

FOR SALE

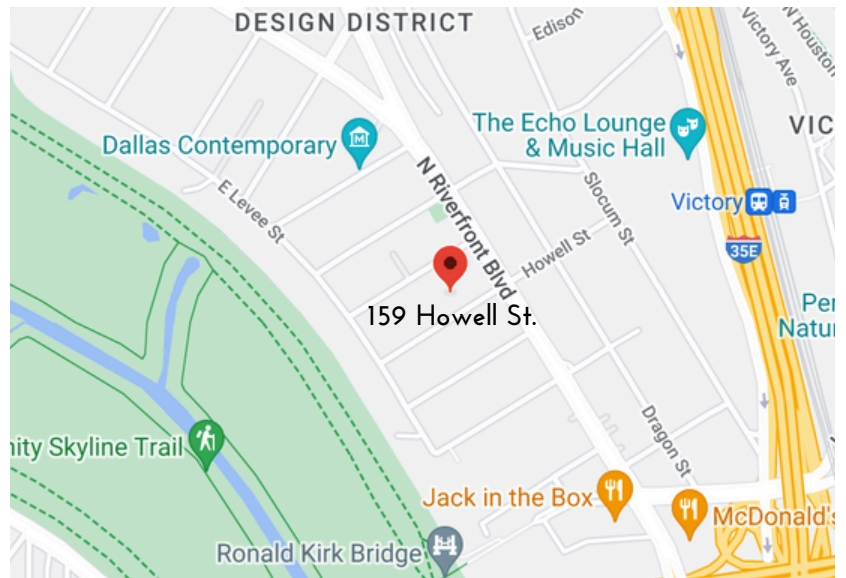
# 159 HOWELL ST.

DALLAS TX



## PROPERTY FEATURES

- Approx. 6,000 SF
- 1 Recessed loading door
- Approx. 8 parking spaces
- Easement behind the building Included
- CALL FOR PRICING



Meet the Broker

**DIANE WILLIAMS**

EST. 2013



diane@dianewilliamsco.com



214-537-0762



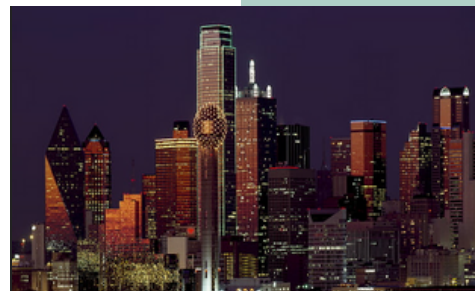
www.dianewilliamsco.com



# DALLAS DESIGN DISTRICT

## EXPAND YOUR POTENTIAL

Are you ready to elevate your business to new heights? Look no further than the vibrant and dynamic Design District in Dallas, Texas! Unveil the perfect blend of creativity, innovation, and success by securing your space in this premier commercial real estate destination.

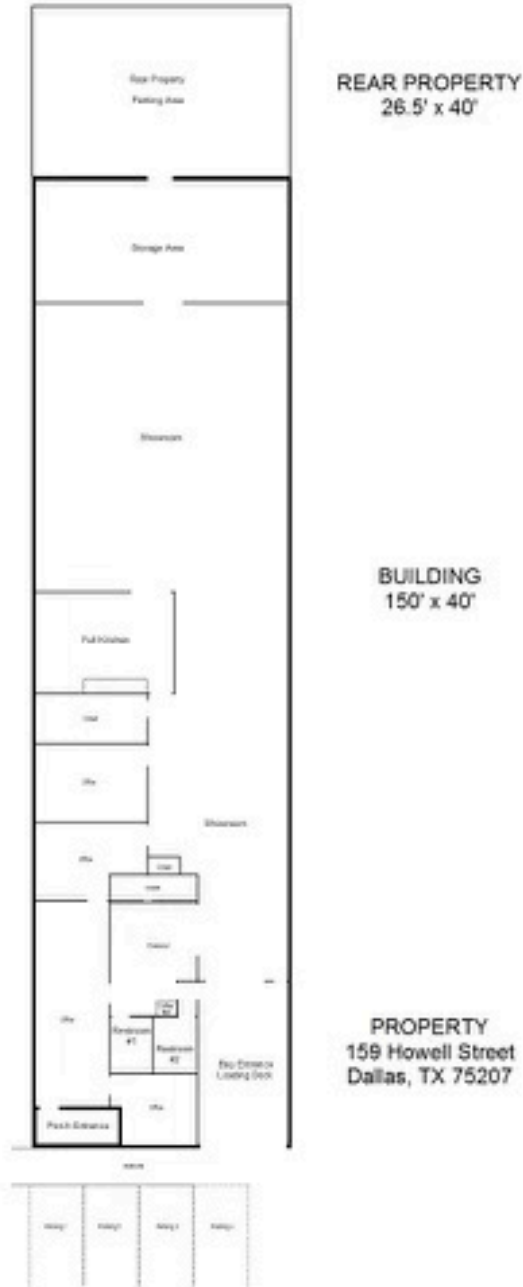


## THE HEART OF CREATION

Nestled at the crossroads of art, design, and commerce, The Dallas Design district is a canvas where businesses turn their dreams into reality. Whether you're an entrepreneur, a start-up, or an established corporation, this district offers an inspiring environment to flourish.



# FLOOR PLAN



## SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey, on the ground of property located at 159 Howell Street. Being a part of Lots 8 and 9, Block 11/6841 of TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NUMBER 1301 R, an Addition in the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 12, Page 459, Map Records, Dallas County, Texas and being more particularly described as follows:

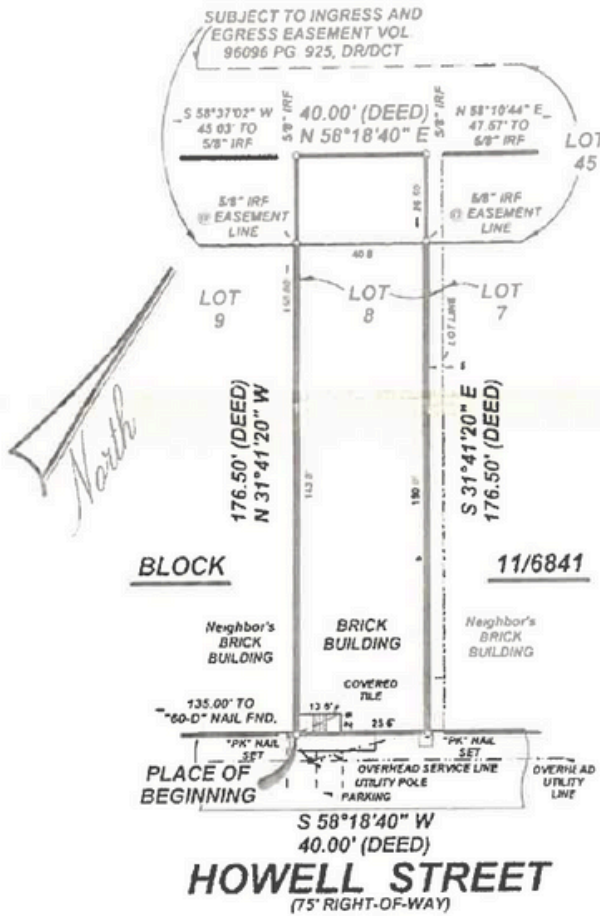
Beginning at a pk nail set at the South corner of Lot 8 and the East corner of Lot 9, Block 11/6841 of said Addition, said point being in the Northwest line of Howell Street, a seventy five (75) foot public right-of-way;

Thence North 31 deg. 41 min. 20 sec. West, between two abutting brick structures, passing at 150.00 feet a 5/8 inch diameter iron rod found at the West corner of said Lot 8 and the North corner of said Lot 9, continuing a total distance of 176.50 feet to a 5/8 inch diameter iron rod found for corner in the center of Lot 45, Block 11/6841 of said Addition;

Thence North 58 deg. 18 min. 40 sec. East, passing through the center of said Lot 45, a distance of 40.00 feet to a 5/8 inch diameter iron rod found for corner;

Thence South 31 deg. 41 min. 20 sec. East, passing at 26.50 feet a 5/8 inch diameter iron rod found from which the North corner of Lot 8 and the West corner of Lot 7, Block 11/6841 of said Addition bears South 58 deg. 18 min. 40 sec. West, 5.00 feet, continuing between two abutting brick structures that are 5.00 feet southwest of and parallel to the common line of said Lots 7 and 8, a total distance of 176.50 feet to a pk nail set for corner in the said Northwest line of Howell Street, said point being South 58 deg. 18 min. 40 sec. West, 5.00 feet from the East corner of said Lot 8 and the South corner of said Lot 7;

Thence South 58 deg. 18 min. 40 sec. West, along said Northwest line, same being the Southeast line of said Lot 8, a distance of 40.00 feet to the PLACE OF BEGINNING.



THE ENTIRE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "B" (AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVES FROM THE BASE FLOOD) PER COMMUNITY PANEL NO. 44021-0230 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP DATED March 16, 1983.

To American Title Company in connection with the transaction described in

GF No 489837-N

The plat shown hereon is a correct and accurate representation of the property, lines and dimensions as indicated, location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN there are no visible and apparent easements, encroachments or protrusions on the ground

SCALE 1" = 20'

DATE 9-9-98

JOB NO 98-3170

DRAWN BY 627



*Scott Philip Anderson*  
Scott Philip Anderson Registered Professional  
Land Surveyor No 4886

**A & W SURVEYORS, INC.**

P.O. BOX 870029

MESQUITE, TX 75150 (972) 681-4975

## DIANE WILLIAMS

Broker

 214-537-0762

 [diane@dianewilliamsco.com](mailto:diane@dianewilliamsco.com)

## DIANNE BRICKNER

Sales Agent

 210-383-2150

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## CONNOR FRANKO

Sales Agent

 941-920-0417

 [connorfranko@dianewilliamsco.com](mailto:connorfranko@dianewilliamsco.com)



## Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<b>DW&amp;Co</b>	<b>9002352</b>	<b>diane@dianewilliamsco.com</b>	<b>(214)537-0762</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Peggy Diane Williams</b>	<b>478735</b>	<b>diane@dianewilliamsco.com</b>	<b>(214)537-0762</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Dianne Ratcliffe Brickner</b>	<b>756680</b>	<b>info@dianewilliamsco.com</b>	<b>(210)383-2150</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Connor Franko</b>	<b>807381</b>	<b>connor.franko@dianewilliamsco.com</b>	<b>(941)920-0417</b>
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](http://www.trec.texas.gov)  
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