





### 198 BROTHER'S BLVD. RED OAK, TX | FOR SALE OR LEASE



CALEB BATES Broker

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The information contained herein was obtained from sources believed reliable; however, Bates & Myers Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

## BATES MYERS

### 12,000 S.F.

#### Location, Location, Location!

Easy access and visibility from Interstate 35. This property poses a unique opportunity for owner-users and investors alike. 2006 construction. Office/Flex/Warehouse. Updated irrigation and landscaping. Originally built as an 8 suite complex. Most recent configuration lends the property as a 4 suite complex.

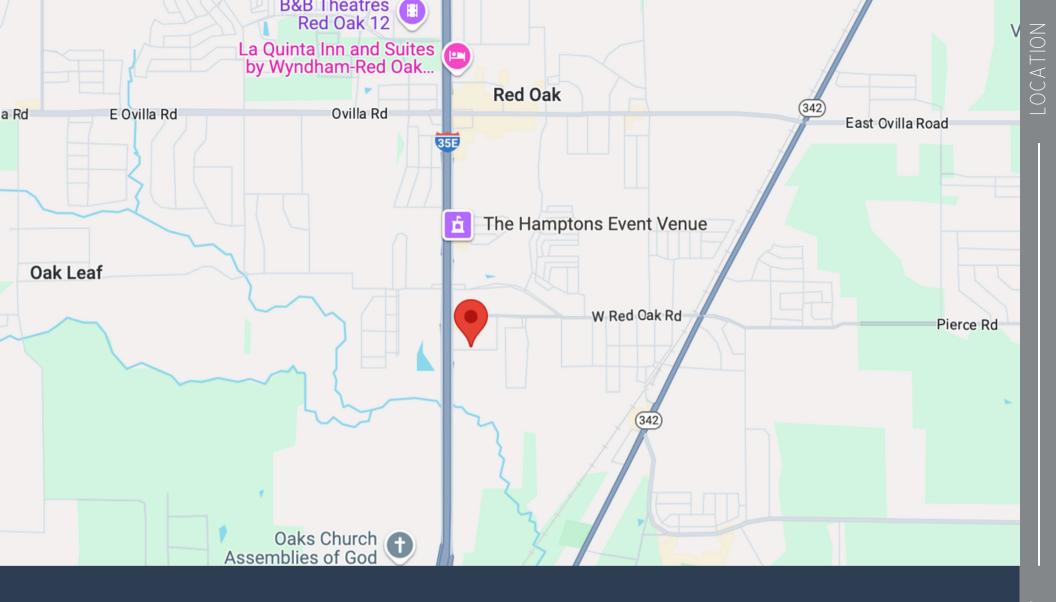
Building 1 (Suites 100-400)

Approximately 6,000 SF Currently vacant 90% Climate Controlled

#### Building 2 (Suites 500-800)

Approximately 6,000 SF Currently 75% occupied 95% Climate Controlled with one new HVAC unit.

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# **PROPERTY** LOCATION

Infors Continues Continues Development D	Information About Br requires all real estate licensees i rage services to prospective buye	Information About Brokerage Services exas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.	
<ul> <li>TYPES OF REAL ESTATE LICENSE HOLDERS:</li> <li>A BROKER is responsible for all brokerage activities, including acts performed by sales agents s</li> <li>A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.</li> </ul>	ERS: ge activities, including acts pe r a broker and works with clien	ES 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.	roker.
<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the brokel</li> <li>Put the interests of the client above all others, including the broker's own interests;</li> <li>Inform the client of any material information about the property or transaction received by the broker;</li> <li>Answer the client's questions and present any offer to or counter-offer from the client; and</li> <li>Treat all parties to a real estate transaction honestly and fairly.</li> </ul>	DUTIES REQUIRED BY LAW (A client is the per the client above all others, including the broker's ow ny material information about the property or trans, uestions and present any offer to or counter-offer f real estate transaction honestly and fairly.	DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents): The client above all others, including the broker's own interests; In material information about the property or transaction received by the broker; uestions and present any offer to or counter-offer from the client; and real estate transaction honestly and fairly.	
A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	PARTY IN A REAL ESTATE 1	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.	<b>.ORD):</b> The broker becomes the property owr erty management agreement. An owner's a ny material information about the property it by the buyer or buyer's agent.	the property owner's agent through an agr t. An owner's agent must perform the b ut the property or transaction known b at.	agent through an agreement with the owner, must perform the broker's minimum duties transaction known by the agent, including
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.	oker becomes the buyer/tena s agent must perform the br transaction known by the ag	ant's agent by agreeing to represent the b oker's minimum duties above and must i ient, including information disclosed to the	uyer, usually through a form the buyer of any agent by the seller or
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	Y: To act as an intermedia n. The written agreement m	- INTERMEDIARY: 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	first obtain the written n conspicuous bold or
<ul> <li>underlined print, set forth the broker's obligations as an intermediary. A proker who acts as an intermediary.</li> <li>Must treat all parties to the transaction impartially and fairly;</li> <li>May, with the parties' written consent, appoint a different license holder associated with the buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each parthemust not unless specifically authorized in writing to do so by the party. disclose:</li> </ul>	ons as an intermediarry. A prok ipartially and fairly; t, appoint a different license lions and advice to, and carry o writing to do so by the party.	induct print, set forth the broker's obligations as an intermediary. A proker 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 ps 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:	ermediary: with the broker to each party (owner and each party to the transaction.
<ul> <li>that the owner will accept a price less than the written asking price;</li> <li>that the buyer/tenant will pay a price greater than the price submitted in a written offer; and</li> <li>any coincidental information or any other information that a party specifically disclose, unless required to do so by law.</li> </ul>	is than the written asking price; greater than the price submitte any other information that / law.	s; ted in a written offer; and t a party specifically instructs the broker	ker in writing not to
AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agree buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.	a subagent when aiding a ses not represent the buyer an	SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the er. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.	ment to represent the
<ul> <li>TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:</li> <li>The broker's duties and responsibilities to you, and your obligations under the representation agreement.</li> <li>Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.</li> </ul>	BETWEEN YOU AND A BRO o you, and your obligations und ided to you, when payment wil	AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY E 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.	RLY ESTABLISH: ulated.
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.	ON: This notice is being provovledge receipt of this notice t	vided for information purposes. It does not below and retain a copy for your records.	create an obligation for
Bates & Myers Company			ā
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Floyd E. Bates	337380	fbates@batesandmyers.com	(214)630-7077
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
tes	660669	cbates@batesandmyers.com	(214)630-7077 Phone
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