

BRADLEY BUSINESS PARK

seeker
COMMERCIAL

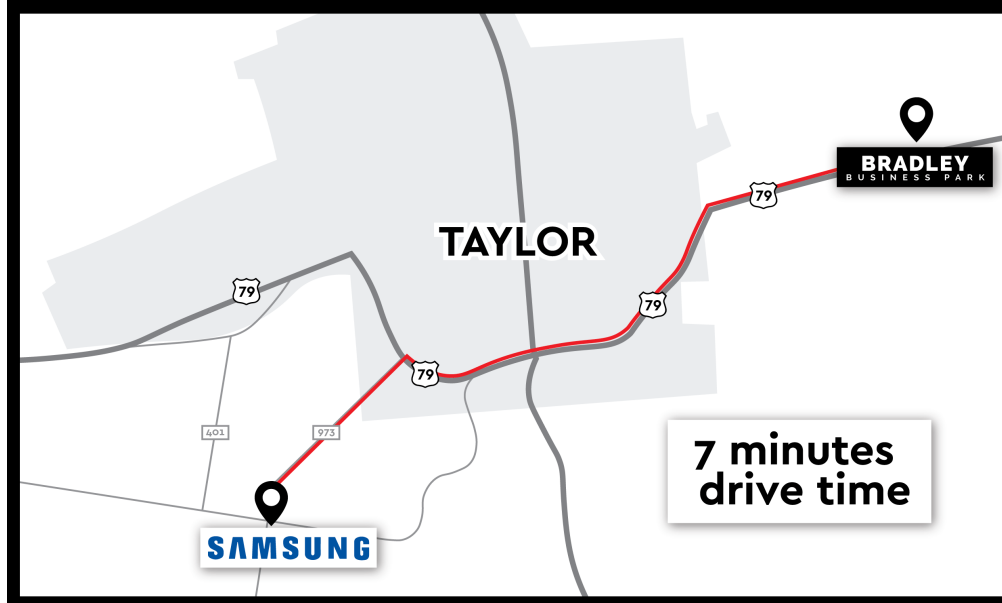


OFFICE | FLEX | INDUSTRIAL WAREHOUSE

www.bradleybusinesspark.com



SUMMARY STATUS



HIGHLIGHTS



US 79 Frontage



7 Minute Drive
to Samsung



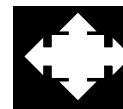
Condo Amenities



Taylor ETJ



3 Phase 480v



16' Clear Height

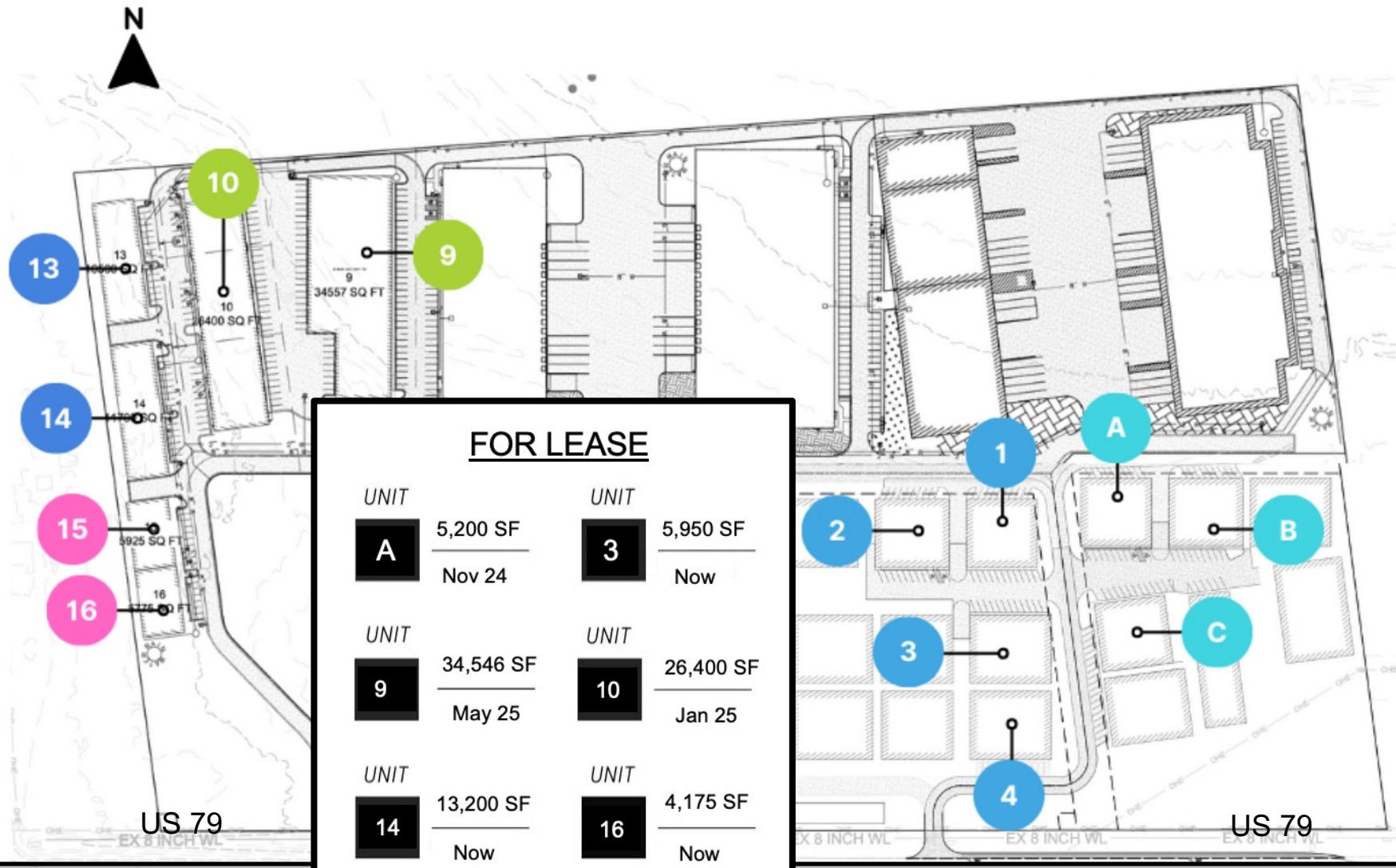


Turn Key Option



Spec and Build to Suit

SITE PLAN



FOR LEASE

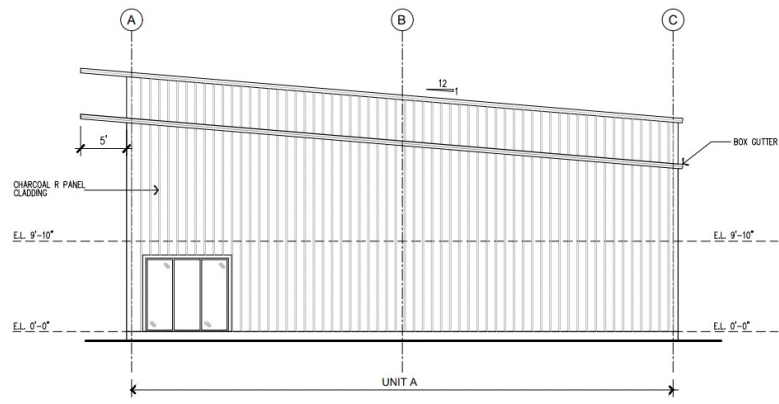
UNIT	UNIT
A 5,200 SF	3 5,950 SF
Nov 24	Now
UNIT	UNIT
9 34,546 SF	10 26,400 SF
May 25	Jan 25
UNIT	UNIT
14 13,200 SF	16 4,175 SF
Now	Now

Information was obtained from sources deemed reliable, but Seeker Commercial has not verified this presentation information, makes no guarantees, warranties, or representations to the completeness or accuracy thereof. This information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. Buyer must verify the information and bears all risk for any discrepancies.

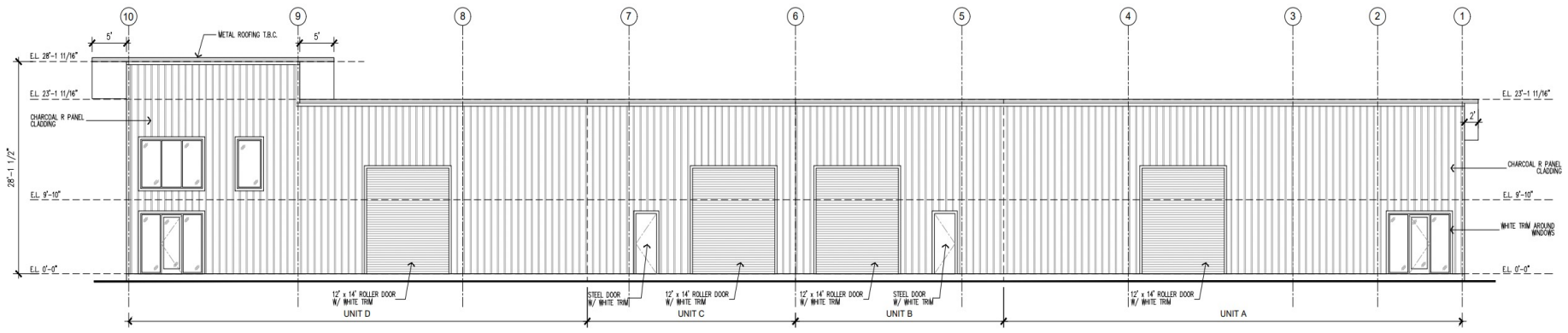
BUILDING 14 PLAN



- HVAC office/bathroom
- Security monitoring system
- Electronic Door Lock
- 3 Phase / 480 V



ELEVATION D BUILDING 14

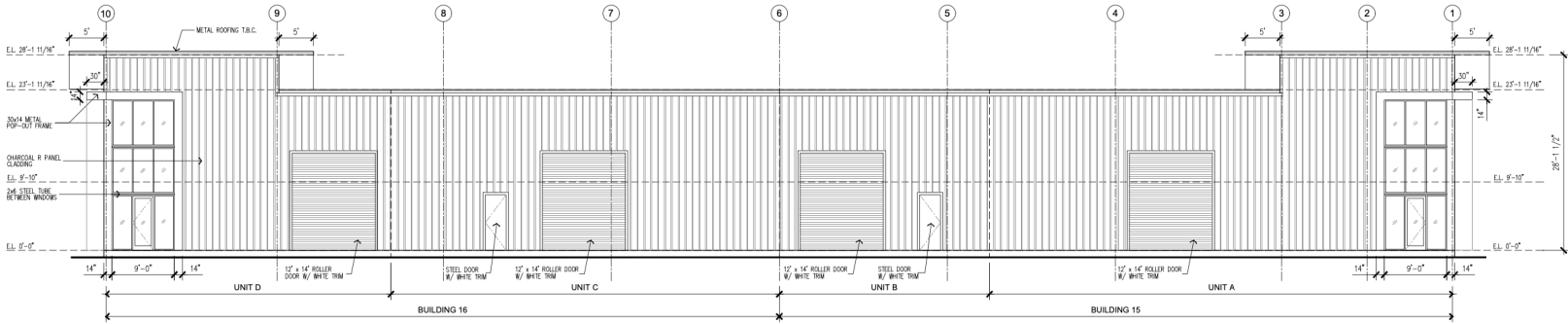


ELEVATION A BUILDING 14

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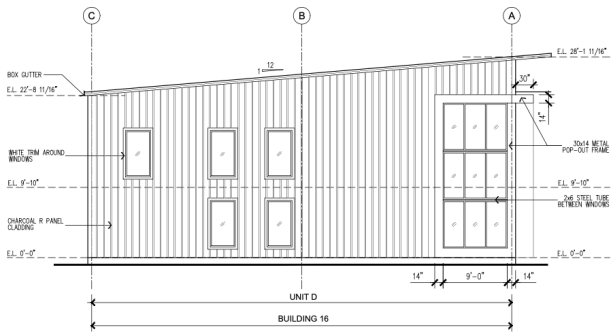
BUILDING 15/16 PLAN

- Ste 100 and Ste 200
- Flexible grade level roll up door quantity
- 1 dock height roll up door (in Ste 200)

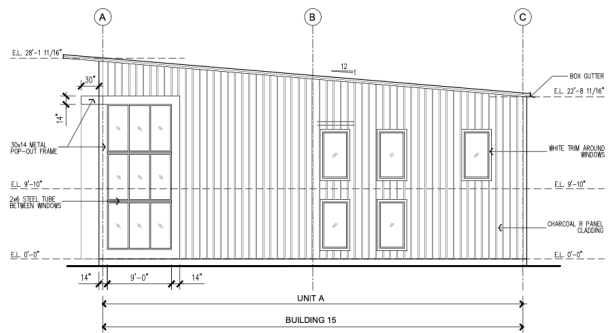


Bldg 16 (Ste 100)

Bldg 15 (Ste 200)



Bldg 16 (Ste 100)

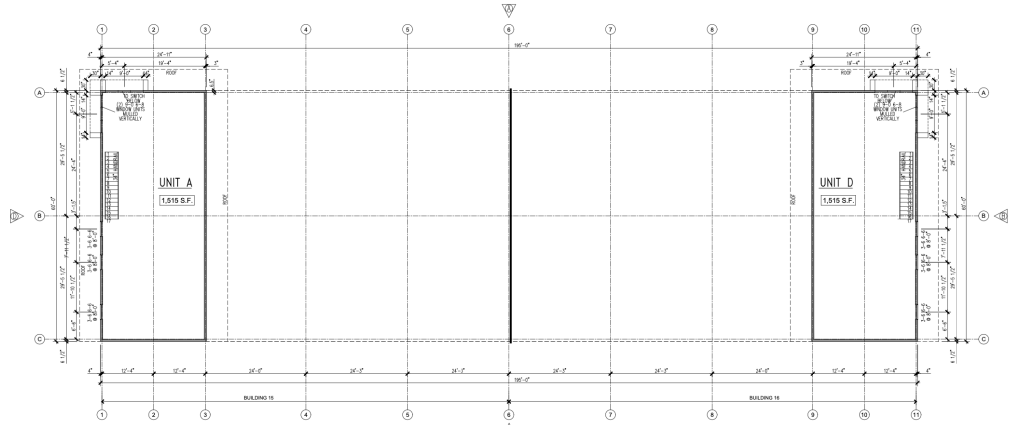


Bldg 15 (Ste 200)

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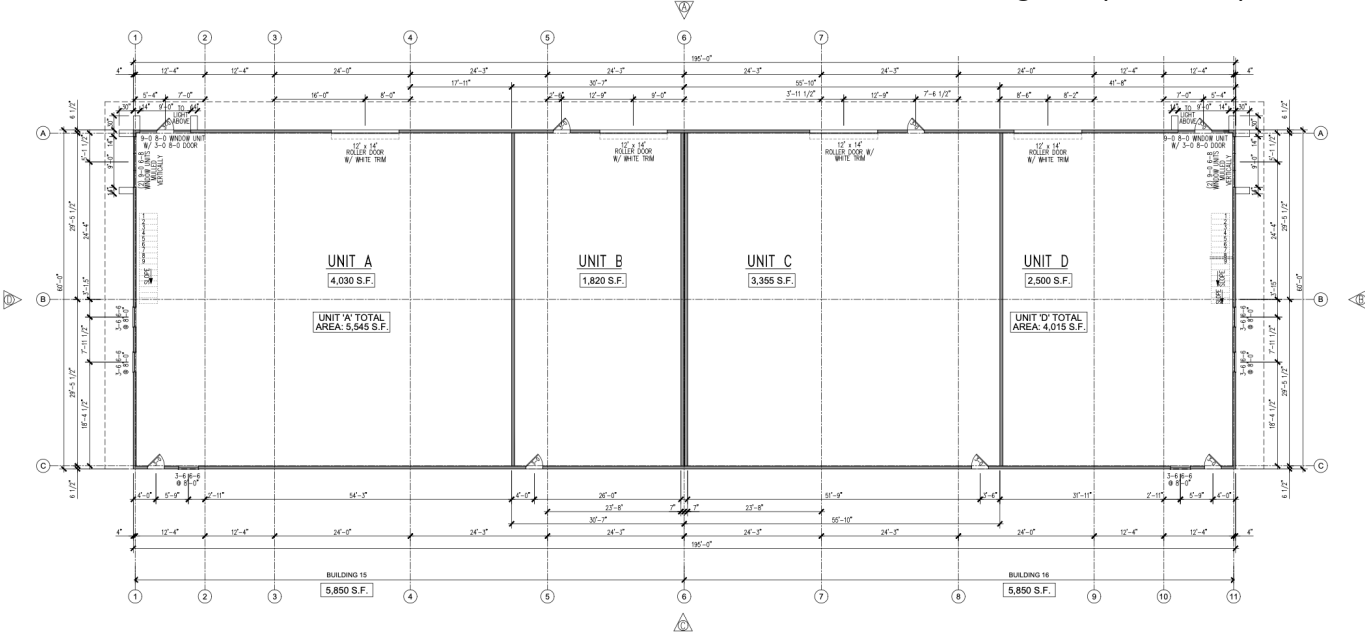
BLDG 15/16 FLOOR PLAN

- Turn Key Option available
- 1st Floor Workshop/Office Area : 11,700 SF
- 2nd Floor Office Area : 3,030 SF
- Total for both Bldgs and Stes : 14,730 SF



Bldg 15 (Ste 200)

Bldg 16 (Ste 100)



Bldg 15 (Ste 200)

Bldg 16 (Ste 100)

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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.

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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Buyer/Tenant/Seller/Landlord Initials

Date



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GRACIE MATTHEWS

VICE PRESIDENT ■ REALTOR ©

- Speaks English, Español, 한국어, 日本語
- Bringing over a decade of corporate management
- Serving commercial sale, purchase, and lease clients
- Specializing in commercial investment

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