

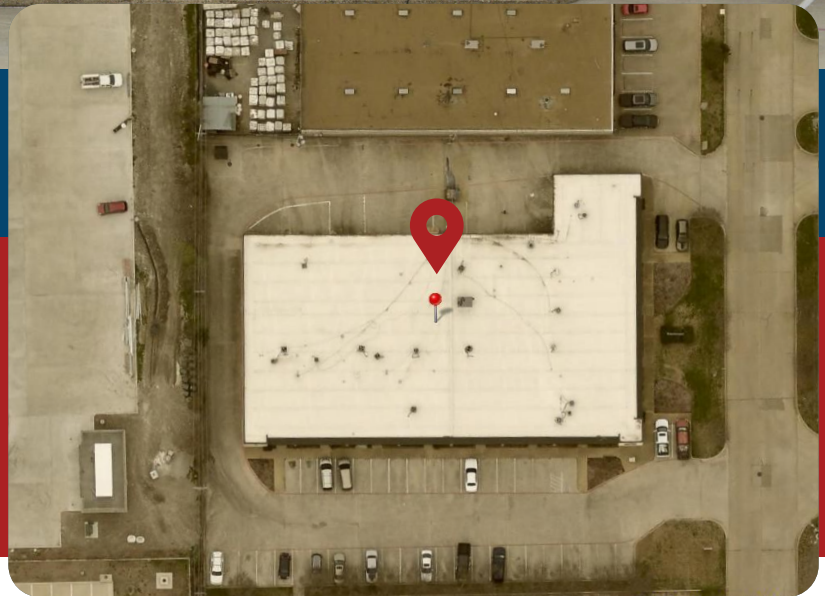
# FOR SALE



Sale Price:  
**\$3,750,000 (\$179.41/sf)**

**Benefits:**

- **Multi-Tenant Industrial**
- **Infill Property**
- **Value Add Property**
- **Below Market Rents**
- **4.4% Submarket Vacancy**

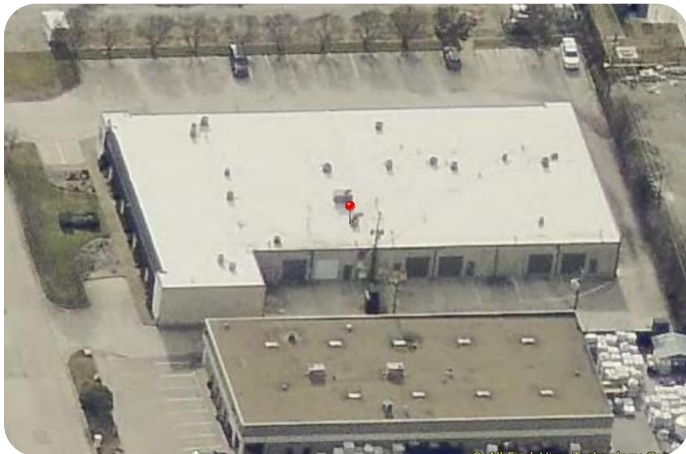


SIZE	20,902 sf
CONSTRUCTION	Tilt wall
LAND SITE	57,280 sf (1.31 acres)
PARKING	36 spaces; concrete surface
LOADING DOORS	7 grade level
ZONING	PD – allows medium industrial and medical
ROOF	TPO installed 2020 with 20-year transferrable warranty





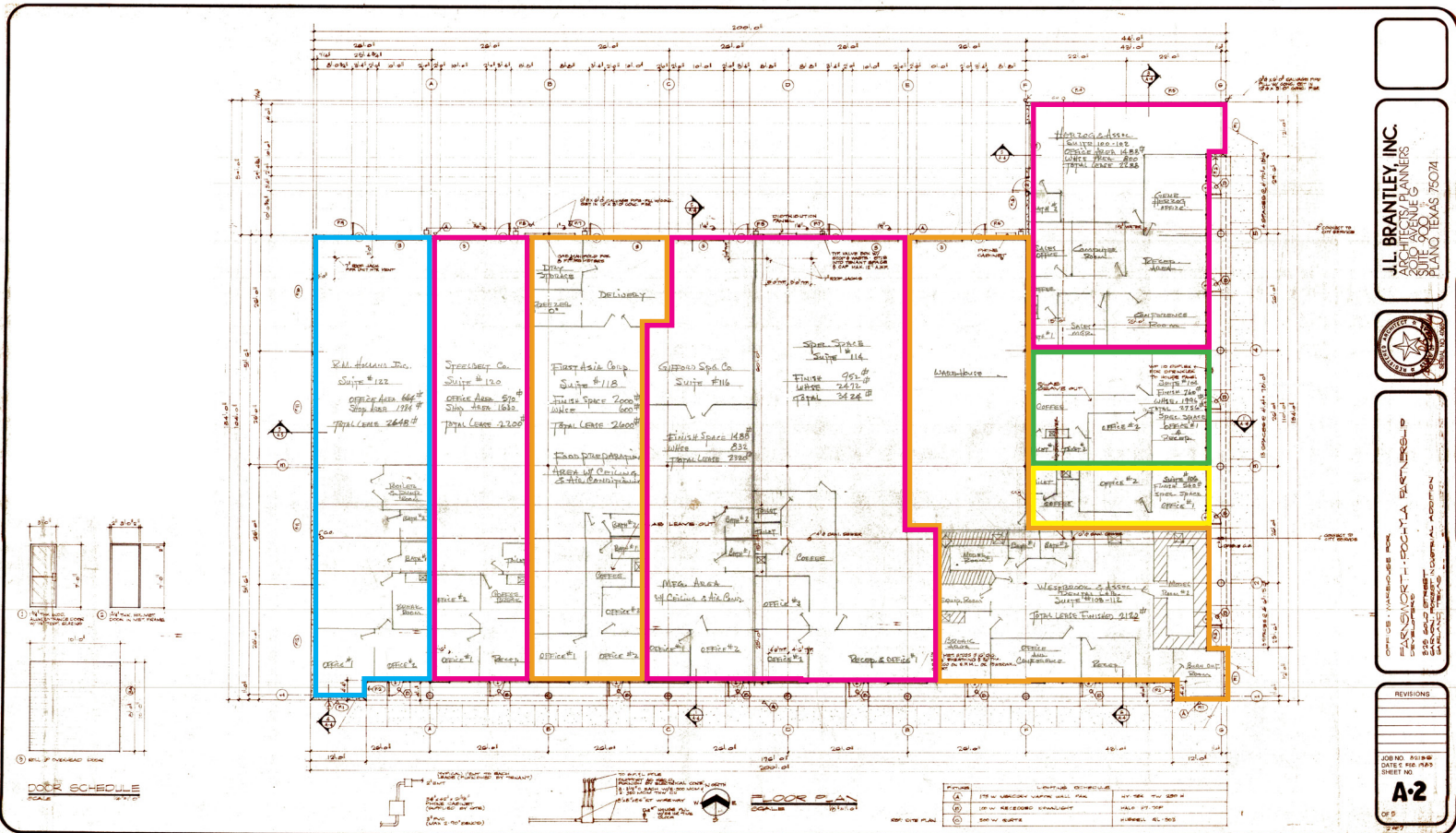
From North



From South



# Floor Plan

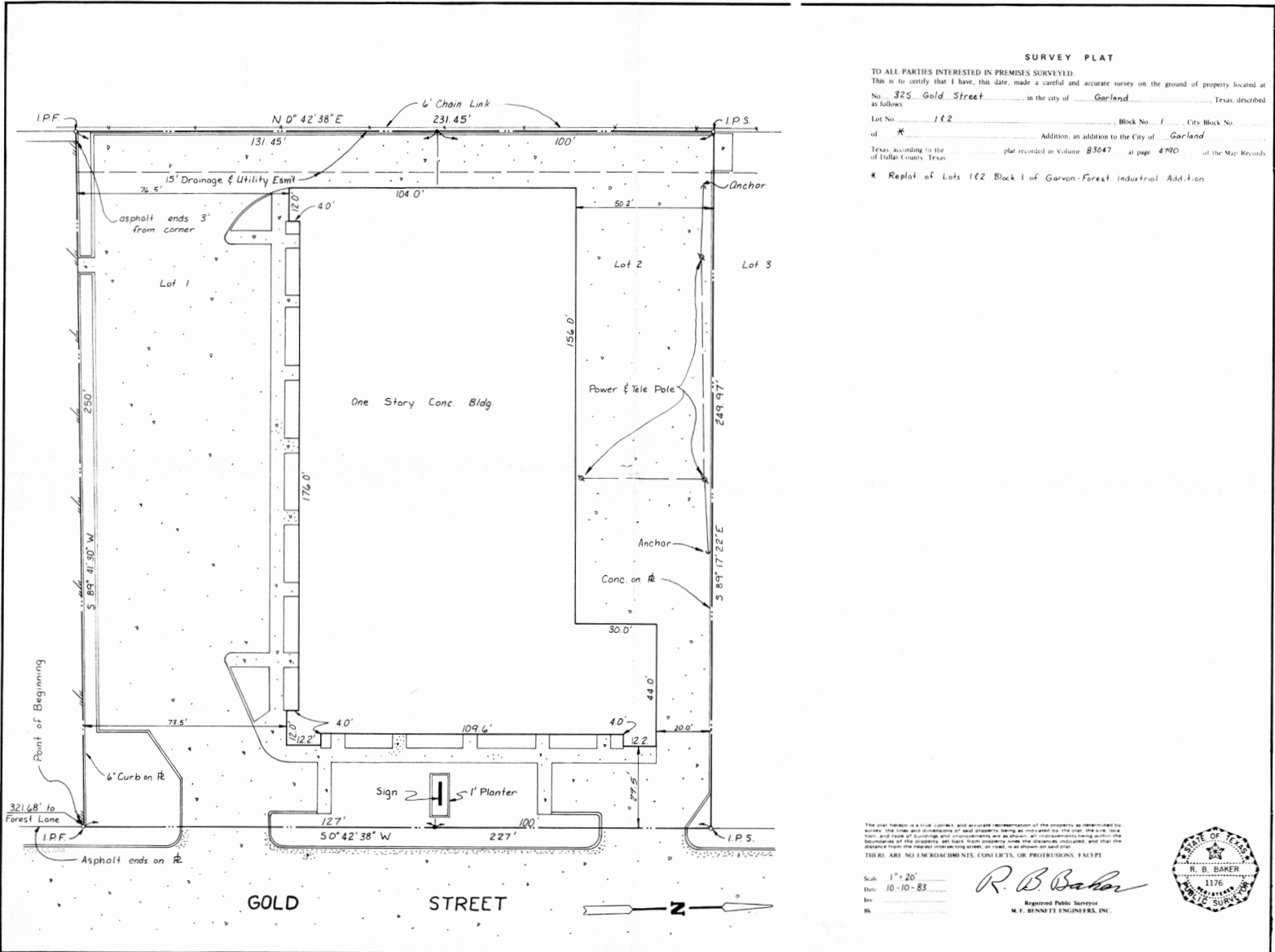


**J.L. BRANTLEY INC.**  
ARCHITECTS/PLANNERS  
3010 AVENUE G  
PLANO, TEXAS 75074


DATE: 01/11/11  
JOB NO. 100  
DATE: 01/11/11  
SHEET NO. 100

**A-2**

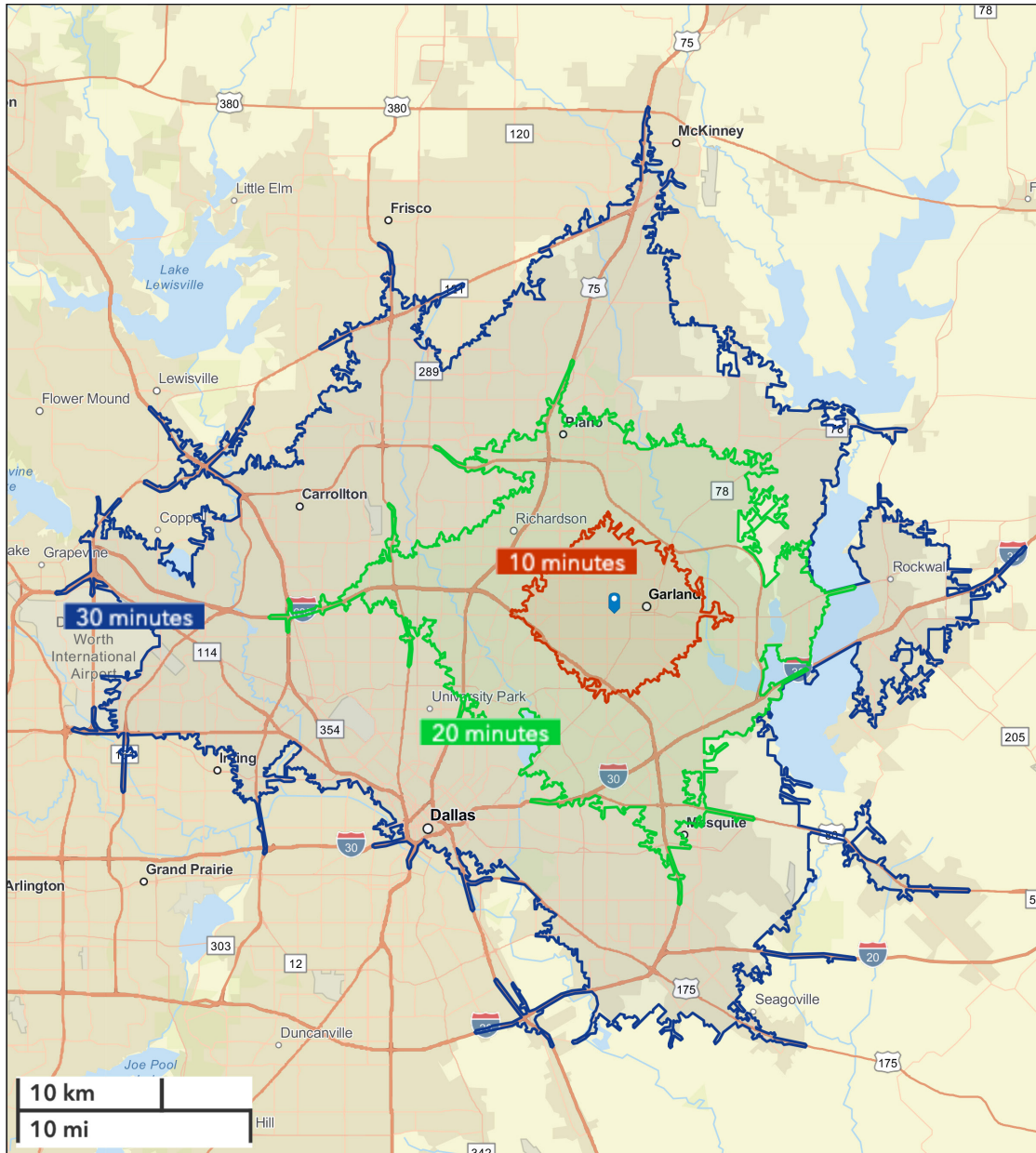
# Survey



**SURVEY PLAT**  
 TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:  
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at  
 No. 325 Gold Street in the city of Garland, Texas, described as follows:  
 Lot No. 1 & 2 Block No. 1 City Block No. \*  
 Addition, an addition to the City of Garland  
 Texas, according to the        plat recorded in Volume 83047 at page 4790 of the Map Records of Dallas County, Texas.  
 \* Replat of Lots 1 & 2 Block 1 of Garcon-Forest Industrial Addition

The plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the line, the size, form, and shape of buildings and improvements as shown, all circumstances being within the boundaries of the plat, and all facts from property from the documents indicated, and that the distances from the nearest neighboring corner, or mark, is as shown on said plat.  
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROVISIONS, EXCEPT  
 Scale: 1" = 20'  
 Date: 10-10-83  
 By: R. B. Baker  
 Registered Public Surveyor  
 M. E. BENNETT ENGINEERS, INC.  


## Demographic Profile



Demographic	10 minutes DT	15 minutes DT	30 minutes DT
Population	191,580	883,788	2,500,541
Number of Households	64,793	340,502	980,053
Average Household Income	\$85,040	\$110,939	\$125,840

**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:
  - 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.

**Disclosure of Agency:** Broker, D.W. Jackson, Inc., dba The Jackson Company, represents Owner.  
Broker License # 496565 | Sales Agent License #0276047

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information Available at [www.trec.texas.gov](http://www.trec.texas.gov)

11.2.2015