

15800 Dooley Road, Addison, TX 75001

FOR SALE

REDUCED PRICE!!!



PROPERTY VITALS

- OFFICE + HANGAR
- Price: **\$8,900,000**

- Fee Simple Ownership - Not Ground lease
- 21,272 Total SF
 - 10,360 SF Hangar
 - 10,912 SF Office
- 1.14 Acres

Imagine seamless transitions from runway to hangar along with a prestigious address that reflects the caliber of your aircraft and lifestyle. Don't miss out on this exclusive opportunity to elevate your jet ownership experience!

EXCLUSIVELY OFFERED BY:

KARA PORTER
(214) 789-6898

kporter@capstonecommercial.com

STEVE BURRIS, CCIM
(214) 682-4156

sburris@capstonecommercial.com



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The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

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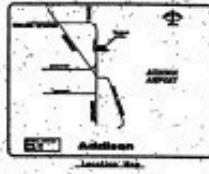
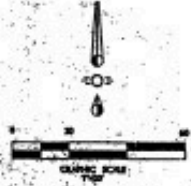
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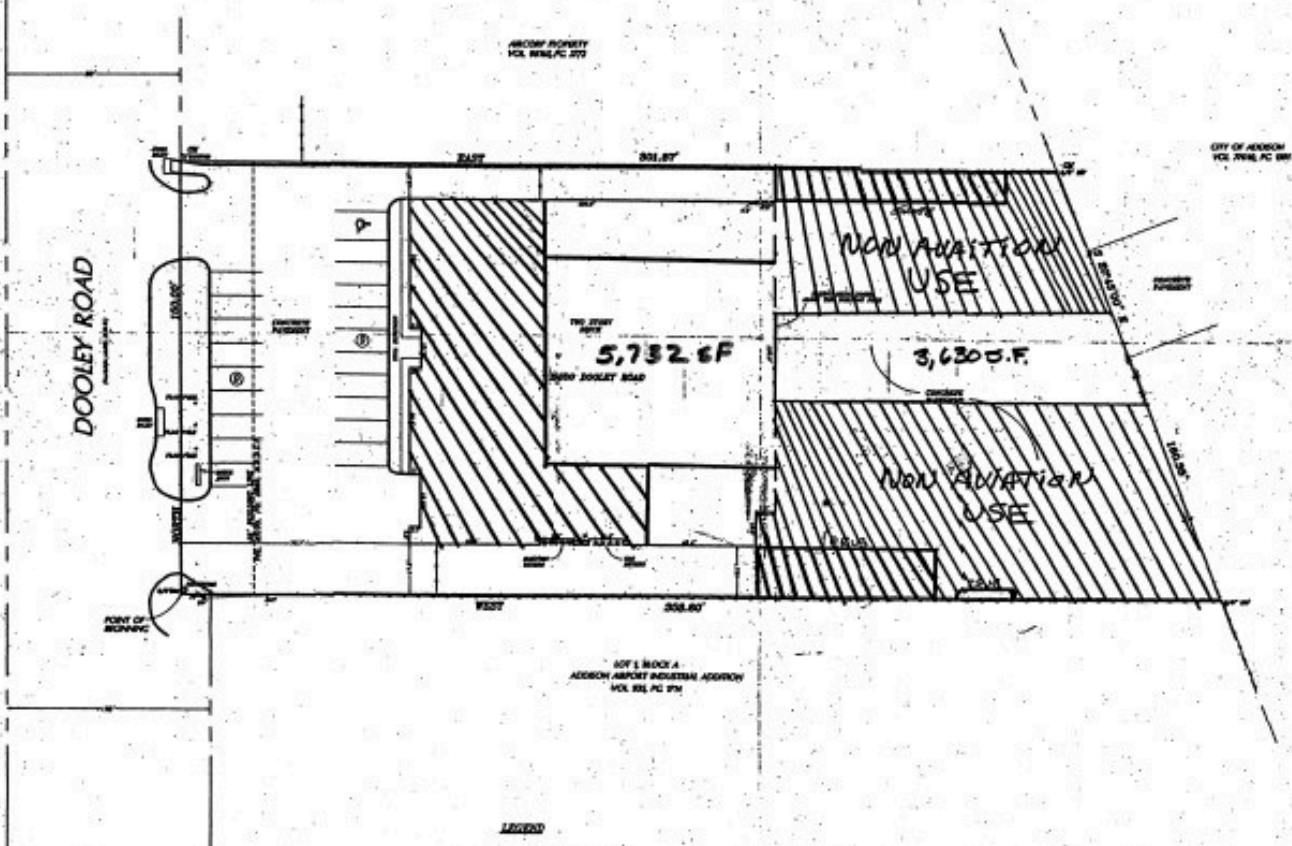


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THE FOLLOWING ARE THE AFFECTED PREVIOUS PROPERTIES:

1. Survey granted by Addison Airport, Inc. a corporation to form the City of Addison, Texas, on or about December 14, 1950, and recorded in Volume 281, Page 25, Book Records of Dallas County, Texas. The above mentioned is a plat of a proposed street, 100 feet wide, to be a public use street, to which the subject property, was 1/2 acre.
2. Plat of a proposed street, 100 feet wide, to be a public use street, to which the subject property, was 1/2 acre, and recorded in Volume 281, Page 25, Book Records of Dallas County, Texas.



PROPERTY DESCRIPTION

ACROSS a tract of land situated in the E. 1/4 of Survey 24, Block 10, in the City of Addison, Dallas County, Texas, and adjoining all of Highway Number Center Addition, as addition to the City of Addison as recorded by plat in Volume 281, Page 25, Book Records of Dallas County, Texas, and being owned by David K. Hudson as evidenced by Warranty Deed recorded in Volume 282, Page 102, Book Records of Dallas County, Texas, and being more particularly described as follows:

ACROSSING at a 5/8" line and set for the center in the east right-of-way line of Dooley Road (variable width R.O.W.) road line and also being west 100.00 feet from the westermost corner of the Addison Airport Industrial Addition, as addition to the City of Addison as recorded by plat in Volume 281, Page 25, Book Records of Dallas County, Texas.

THENCE NORTH along the east right-of-way line of said Dooley Road, a distance of 100.00 feet to an "X" set found to coincide for center in the south line of AIRPORT PROPERTY, as addition to the City of Addison as recorded by plat in Volume 281, Page 25, Book Records of Dallas County, Texas.

THENCE EAST, leaving said east right-of-way line and along the south line of said Airport Property tract, a distance of 302.27 feet to a 5/8" iron rod found for corner at the southeast corner of said Airport Property tract and in the west line of a tract of land owned by the City of Addison, by deed recorded in Volume 17054, Page 1281, Book Records of Dallas County, Texas.

THENCE 220°42'00" along the west line of said City of Addison tract, a distance of 100.00 feet to a 5/8" iron rod found for corner at the southeast corner of the aforementioned Addison Airport Industrial Addition tract.

THENCE WEST, leaving said west line of said City of Addison tract and along the north line of said Addison Airport Industrial Addition, a distance of 363.05 feet to the POINT OF BEGINNING and containing 46,000 square feet or 1.1270 acres of land.

SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN PROPERTY SURVEYED:

That I, JOHN L. DAVIS, as surveyor certify that this corner was made on the ground by me or under my personal supervision and the plat herein is a true, correct, and accurate representation of the property as delineated by survey. The lines, dimensions and acreage of said property being as indicated by the plat. There are no other or apparent easements, encumbrances, covenants or conditions except as shown herein.

John L. Davis
 JOHN L. DAVIS
 Registered No. 2511

NOTE:

Utility information is based upon field measurements, and the best available records. Field data is subject to that which is visible and not to be considered. This does not preclude the existence of other underground lines. Record information is based upon data collected from field parties and surveys covers the completeness of these records cannot be guaranteed, except insofar as they may be verified by field measurements.

Boundary line based upon the FINAL PLAT of BELTWAY SERVICE CENTER ADDITION, as addition to the City of Addison, Dallas County, Texas, as recorded in Volume 2810, Page 290, Plat Book, Dallas County, Texas.

Boundary and easement information shown herein was taken from the aforementioned PLAT and through this instrument, Owner's Title Commitment of 202042-19.

City-Contracting Assessment.

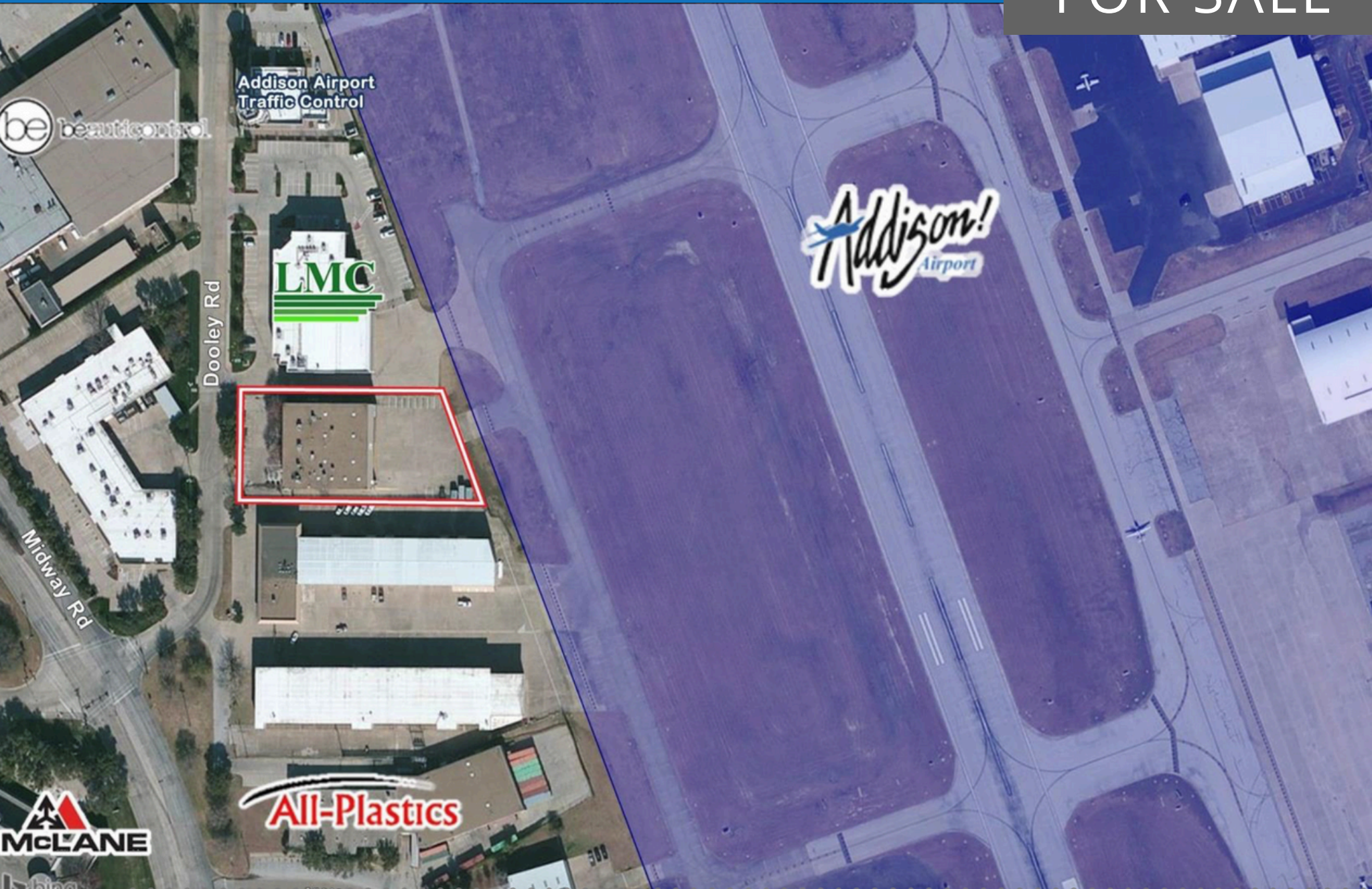
BOUNDARY SURVEY
BELTWAY SERVICE CENTER ADDITION
 CITY OF ADDISON
 DALLAS COUNTY, TEXAS

Brookette, Davis & Drake, Inc.
 Consulting Engineers

ONE & SHERRILL ENGINEERING-SURVEYING
 4144 North Central Expressway, Suite 1160, Dallas, Texas 75204
 (214) 624-2642, fax (214) 624-7581

LEGEND

--- BOUNDARY LINE
 --- ADJACENT PROPERTY
 --- CITY OF ADDISON PLAT
 --- AIRPORT PROPERTY
 --- DOOLEY ROAD





11/2/2015

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:
 - 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.

Capstone Commercial Real Estate Group, LLC	480574	sburris@capstonecommercial.com	(972)250-5800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris, CCIM	450870	sburris@capstonecommercial.com	(972)250-5858
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Kara Porter	521788	kporter@capstonecommercial.com	(214)789-6898
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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IABS 1-0 Data