

# 10341 Miller Road Dallas, TX 75238

For Lease



**9.5 Acres**

**Great access to 635 & major thoroughfares**

**Ideal for Trucking Operations**

**510' Frontage on Miller Road**

**810' Frontage on Rockwall**

**IM (Industrial Manufacturing) Zoning**

**Fully fenced, lighted and based yard**

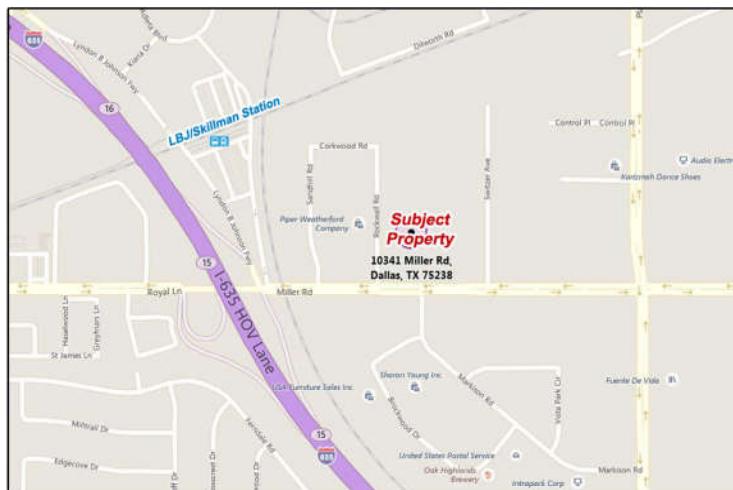
**LBJ/Skillman Station within 1/4 mile**

**Office Building Training facility 3,648 SF**

**Shop Building with Canopy 1,900 SF**

**Truck Repair Shop Grade Level 2,250 SF**

**Modular Office for Shop ± 1,000 SF**



**Call for Lease Rate**

**Michael Weiss**  
**[mike@4mrealty.com](mailto:mike@4mrealty.com)**

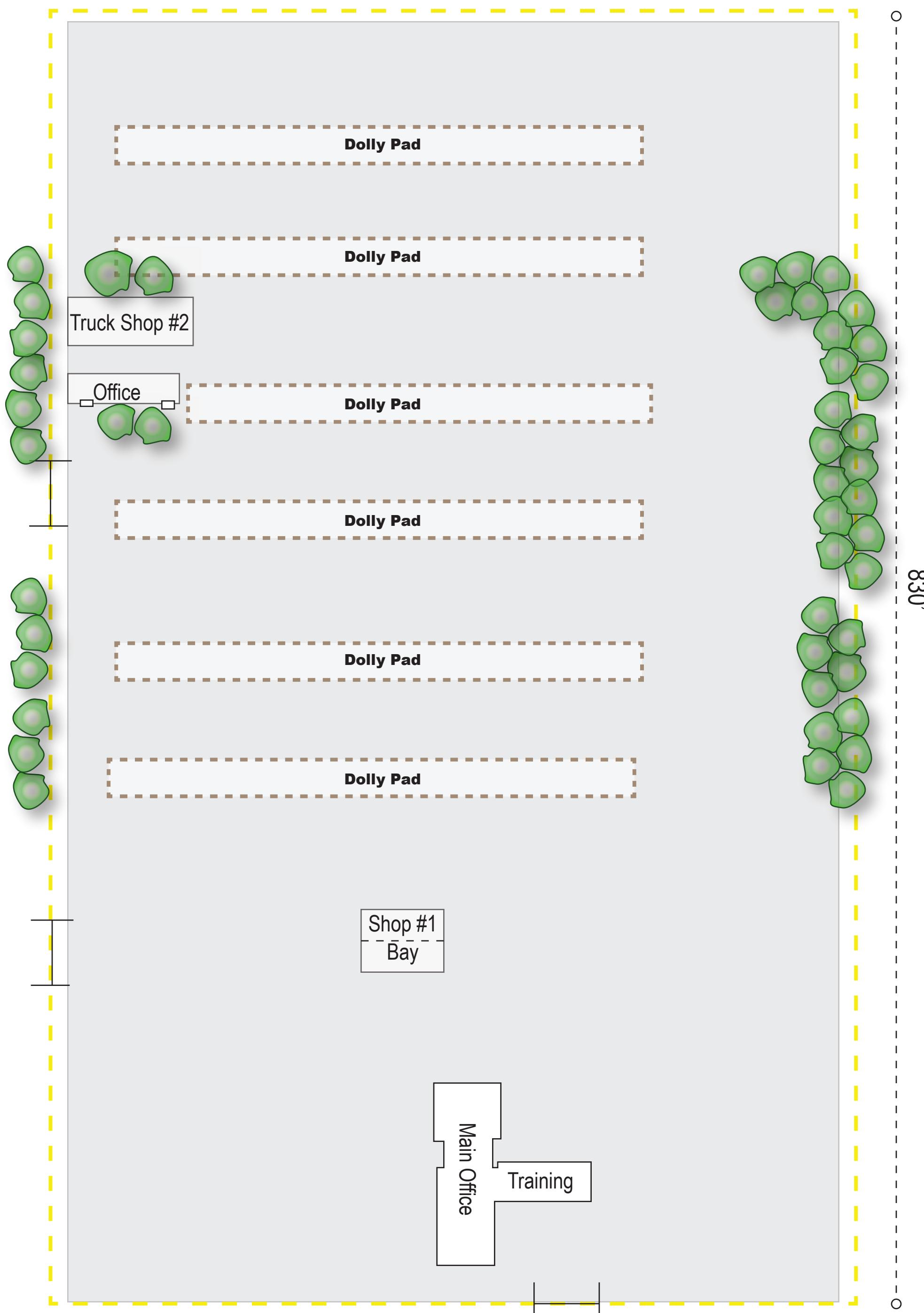
**6812 West Ave., Suite 200**  
**San Antonio, TX 78213**  
**Ph. 210-342-4242**

**[4mrealty.com](http://4mrealty.com)**

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**10341 MILLER ROAD, DALLAS, TX 75238**

**ROCKWALL ROAD**

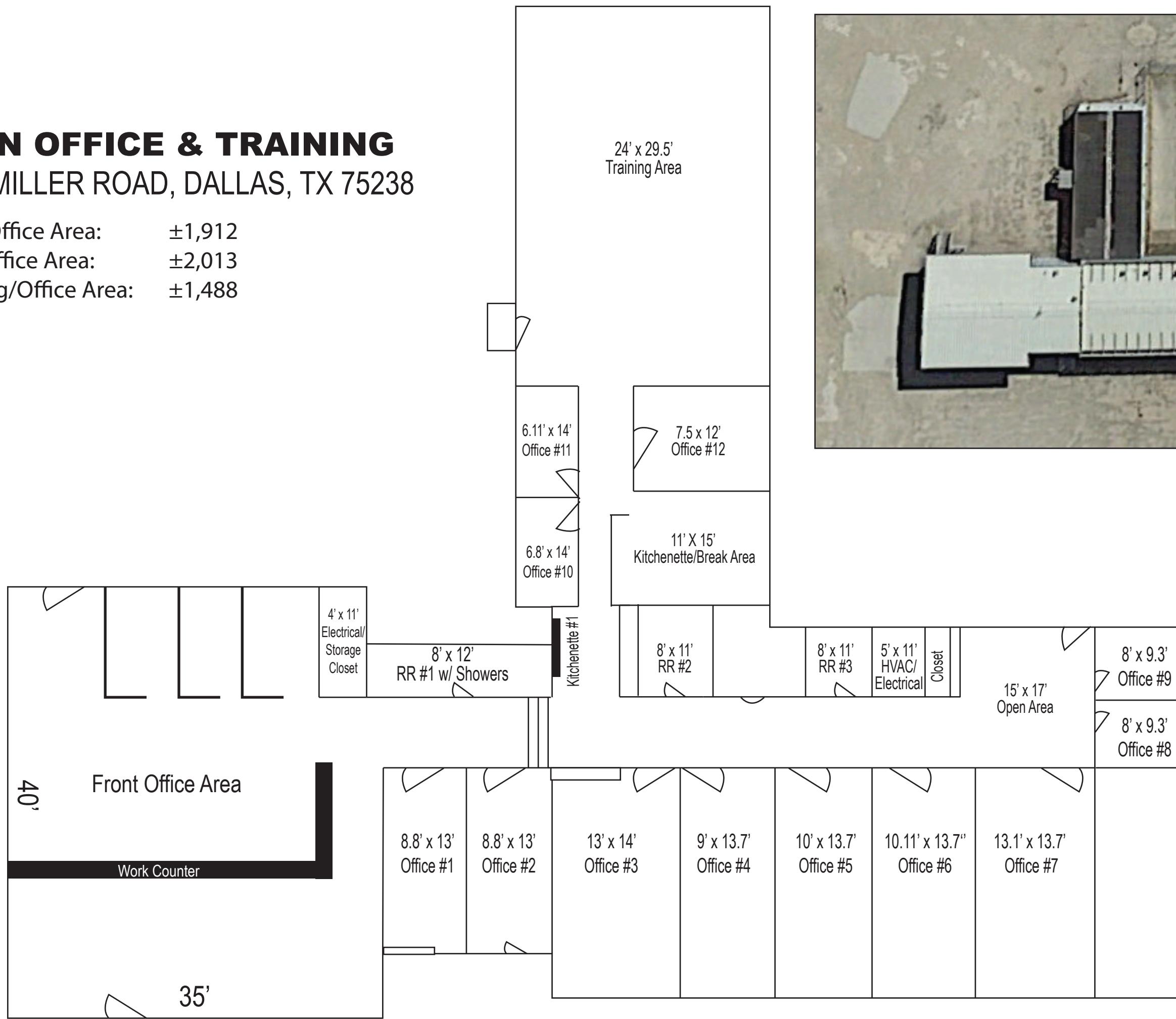


**MILLER ROAD**

# MAIN OFFICE & TRAINING

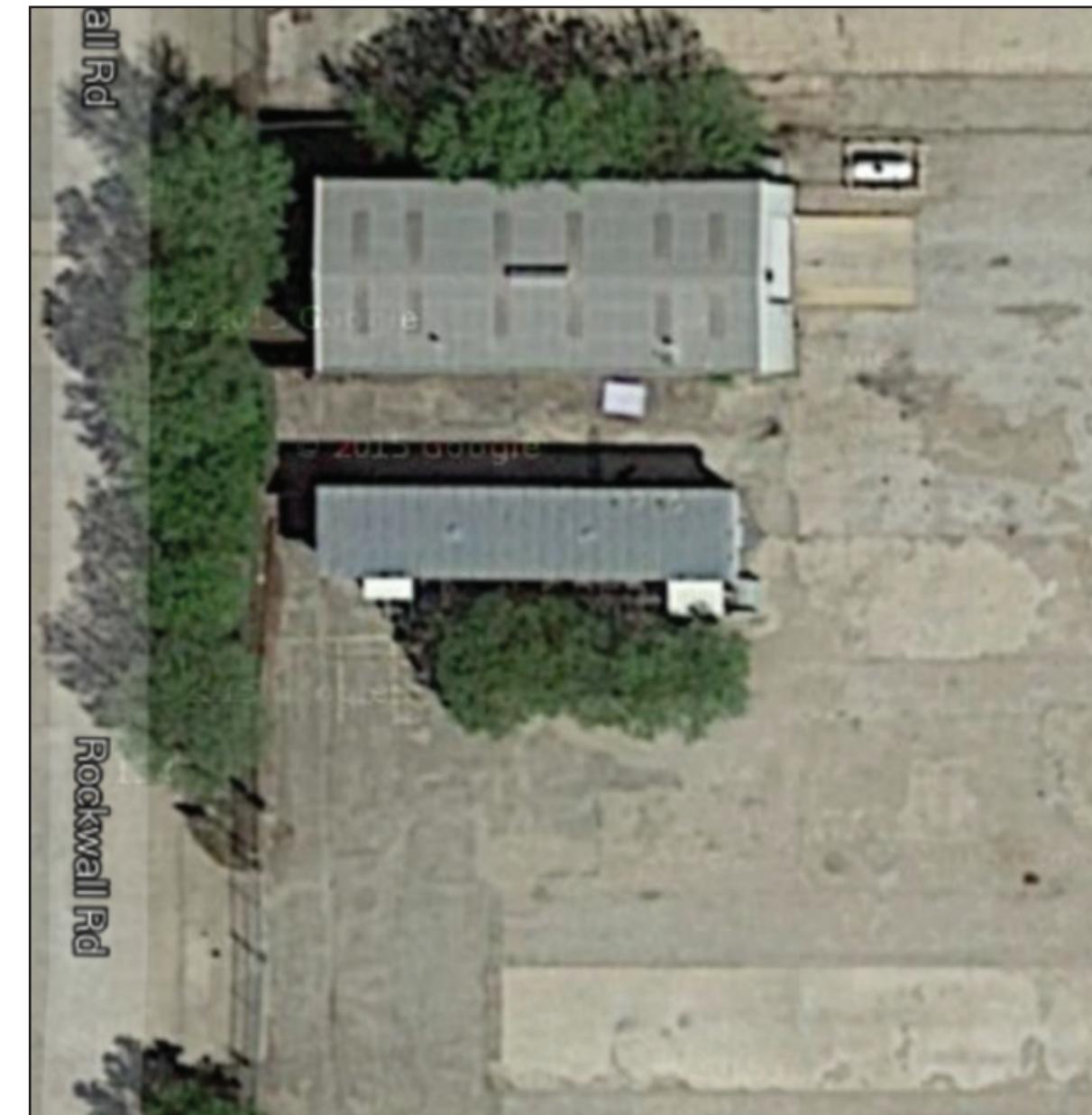
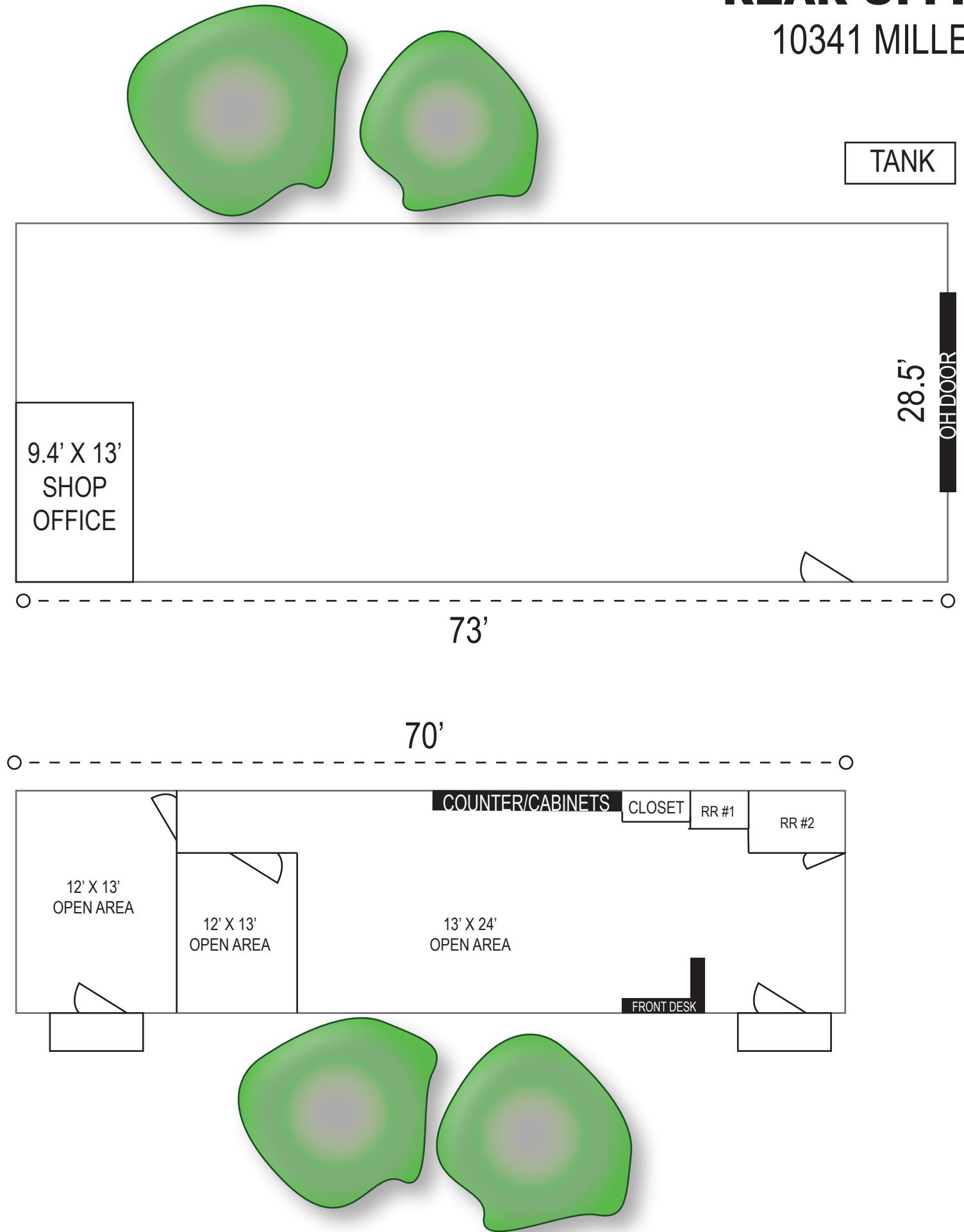
10341 MILLER ROAD, DALLAS, TX 75238

Front Office Area:  $\pm 1,912$   
 Back Office Area:  $\pm 2,013$   
 Training/Office Area:  $\pm 1,488$



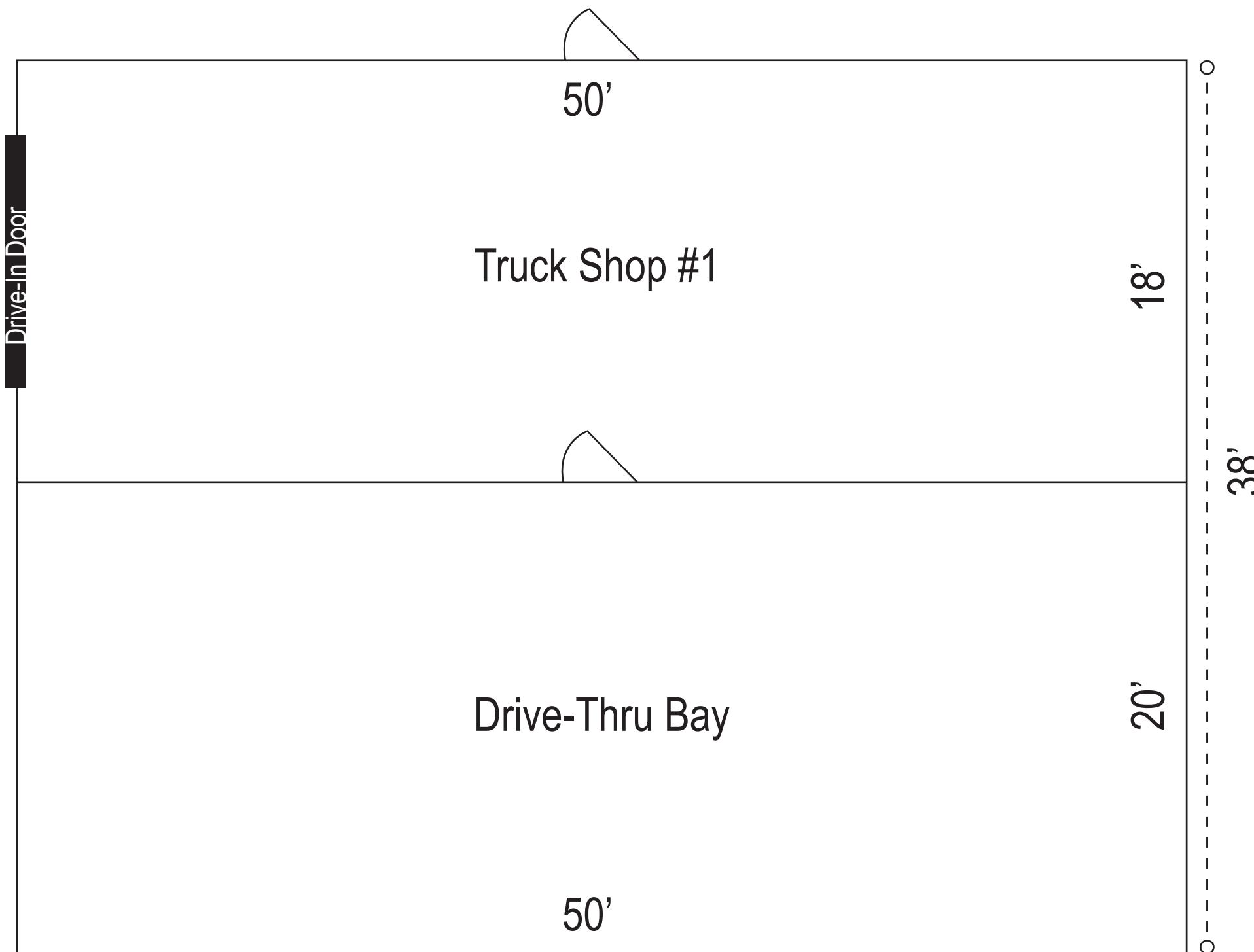
# REAR OFFICE & TRUCK SHOP #2

10341 MILLER ROAD, DALLAS, TX 75238

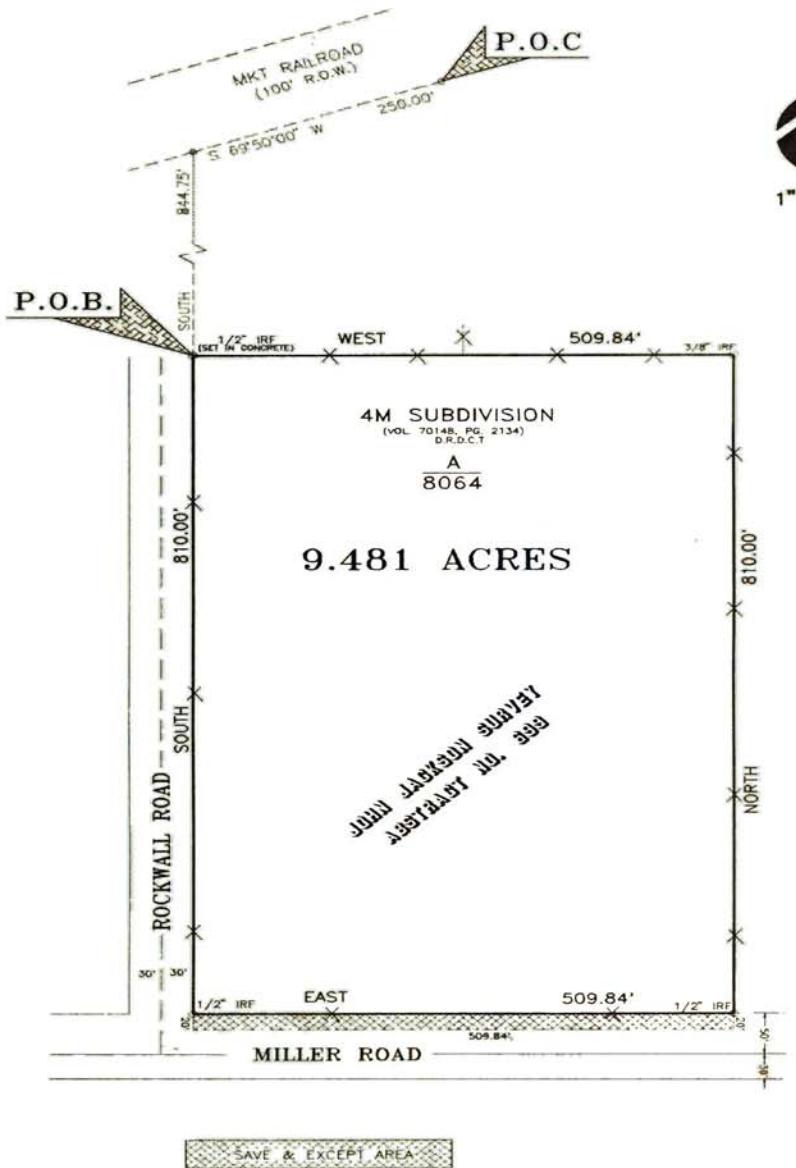


## TRUCK SHOP #2

10341 MILLER ROAD, DALLAS, TX 75238



**10341 MILLER ROAD  
Dallas, TX 75238  
Survey**



NOTE:  
IMPROVEMENTS NOT SHOWN

CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION  
OF THIS SURVEY AS MADE ON THE GROUND AND THAT THERE ARE NO  
VISUAL ENCROACHMENTS EXCEPT AS SHOWN.

MICHAEL R. CLOVER 3/15/92  
MICHAEL R. CLOVER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6476

**CARTER & BURGESS, INC.**  
ENGINEERS-PLANNERS-SURVEYORS  
10050 Ellinbrook DrivE • Suite 200 • BURLEIGH, ILLINOIS 60641  
(708) 524-1200 • (800) 323-1200 • FAX: (708) 524-1201

BOUNDARY SURVEY  
9.481<sup>00</sup> ACRES

JOHN JACKSON SURVEY ABSTRACT NO. 699  
CITY OF DALLAS DALLAS COUNTY, TEXAS

PROJECT NO	920369010	DATE	PENSIONS
DRAWN BY	RSG		
APPROVED BY	MRG		
DATE			3/92

## FIELD NOTES

BEING situated in Dallas County, Texas, and being all of Block A/8064 being all of 4M SUBDIVISION, an addition to the City of Dallas, Texas Records, DALLAS County, Texas, SAVE AND EXCEPT the south 23 feet thereof dedicated for the widening of Miller Road.

COMMENCING at a point in the Northeast corner of S.T. Jackson Estate, said point being in the South right-of-way line of Missouri-Kansas-Texas Railroad Easement (100 foot R.O.W.) and also being 1976.04 feet from the West right-of-way line of Piano Road;

THENCE South 60°50' West along said South right-of-way line of Missouri-Kansas-Texas Railroad Easement, a distance of 250.18 feet to a point for corner:

THENCE South a distance of 844.75 feet to the POINT OF BEGINNING said point being a 1/2 inch iron rod found in concrete.

THENCE South a distance of 810.00 feet to a 1/2 inch iron rod found for a corner, said point being in the North right-of-way line of Miller Road (80 feet E. O. W. - 50 feet North of centerline).

THENCE East along said North right-of-way line of Miller Road, a distance of 599.84 feet to a 1/2 inch iron rod found for a corner said iron rod being 1584.00 feet from West right-of-way line of Piano Road.

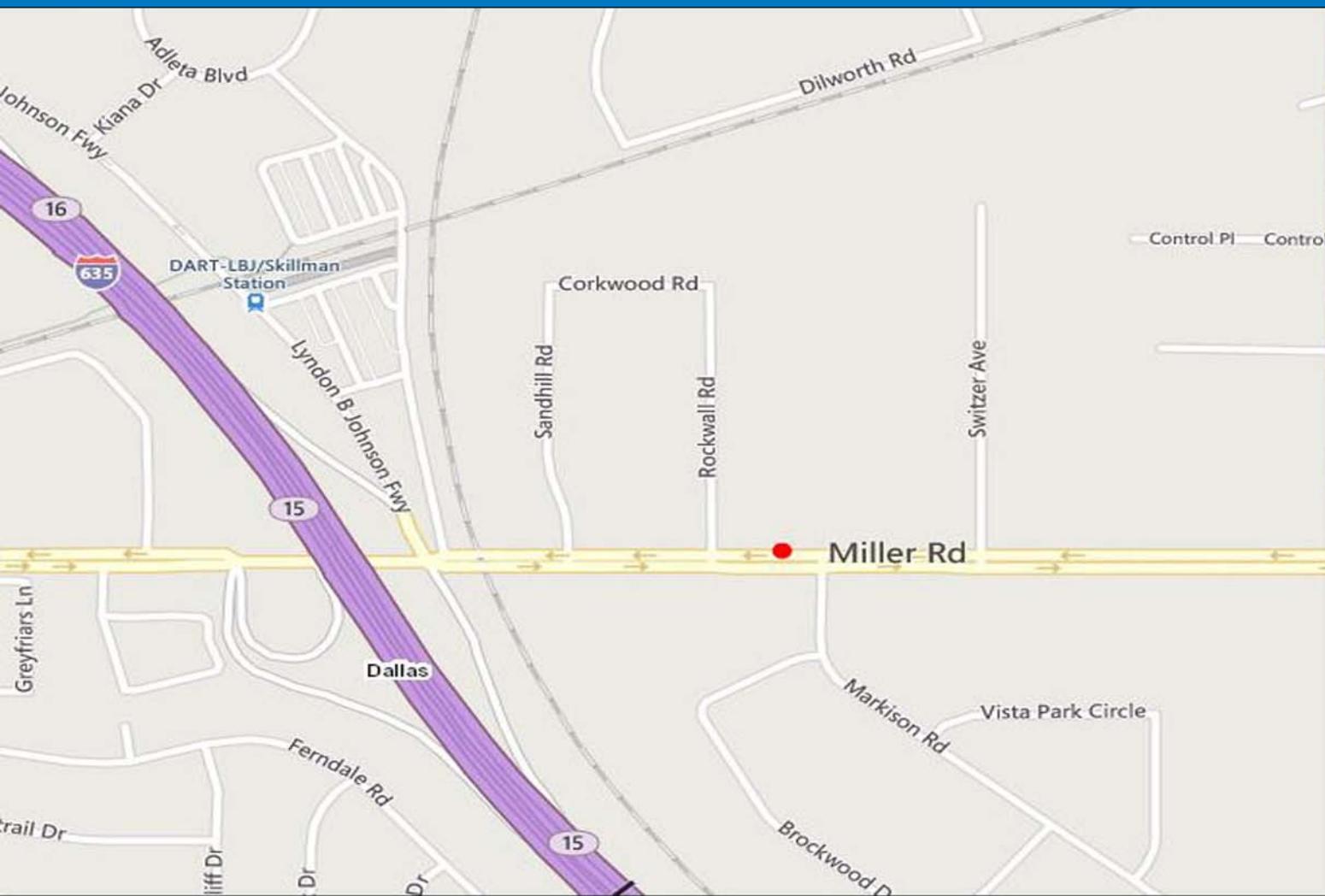
THENCE North a distance of 310.00 feet to a 3/8 inch iron rod found for a corner.

THENCE West a distance of 509.94 feet to the POINT OF BEGINNING and CONTAINING 412.971 square

area of 3,441 acres of land, more or less.

4mrealty.com

**10341 MILLER ROAD**  
**Dallas, TX 75238**  
**Zoning**



**Query Results**

**Found:**  
10341 MILLER RD

**Parcel Information**  
DCAD ID: N/A  
Owner Name: N/A

**City Council Representative**  
District: 10 Jerry Allen

**Sanitation Information**  
Garbage/Recycle Day: FRIDAY  
District: 4  
Brush Week: 4

**Zoning Information**  
Zoning: IM

**Police And Fire Information**  
Police Beat: 258  
Police Division: NORTHEAST  
Fire District: 4

**Code Compliance District**  
District: NORTHEAST

**IM - Industrial Manufacturing**

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	