

FOR SALE 1878 ROYAL LANE, DALLAS, TX 75229



MORGAN
REALTY GROUP

OFFICE / SHOWROOM/ WAREHOUSE

- TOTAL BUILDING SIZE:
+/- 13,400 SF
- LAND SIZE:
+/- 0.70 AC
- 2 GRADE-LEVEL DOORS
- FULLY PAVED WITH
CONCRETE
- PARTIALLY FENCED &
SECURED OUTSIDE
STORAGE
- ZONED IR PER DCAD
- RETAIL VISIBILITY ON
ROYAL LN
- CLOSE PROXIMITY TO
LAS COLINAS &
FARMERS BRANCH
- CONVENIENT ACCESS
TO I-635, I-35 & LUNA
RD



Owned &
Managed by

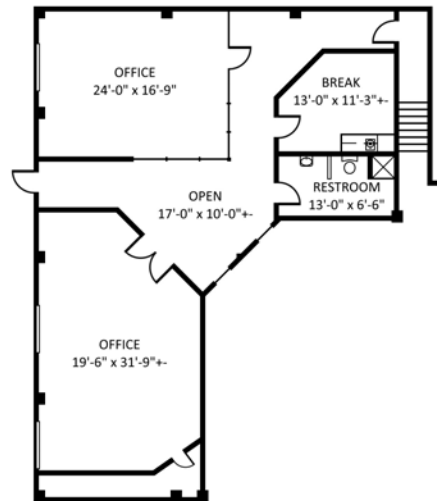
BBE

AREA TRAFFIC GENERATORS



GRANT BOYCE | 214-222-0010 | GBOYCE@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET
ERIC MORGAN | EMORGAN@MORGANREALTYGROUP.NET

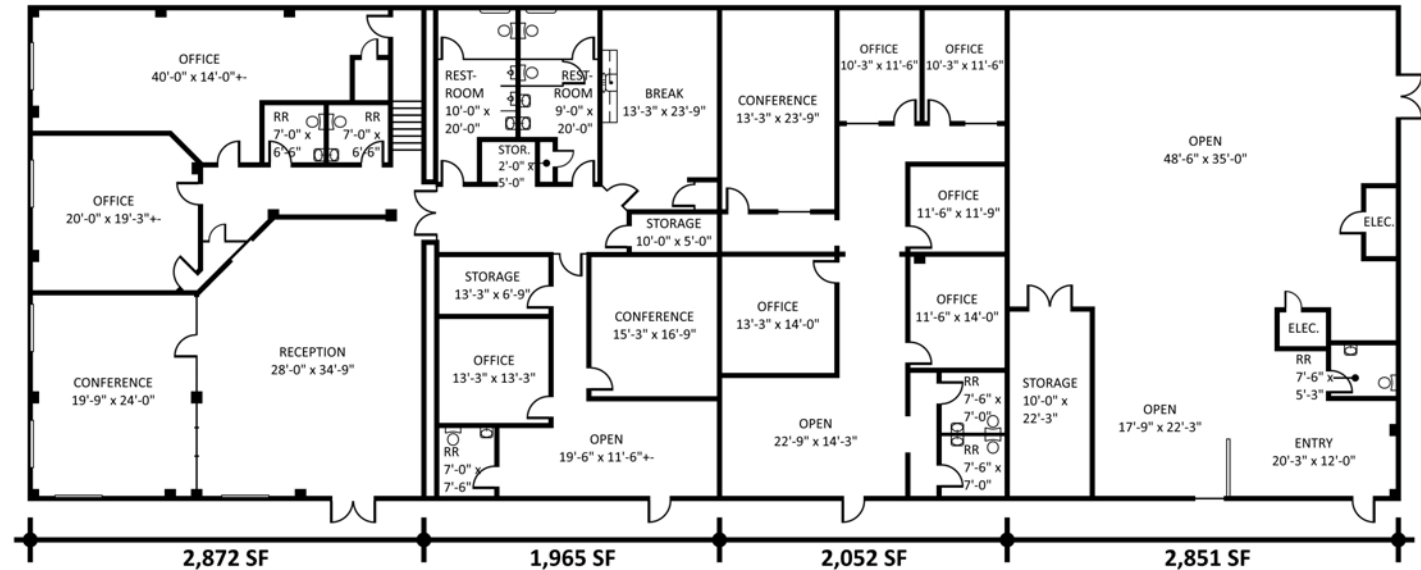
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2ND FLOOR - 1,778 SF



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. MATHE 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 DALLAS RECORDS, 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 9525, PAGE 1629, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 0° 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 10 INCH IRON ROD FOUND BEARS NORTH 10° 45' 57" WEST - 2.20 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 0° 14' 00" WEST, PASSING AN "X" FOUND IN CONCRETE AT A DISTANCE OF 0.39 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 110.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 30,282 SQUARE FEET OR 0.995 OF ONE ACRE OF LAND.

ONE STORY METAL EXTENSION BEHIND SOUTH PROPERTY LINE AS SHOWN. ADJACENT ONE STORY BRICK & STUCCO EXTENSION BEHIND EAST PROPERTY LINE AS SHOWN.

EXISTING

TRACT THREE LINE WITH HANSEN VOL. 9525 PG. 1629 D.C.C.T.

POINT OF BEGINNING

WEST 110.00

15' ALLEY FOR DRAINAGE

LOT 4

LOT 3

LOT 2

LOT 1

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

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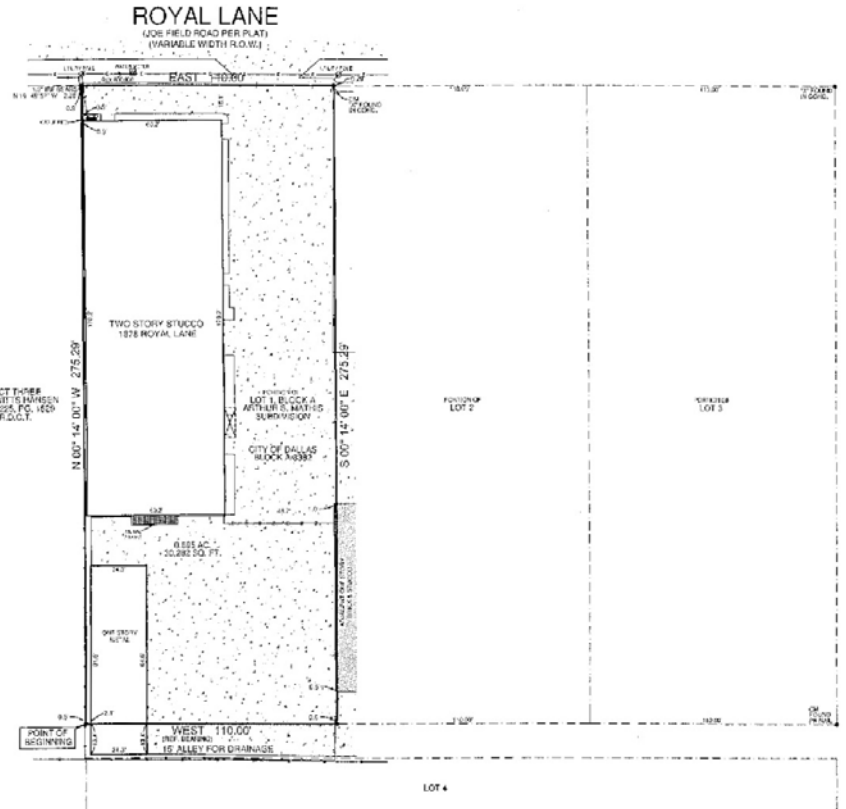
LOT 30

LOT 31

LOT 32

LOT 33

LOT 34



TITLE SURVEY

1878 ROYAL LANE
CITY OF DALLAS
DALLAS COUNTY, TEXAS

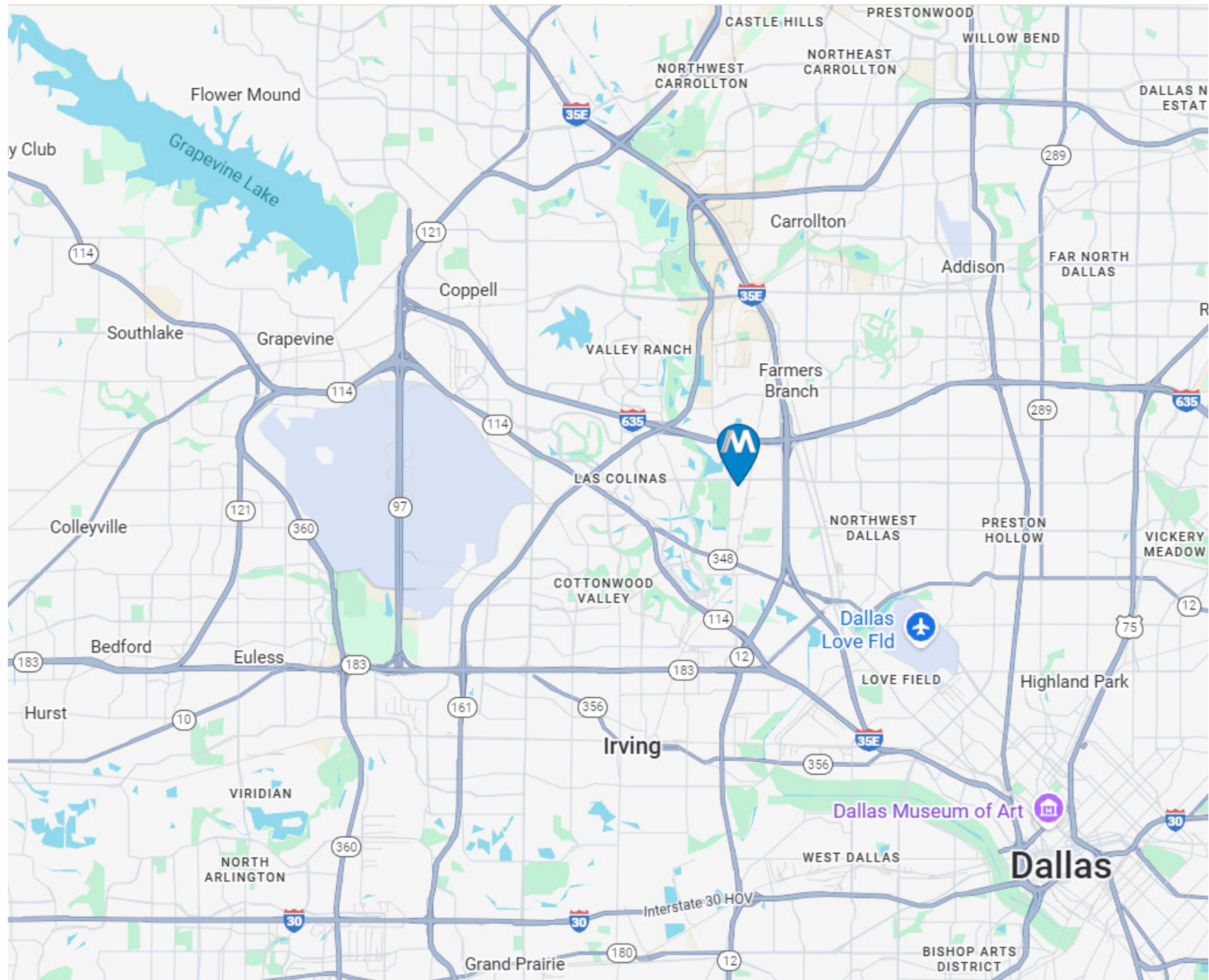
GPR: 242PL
BORROWER:
PREMIER JOB #: 17-03541
TECH: MSP DATE: 07/17/17
FIELD: CC FIELD DATE: 07/14/17



Premier

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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. **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.

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.

Morgan Realty Group, LLC	9002258	emorgan@morganrealtygroup.net	214-222-0010
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eric Morgan	515655	emorgan@morganrealtygroup.net	214-222-0010
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

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-1