

OFFICE WAREHOUSE with OUTSIDE STORAGE

FOR SALE

3616 – 3618 Dividend Drive, Garland, TX 75042



\$650,000

PROPERTY HIGHLIGHTS

- 3,800 SF masonry industrial building.
- Designed as a duplex for two tenants.
- Building dimensions of 50 ft deep x 75.9 ft wide.
- Building lot coverage of 18%.
- 0.49-acre lot. 21,500 SF.
- Lot dimensions of 215 ft deep x 100 ft wide.
- Fenced and secure outside storage space of approximately 120 ft deep x 100 ft wide. 12,000 SF or 56% of lot.
- 12 ft clear height in warehouse.
- Two grade level overhead doors. Each door 9 ft 11 in wide x 9 ft tall.
- Currently 9 parking spaces at front of building.
- Zoned IN for industrial uses.
- Building was re-roofed in late 2022 at a cost of \$28,881.
- One of two HVAC units was replaced in 2024 with a 3-ton Trane split system at a cost of \$10,150.
- Constructed in 1970.

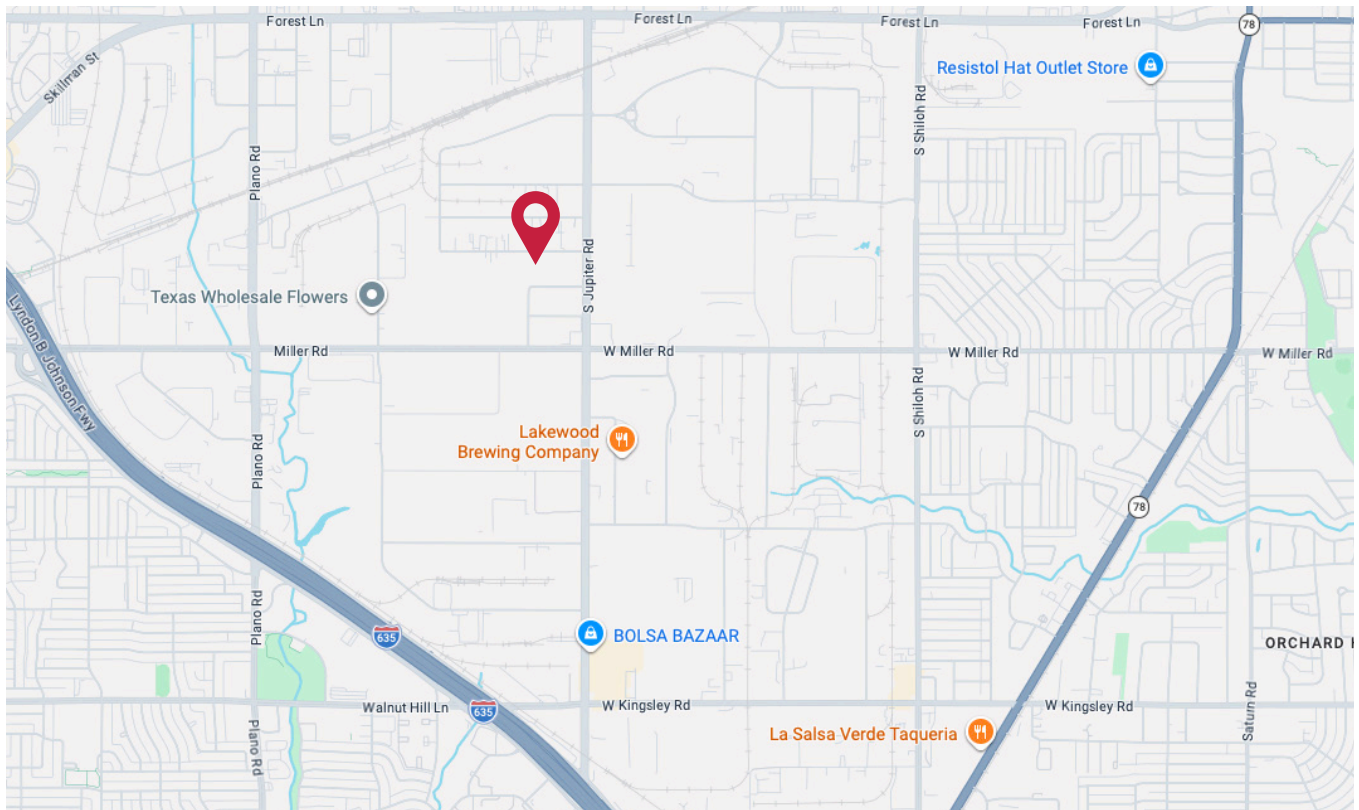
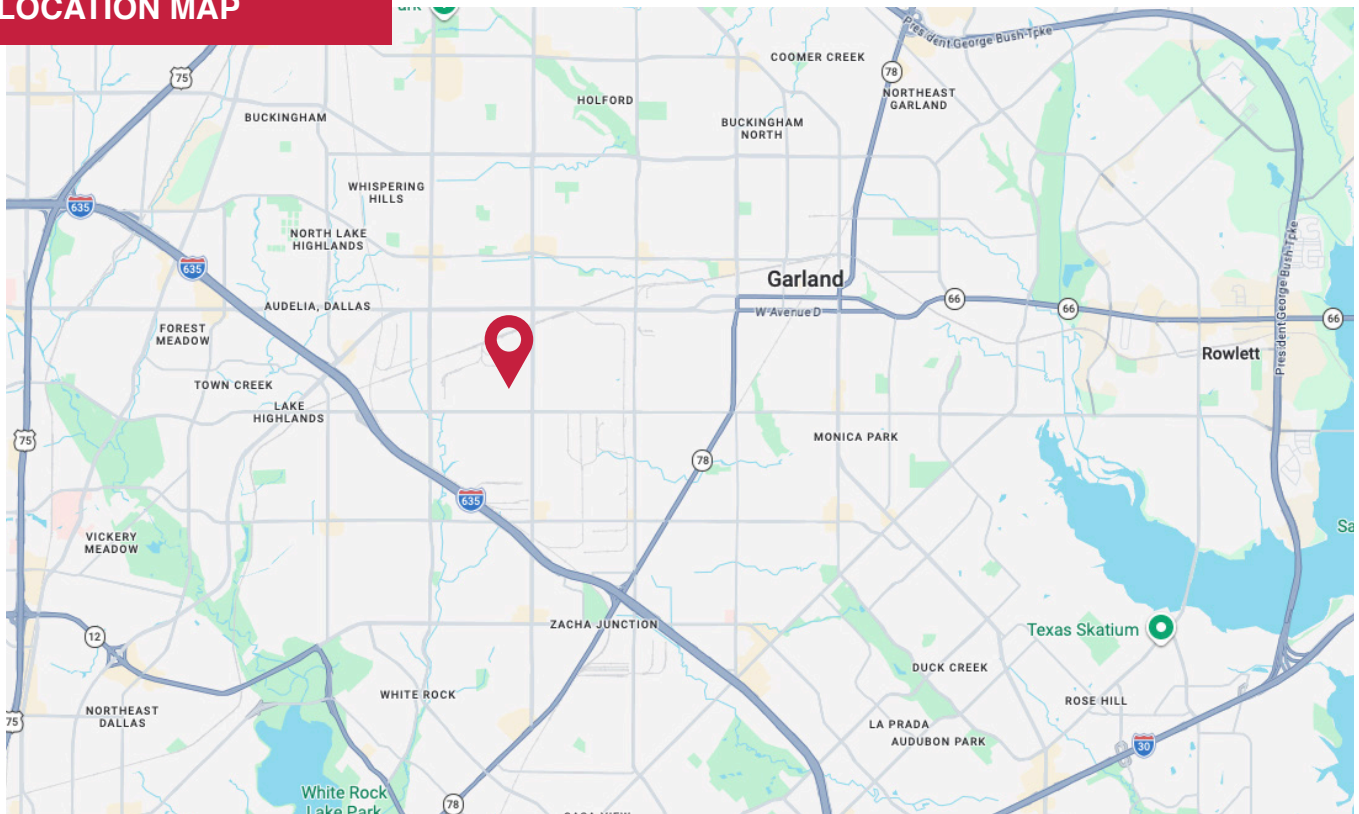
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LOCATION MAP



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DUPLEX BUILDING DESIGN

The Building was originally built as a duplex office warehouse. Each 1,900 SF unit contains:

- A private front entry.
- One rear grade-level overhead door.
- One rear personnel door.
- One office and one warehouse restroom.
- A separate HVAC unit.
- A separate electrical panel.
- A separate gas and electricity meter.
- The demising wall is partially intact.



CURRENT LEASE STATUS

The entire Building and property have been leased to Ace Foundation Repair since 1993. This lease expires on April 30, 2026 and tenant plans to vacate property on May 31, 2026.

CURRENT LANDLORD'S PROPERTY OPERATING EXPENSES

- Real estate taxes paid for 2025 of \$6,276.08 or \$1.65/SF.
- Property and casualty insurance premium of \$5,819 or \$1.53/SF for the policy period of 3/23/26 to 3/23/27.
- Total Landlord expenses of \$12,095 or \$3.18/SF.
- All other expenses paid by Tenant.

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BUYER OPPORTUNITIES

A property buyer can either:

- Negotiate a new lease directly with Ace Foundation for an investment property.
- Possibly retain Ace Foundation as a month-to-month tenant while renovation or future plans for the Building are finalized.
- Renovate the Building as an investment property for a single tenant or two tenants.
- Occupy the property for its own use.



PROPERTY CONDITION



A Texas Realtors Commercial Property Condition Statement will be provided to all qualified buyers.

A favorable phase I environmental site assessment and an asbestos survey were completed by EHP Consulting LLC on March 20, 2026.

Since the Building has been occupied by the same tenant for approximately 33 years, there are likely features of the Building and Property that do not meet current building codes. It is the Buyer's responsibility to investigate all aspects of the Building and property to determine what improvements might be required for Buyer's use of the Property.

The attached ALTA property survey was completed on February 20, 2026.

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GALLERY



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NEIGHBORHOOD INFORMATION

13th

Largest City In Texas

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Major Highways

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250K+

Population

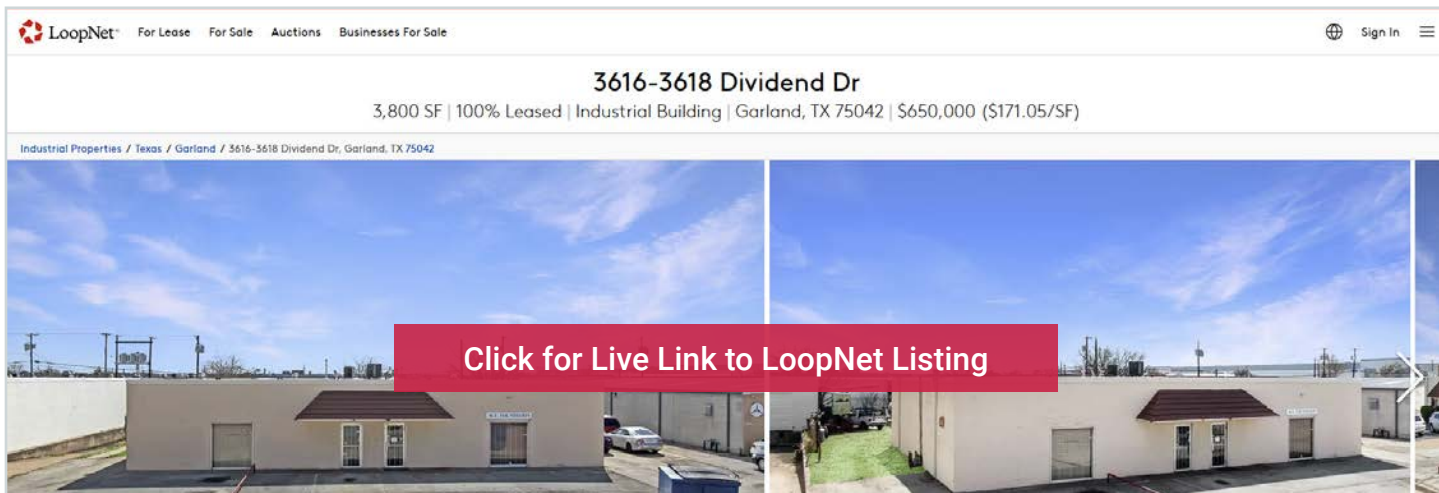
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:
 - 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.

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Information available at www.trec.texas.gov

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