



FOR SALE



1801 COMMERCE ST. GARLAND, TX

PROPERTY OVERVIEW

Sale Price: \$3,500,000

4,500 SF (Cross-Dock Building)

4.66 ACRES

Auxiliary Office: 900 S.F.

PROPERTY FEATURES

+/- 2.5 Acres Improved, +/- 2 Developable Acres

Gated & Secured With Fence

Outdoor Lighting

Paved and Secured Lot

Clear Height: 12'-14'

Loading: 12 Dock High Doors



1801 COMMERCE ST. GARLAND, TX 75040

Positioned on 4.66 acres, this industrial land asset features a 4,500 SF cross-dock building and a 900 SF auxiliary office. With 12 dock-high doors, secured perimeter fencing, paved yard, and clear heights of 12'–14', the property is built for functionality. This property is located in a strong industrial corridor of Garland, TX.



Property Overview

Features

Location

Contact



FOR SALE

1801 Commerce St. Garland, TX 75040



Caleb Bates

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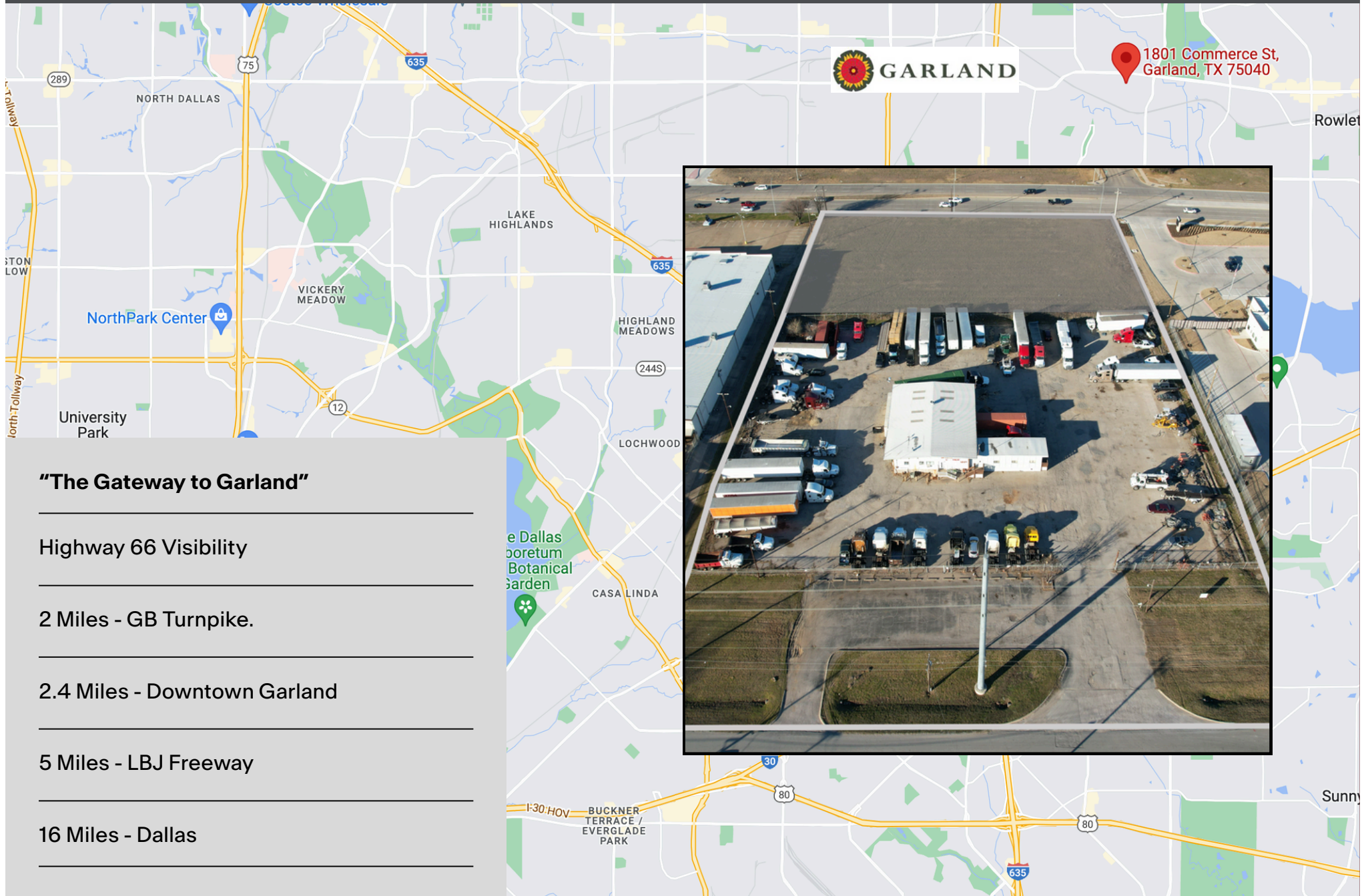


Karson Conrad

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1801 Commerce St,
Garland, TX 75040

"The Gateway to Garland"

Highway 66 Visibility

2 Miles - GB Turnpike.

2.4 Miles - Downtown Garland

5 Miles - LBJ Freeway

16 Miles - Dallas

A photograph of a large, single-story industrial building with white corrugated metal siding and a green roof. The building has several windows and a set of stairs leading to a side entrance. Red lettering on the side of the building reads 'SPRING VALLEY C-TAGGE' and '1801'. A blue banner with white text is overlaid on the right side of the image.

CONTACT US

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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:
 - 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.

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Karson Conrad	729683	karson@batesrealestate.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____