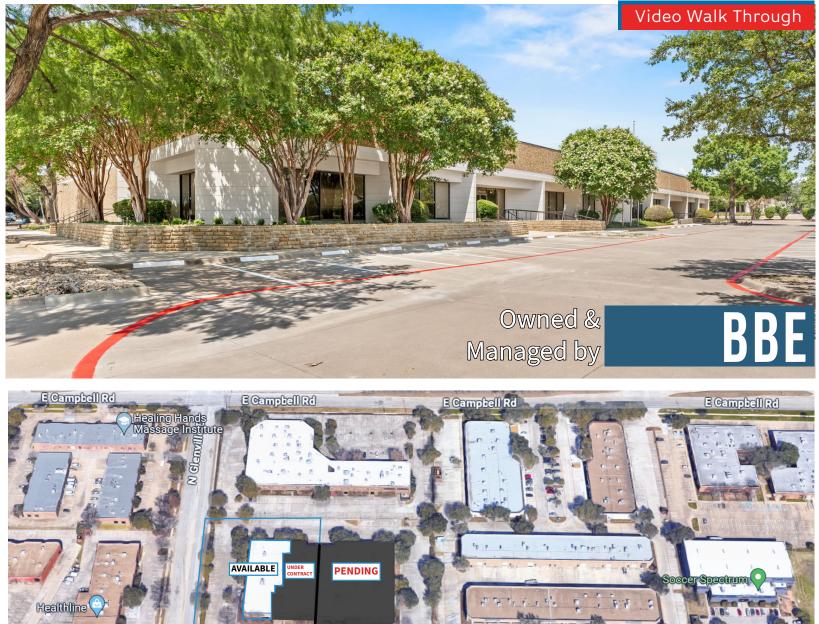
FOR SALE 1111 DIGITAL DR.(A) RICHARDSON, TEXAS 75081



OFFICE / SHOWROOM/ WAREHOUSE

- TOTAL BUILDING SIZE: +/- 13,000sr
- LAND SIZE: +/- .91 ACRES
- BROAD ZONING CATEGORY
- 100% HVAC CAPACITY
- NEW ROOF IN 2017
- CLOSE PROXIMITY TO RESTAURANTS RETAIL AMENITIES AND HOTELS
- CLEAR HEIGHT 18¹
- CONVENIENT ACCESS TO CAMPBELL ROAD / I-75 AND SH-190



Daffellor

GRANT BOYCE 214-222-0010 GBOYCE@MORGANREALTYGROUP.NET WWW.MORG

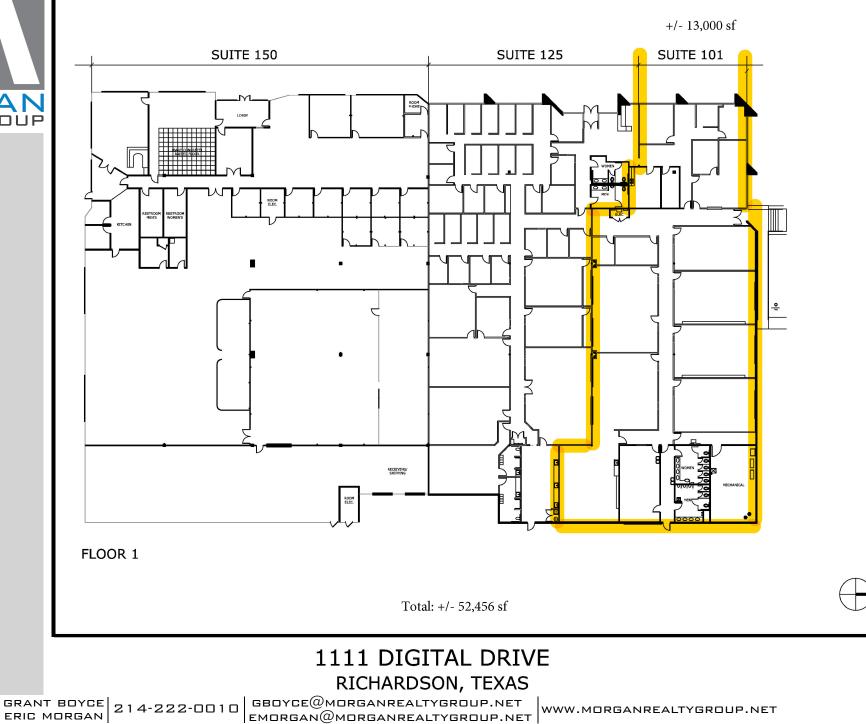
WWW.MORGANREALTYGROUP.NET

DA-AND

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.

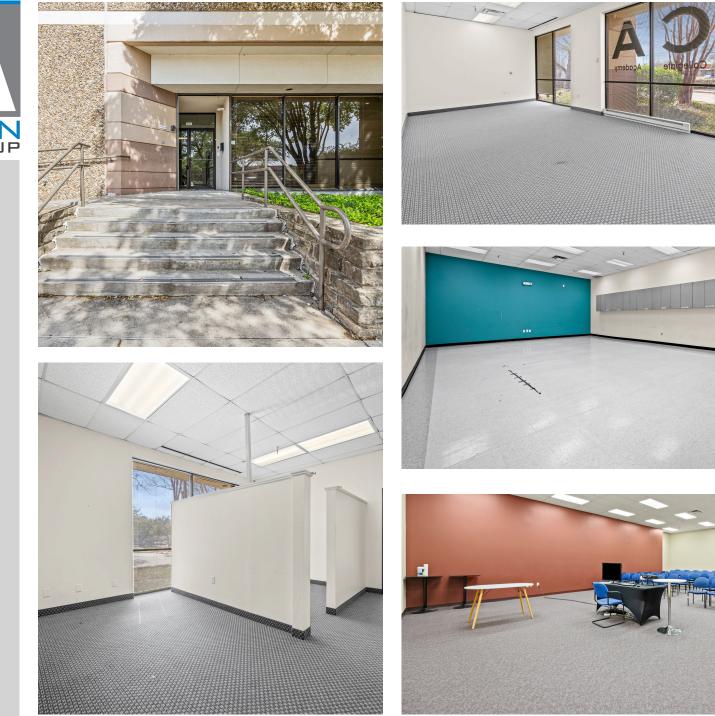
Diffellor





The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.

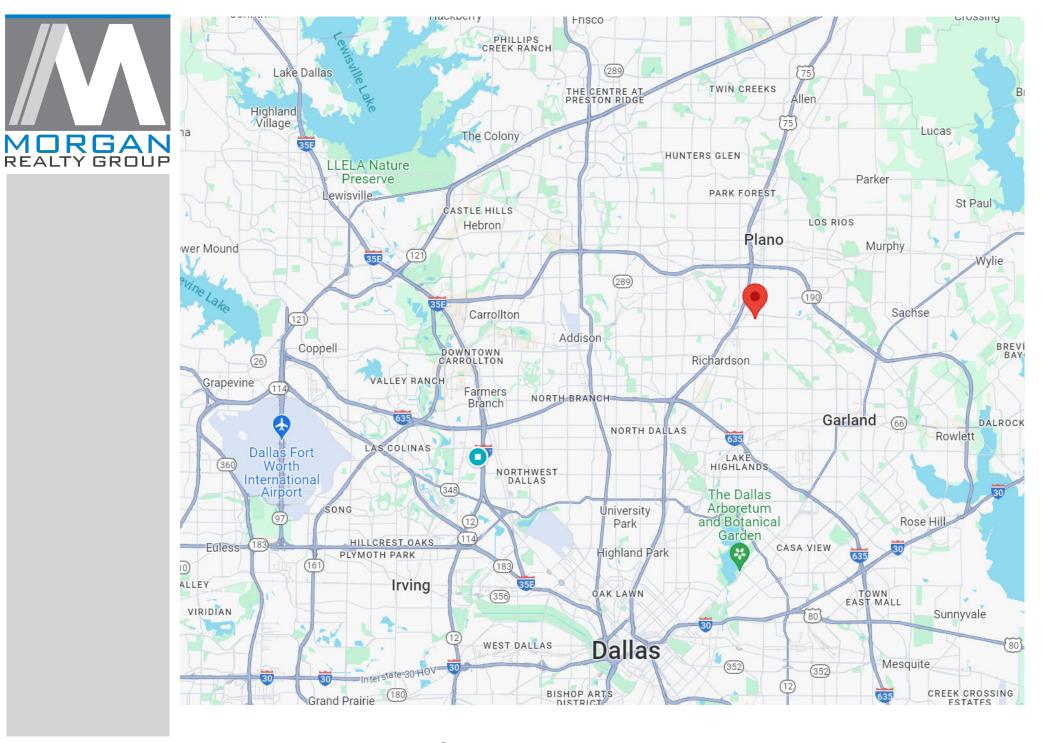




TDE

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

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.



GRANT BOYCE 214-222-0010 GBOYCE@MORGANREALTYGROUP.NET

The information contained herein was obtained from sources believed reliable, however, Morgan Realty Group, LLC, makes no guarantees, warranties, or representations to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price or conditions, prior sale or lease, or withdraw! without notice.

Ir Texas law requ broker	nformation A <i>uires all real estate li</i> age services to prosp	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.	about appendix
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b 	ERS: rokerage activities, inc ed by a broker and wc	S 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.	y the broker.
 A BROKER'S MINIMUM DUTIES REQUII Put the interests of the client abo Inform the client of any material i Answer the client's questions and Treat all parties to a real estate tr 	UTIES REQUIRED BY LAW (A client is the p he client above all others, including the br any material information about the proper questions and present any offer to or coun' real estate transaction honestly and fairly.	 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:	PARTY IN A REAL EST#	TE TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the owner, usually in a written listing to sell or property management agreeme duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.	VDLORD): The brokel ell or property manag ner of any material inf ubagent by the buyer o	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.	n agreement with the the broker's minimum by the agent, including
AS AGENT FOR BUYER/TENANT: The I written representation agreement. A bi material information about the properseller's agent.	broker becomes the b uyer's agent must peri ty or transaction know	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.	uyer, usually through a nform the buyer of any ie agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY: agreement of <i>each party</i> to the transactic	RY : To act as an int ⁽ action. The written ag	NTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the written to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or	irst obtain the written in conspicuous bold or
 underlined print, set forth the broker's Must treat all parties to the trans; May, with the parties' written co 	obligations as an inter action impartially and onsent, appoint a diffe	rlined 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	each party (owner and
 buyer) to communicate with, provide only or print advice to, and carry out the in- buyer not, unless specifically authorized in writing to do so by the party, disclose: that the owner will screet a price loss than the written schemerized. 	vide opinions and advi lorized in writing to do	buyer) to compare 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:	the transaction.
 that the owner will accept a price resculation the written asking price, o that the buyer/tenant will pay a price greater than the price submit o any confidential information or any other information that a pa disclose, unless required to do so by law. 	yr a price less than the win ly a price greater than ' or any other inform lo so by law.	ted in a written offer; and irty specifically instructs the	broker in writing not to
AS SUBAGENT: A license holder acts <i>a</i> buyer. A subagent can assist the buyer	as a subagent when ai but does not represen	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.	it to represent the er first.
 TO AVOID DISPUTES, ALL AGREEMENT The broker's duties and responsib Who will pay the broker for servic 	S BETWEEN YOU AND oilities to you, and you ces provided to you, w	VOID 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	STABLISH: be calculated.
LICENSE HOLDER CONTACT INFORMA ^T you to use the broker's services. Please	TION: This notice is be acknowledge receipt	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.	create an obligation for ds.
Morgan Realty Group, LLC	.C 9002258	emrogan@morganrealtygroup.net	214-222-0010
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eric Morgan	515655 License No.	emorgan@morganrealtygroup.net	214-222-0010
			1
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/T	Buyer/Tenant/Seller/Landlord Initials	ord Initials Date	
Regulated by the Texas Real Estate Commission	Commission	Information available	Information available at www.trec.texas.gov IABS 1-0