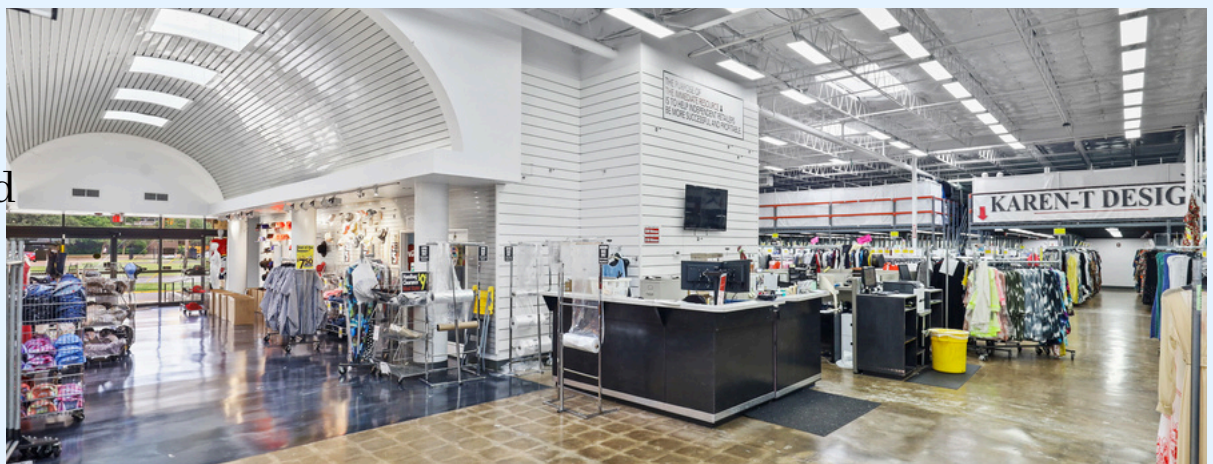


## 69,000 SF Office-Showroom & Warehouse



### Property Specs:

- 69,000 SF Footprint
- 100% Air-Conditioned
- Additional 10,000 SF Mezzanine with Elevator
- Approx. 5,000 SF Office Space
- 4 Acres of Land
- 16' Clear
- 6 Docks
- YOC: 1981
- Sprinklered



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- Mixed-Use District 3 Zoning
- Heavy Power 480 Volts, 2000 Amps
- Restrooms: 2 Women, 3 Men, 1 Private



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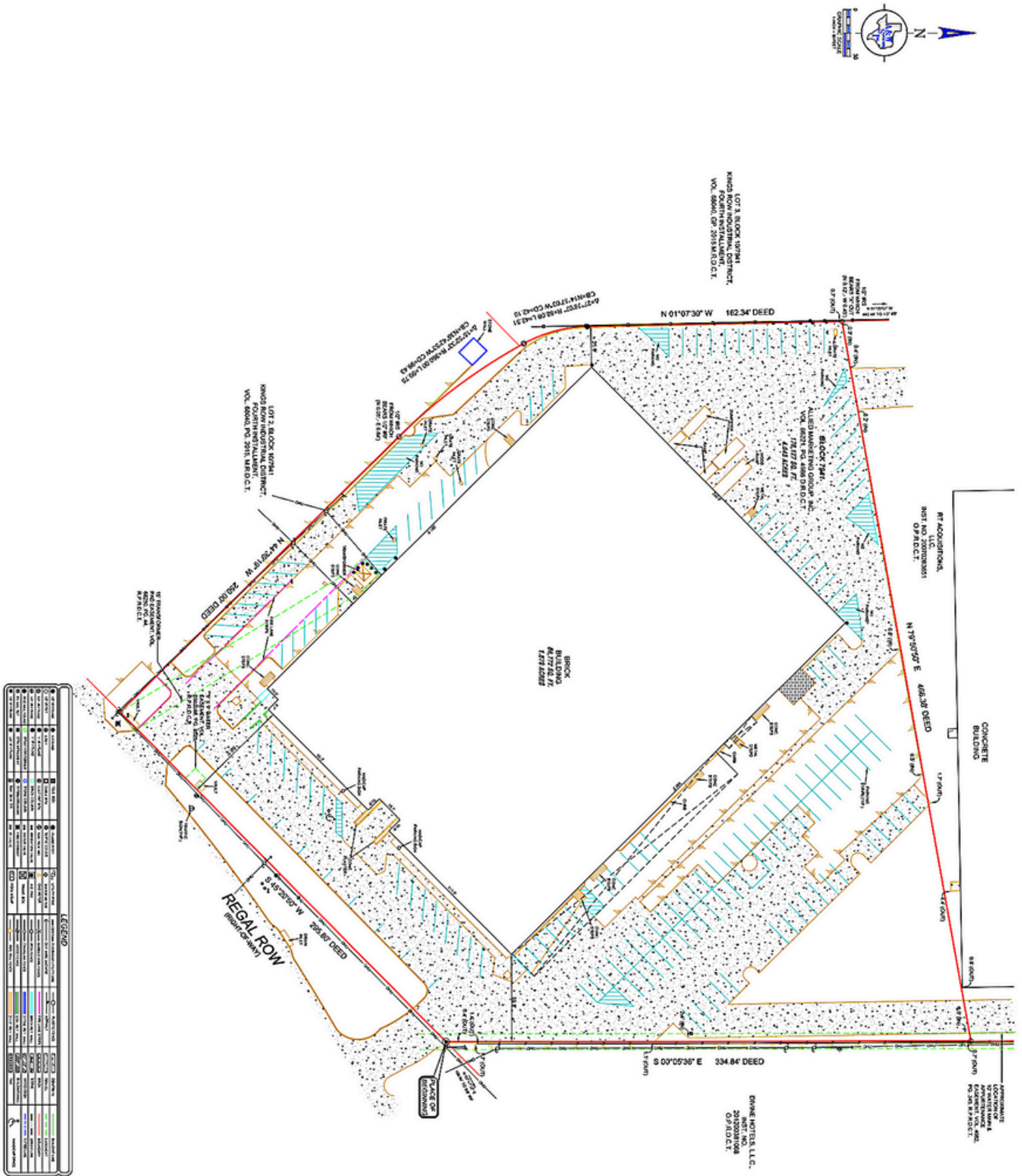
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ALTA ACSM LAND TITLE SURVEY



**LEGEND**

[Symbol]	EXISTING BOUNDARY
[Symbol]	PROPOSED BOUNDARY
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING ENCUMBRANCE
[Symbol]	PROPOSED ENCUMBRANCE
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	EXISTING SURFACE WATER
[Symbol]	PROPOSED SURFACE WATER
[Symbol]	EXISTING SUBSURFACE WATER
[Symbol]	PROPOSED SUBSURFACE WATER
[Symbol]	EXISTING ADJACENT PROPERTY
[Symbol]	PROPOSED ADJACENT PROPERTY
[Symbol]	EXISTING DISTRICT BOUNDARY
[Symbol]	PROPOSED DISTRICT BOUNDARY
[Symbol]	EXISTING COUNTY BOUNDARY
[Symbol]	PROPOSED COUNTY BOUNDARY
[Symbol]	EXISTING STATE BOUNDARY
[Symbol]	PROPOSED STATE BOUNDARY
[Symbol]	EXISTING FEDERAL BOUNDARY
[Symbol]	PROPOSED FEDERAL BOUNDARY
[Symbol]	EXISTING NATURAL BOUNDARY
[Symbol]	PROPOSED NATURAL BOUNDARY
[Symbol]	EXISTING CULTURAL BOUNDARY
[Symbol]	PROPOSED CULTURAL BOUNDARY
[Symbol]	EXISTING HISTORIC BOUNDARY
[Symbol]	PROPOSED HISTORIC BOUNDARY
[Symbol]	EXISTING UNLAWFUL ENCUMBRANCE
[Symbol]	PROPOSED UNLAWFUL ENCUMBRANCE
[Symbol]	EXISTING UNLAWFUL EASEMENT
[Symbol]	PROPOSED UNLAWFUL EASEMENT
[Symbol]	EXISTING UNLAWFUL RIGHT-OF-WAY
[Symbol]	PROPOSED UNLAWFUL RIGHT-OF-WAY
[Symbol]	EXISTING UNLAWFUL SURFACE WATER
[Symbol]	PROPOSED UNLAWFUL SURFACE WATER
[Symbol]	EXISTING UNLAWFUL SUBSURFACE WATER
[Symbol]	PROPOSED UNLAWFUL SUBSURFACE WATER
[Symbol]	EXISTING UNLAWFUL ADJACENT PROPERTY
[Symbol]	PROPOSED UNLAWFUL ADJACENT PROPERTY
[Symbol]	EXISTING UNLAWFUL DISTRICT BOUNDARY
[Symbol]	PROPOSED UNLAWFUL DISTRICT BOUNDARY
[Symbol]	EXISTING UNLAWFUL COUNTY BOUNDARY
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[Symbol]	EXISTING UNLAWFUL CULTURAL BOUNDARY
[Symbol]	PROPOSED UNLAWFUL CULTURAL BOUNDARY
[Symbol]	EXISTING UNLAWFUL HISTORIC BOUNDARY
[Symbol]	PROPOSED UNLAWFUL HISTORIC BOUNDARY

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LEGEND	
EXISTING OFFICE SPACE AREA	[Diagonal hatching pattern]
EXISTING WAREHOUSE AREA	[Cross-hatching pattern]
EXISTING WAREHOUSE AREA	[Diagonal hatching pattern]

- SCOPE OF WORK EXISTING BUILDING ENVELOPE**
- EXISTING EXTERIOR WALL TO BE MAINTAINED.
  - EXISTING ROOF TO BE MAINTAINED.
  - EXISTING WINDOWS AND DOORS TO BE MAINTAINED.
  - EXISTING SPRINKLER SYSTEM TO BE MAINTAINED.
  - EXISTING ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS TO BE MAINTAINED.
  - ALL EXISTING TILE TO REMAIN.
  - KEEPING ALL EXISTING PLUMBING INTACT. NO EXTRA PLUMBING LINES/SEWER ARE BEING ADDED.
- EXISTING BUILDING EXITS**
- EXISTING BUILDING ACCESSIBLE ENTRANCE AND EXITS TO BE MAINTAINED. NO ALTERATIONS.

- EXISTING OFFICE SPACE**
- EXISTING ROOMS TO REMAIN.
  - EXISTING BASES TO REMAIN.
  - EXISTING WALLS TO REMAIN.
  - ALL EXISTING TILE TO REMAIN.
- EXISTING WAREHOUSE AREA**
- EXISTING TO REMAIN.



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## 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 coincidental 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.

#### Bates & Myers Company

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Floyd E. Bates</b>	<b>337380</b>	<b>fbates@batesandmyers.com</b>	<b>(214)630-7077</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Caleb Bates</b>	<b>660669</b>	<b>cbates@batesandmyers.com</b>	<b>(214)630-7077</b>
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](http://www.trec.texas.gov)  
IABS 1-0