community. There is a national financial institution branch office, Regions Bank, located in the city for transacting financial business.

With business booming in north Texas and the growing emphasis on development in the southern sector, Lancaster holds numerous opportunities for employment as new businesses locate in the area.

VII - City of Lancaster, con't

TRANSPORTATION AND LOCATION

Strategically located only 15 minutes from downtown Dallas, Lancaster is bordered by interstates 20, 35E and 45; and contiguous to the southern city limits of Dallas. This translates to commutes that are shorter, and drives that are more pleasant. Interstate-20, just north of Lancaster, connects to Fort Worth and the mid-cities. Interstate-35E, the NAFTA gateway from Mexico, runs along the western city limits of Lancaster. Access to downtown Dallas is smooth via I-35E and I-45. Additionally, I-45 gives easy accessibility to Houston and the Gulf Coast, and is where the Dallas Intermodal Terminal is located.

Lancaster has nearby access to Dallas Area Rapid Transit (DART) light rail service to downtown Dallas and locations further north and west. Dallas' Love Field and D/FW International Airport, with daily passenger flights and air freight service, are conveniently located only minutes away.

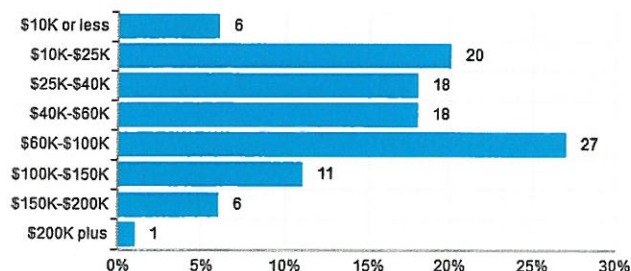
Lancaster's own municipal airport has a lighted 5,000-foot runway, and is the home of the D/FW wing of the Commemorative Air Force. The Texas Department of Transportation and the City of Lancaster have funded a master plan for the future growth of the airport. This includes runway lengthening and improvements, additional taxiways, and parking aprons. Additionally, Lancaster has access to rail service provided by Union-Pacific Railroad.

Lancaster offers important benefits in accessibility for residents and businesses alike, with resources that afford numerous opportunities to distribute products and services around the world.

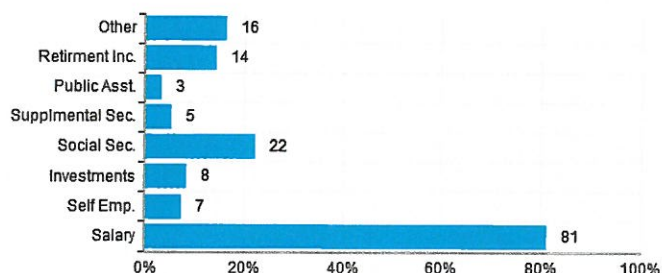
Lancaster Demographics Profile

Statistic	Lancaster	Texas	National
Population	37,731	26,092,033	314,107,084
Population density (sq mi)	1,136	96	91
Median age	33.2	33.9	37.4
Male/Female ratio	0.8:1	1.0:1	1.0:1
Married (15yrs & older)	48%	56%	55%
Speak English	81%	65%	79%
Speak Spanish	18%	30%	13%

Household Income Distribution



Source Of Income



VIII - Dallas / Fort Worth

Located in the heart of North Texas, Dallas and Fort Worth are separated by thirty miles, yet joined together by a variety of cities, suburbs, and small towns, which combined, become "The Metroplex." This metropolitan area is the #1 visitor destination in Texas and it encompasses over twelve thousand square miles with more than 5 million residents. If you enjoy dining out, shopping, sports, and hot weather-- you'll love the Dallas / Fort Worth Metroplex!

Dallas was first settled in 1841 and was named in 1845 in honor of U.S. Vice President, George M. Dallas. Today, the Dallas skyline is one of the most recognizable in the world--made famous by popular television shows, such as "[Dallas](#)" ([intro](#)) and "[Walker, Texas Ranger](#)." Fort Worth, which began life as a military camp at the close of the Mexican War, was named for General William Worth and later became a major center of cattle drives in the late 1800's. Today, this spirit of the Old West has been recaptured in the renovated Stockyards National Historic District just north of downtown.

Dallas-Fort Worth has a marvelous blend of old and new destinations for out-of-town guests. In Dallas, you can take short cab rides to the Sixth Floor Museum overlooking Dealey Plaza, [Reunion Tower](#) and the Arts District -- get there mid-afternoon to beat the rush. Farther east, [Fair Park](#) offers a slew of 1930's art deco-inspired buildings and museums including the Hall of State and [The Science Place](#). Head west, and get a taste of turn-of-the-century Texas and the Wild West at the Fort Worth Stockyards. DFW is also home to the Dallas Cowboys, Dallas Stars, Fort Worth Brahmas, FC Dallas, Dallas Mavericks, and Texas Rangers.

Considering its entirety, the Dallas / Fort Worth Metroplex is a dynamic metropolis characterized by numerous restaurants, shopping malls, modern businesses, high-tech companies, large corporate headquarters, and wholesale trade markets. Seventeen Fortune 500 companies have headquarters located in the Metroplex. The Telecom Corridor, along U.S. 75 in Richardson, has resulted in Dallas being nicknamed "Silicon Prairie." DFW International Airport, the world's fifth most active airport and larger than the island of Manhattan, is located less than four hours from any major city in the continental United States! Also, DFW airport is truly a global gateway, offering approximately 60 non-stop international departures and serving destinations in Canada, Mexico, Central and South America, the Caribbean, Europe and Asia. Since Dallas / Fort Worth is located in the center of the United States, it is truly the perfect location for corporate headquarters and businesses that have a national market-- and for businesses that have a need for national or world travel. Additionally, Dallas / Fort Worth is often rated as one of Forbe's [best places](#) to do business. Also, some of the Metroplex prosperity may be due the fact that Texas has no State personal income, corporate, or property taxes.

With more than 10,000 restaurants in the Metroplex, residents tend to eat out quite frequently. Actually, the typical Dallas resident eats out more than four times a week, which is third highest in the nation! Also, Dallas has four times more restaurants per person than New York City and more shopping centers per capita than any other major U.S. city. This area is indeed fortunate to be home to some of the nation's finest restaurants and shopping centers.

IX - Brokerage Services



11-2-2015



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:
 - 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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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