



LEASE BROCHURE

\$12.00 - \$14.00 SF/YR (+ Electricity)

FOR LEASE: OFFICE / STORAGE WAREHOUSE

721 W TARRANT RD, GRAND PRAIRIE, TX 75050



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

4,595 SF HVAC Storage Warehouse with an Additional Approximate 983 SF of Contiguous Office Available

OFFERING SUMMARY

NUMBER OF UNITS	: 1
AVAILABLE SF	: 5,578 SF
MIN. DIVISIBILITY	: 4,595 SF
MAX. CONTIGUOUS	: 5,578 SF
LOT SIZE	: .38 Acre
YEAR BUILT	: 1995
MARKET	: Dallas / Fort Worth
SUB-MARKET	: Lower Great, Southwest

PROPERTY HIGHLIGHTS

- One 10x10 Electric Grade Level Roll-Up Door
- Visibility to Interstate 30 Tom Landry Freeway
- Located along Interstate 30 Tom Landry Freeway just 1 mile east of State Highway 161 President George Bush Turnpike, and 3 miles east of Highway 360
- Located at a signalized corner
- 60,000 plus households within a 3-mile radius
- Over 100,000 vehicles travel Interstate 30 per day and over 6,000 travel on W Tarrant Rd per day
- 100% HVAC

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PROPERTY PHOTOS



Suite 130
4,595 - 5,578 SF

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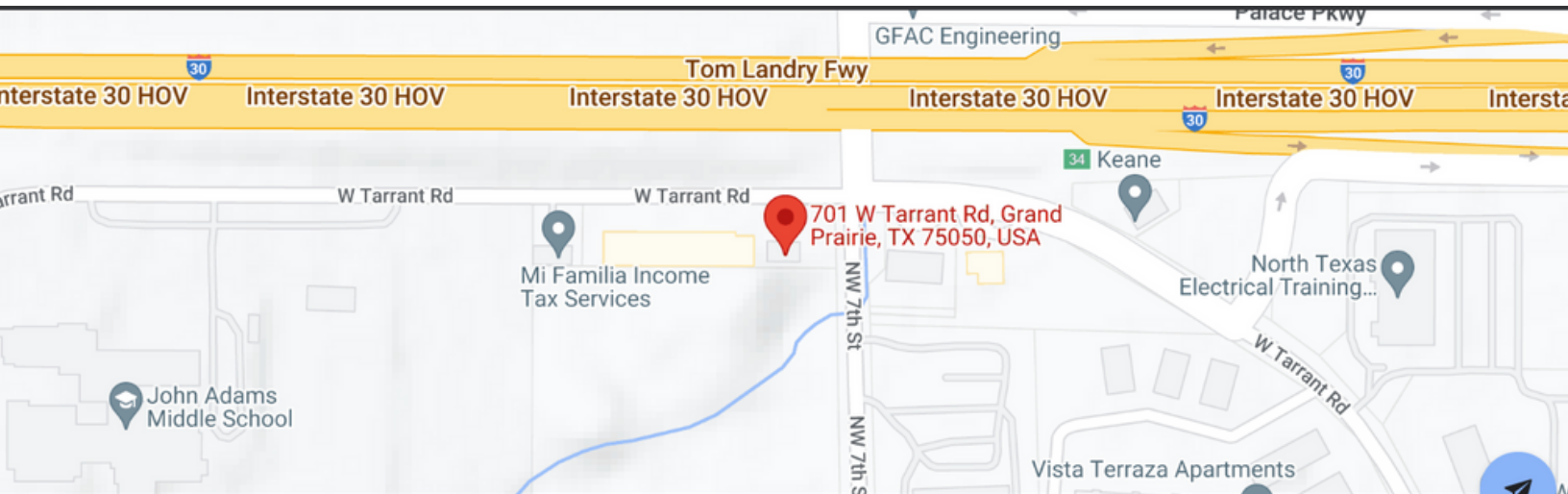
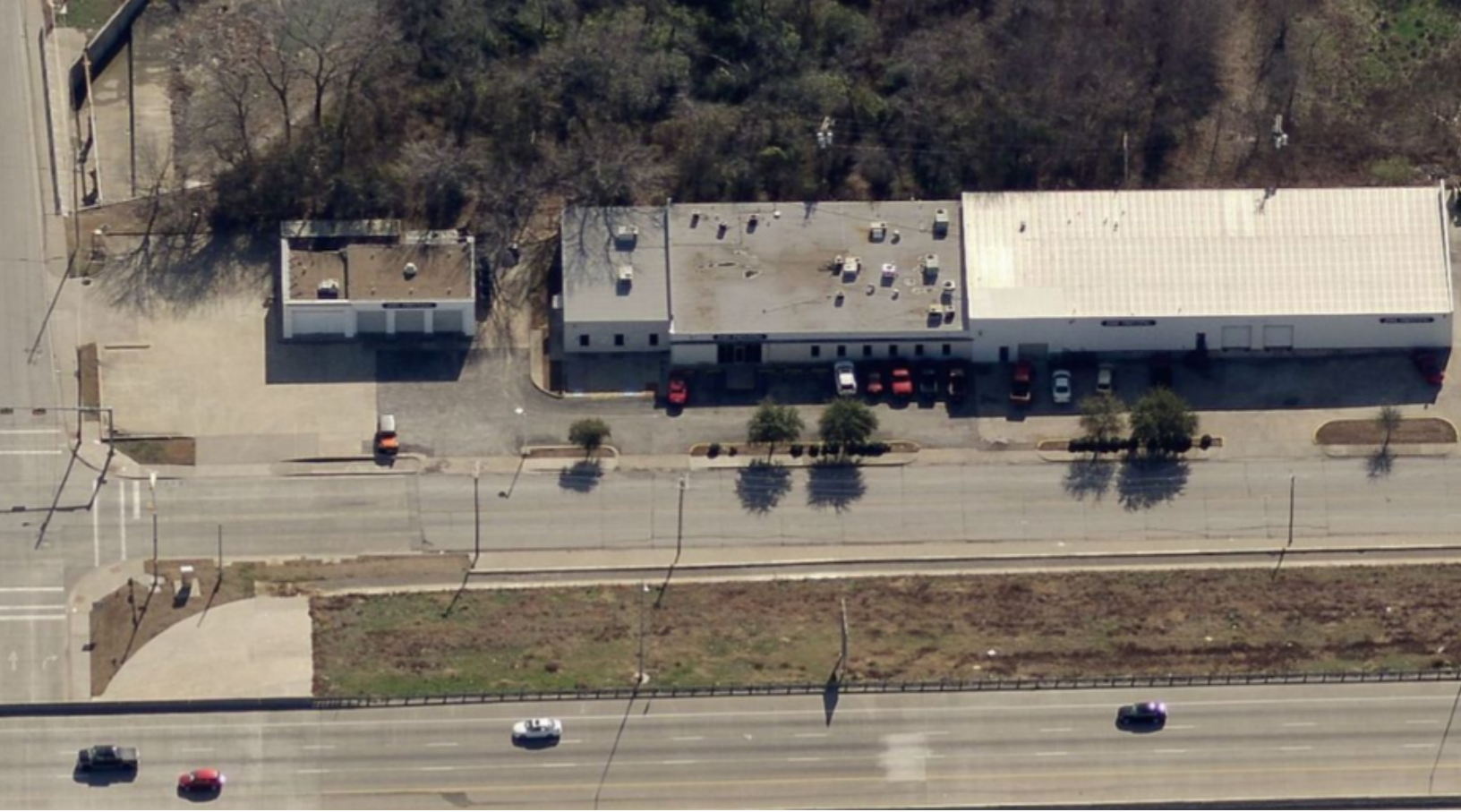
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PROPERTY MAP

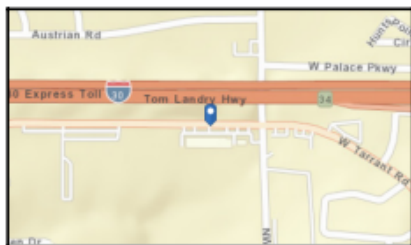


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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

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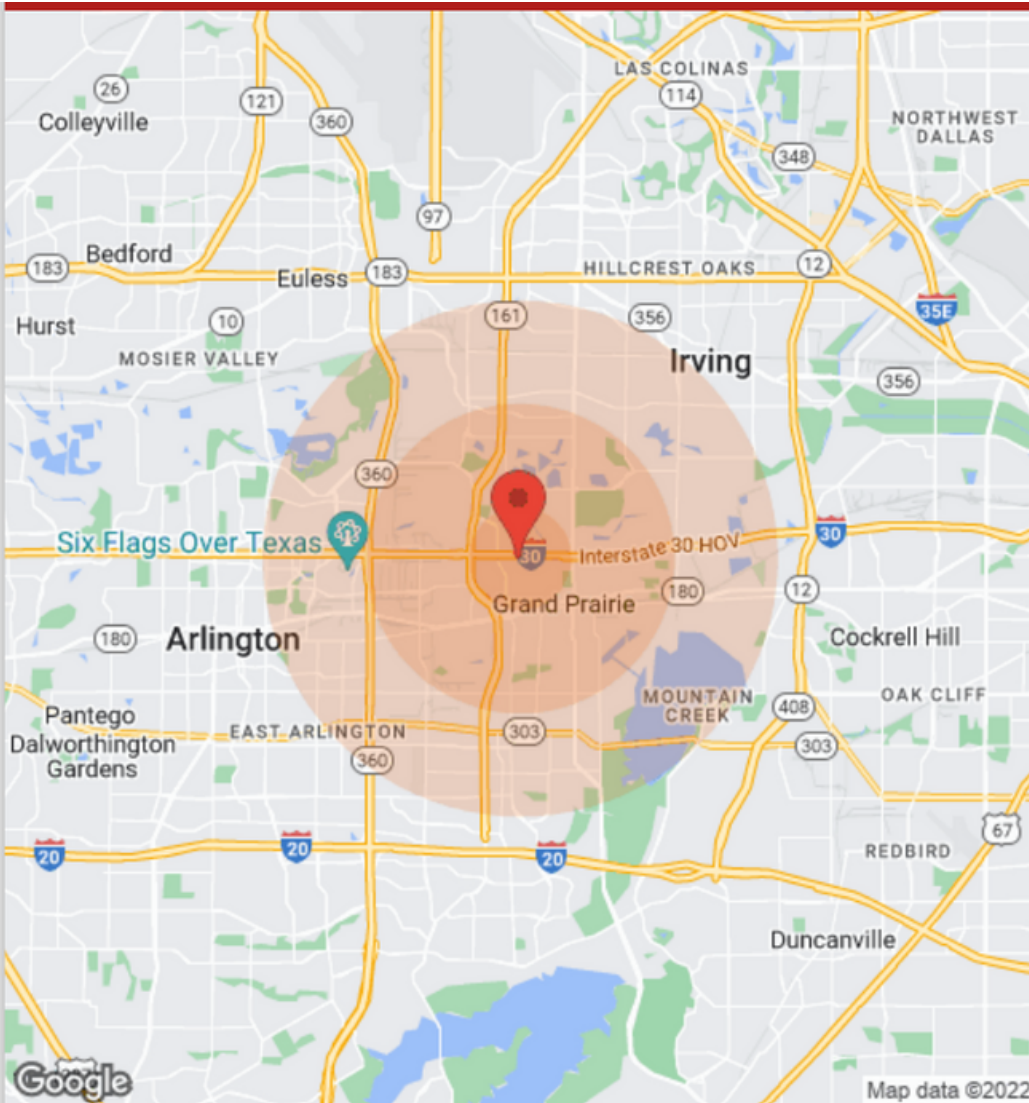
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PROPERTY DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	3,631	33,575	121,684
Female	4,084	34,046	118,656
Total Population	7,715	67,621	240,340
Age			
Ages 0-14	2,079	18,095	61,762
Ages 15-24	1,168	10,491	35,623
Ages 55-64	732	6,069	21,737
Ages 65+	723	6,634	19,012
Race			
White	5,274	38,878	131,893
Black	625	9,041	36,846
Am In/AK Nat	19	193	882
Hawaiian	N/A	N/A	45
Hispanic	4,469	39,597	135,608
Multi-Racial	3,526	35,928	125,766
Income			
Median	\$37,163	\$36,985	\$39,687
< \$15,000	294	3,501	11,494
\$15,000-\$24,999	474	3,628	11,923
\$25,000-\$34,999	286	2,870	12,083
\$35,000-\$49,999	530	4,459	16,166
\$50,000-\$74,999	432	4,004	16,532
\$75,000-\$99,999	331	1,877	8,177
\$100,000-\$149,999	293	1,645	5,819
\$150,000-\$199,999	32	350	1,289
> \$200,000	54	352	1,221
Housing			
Total Units	2,938	24,040	93,314
Occupied	2,727	21,783	84,594
Owner Occupied	1,274	11,246	38,767
Renter Occupied	1,453	10,537	45,827
Vacant	211	2,257	8,720

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Flower Mound, TX in compliance with all applicable fair housing and equal opportunity laws.

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stephen Engels	737762	stephenengels@kw.com	(469) 610-8936
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

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