

Office/Showroom Available For Sale

2808 McGowan St, Dallas, TX 75203



CANDACE RUBIN 214-522-8811; 214-384-3536 CELL
CANDACE@CANDACERUBIN.COM

The information provided in this presentation has been obtained from various sources which include personal observation of the property, data from the owner and his employees and/or other reliable sources. Our best efforts have been utilized to verify and document all outside material. However, we do not assume any responsibility whatsoever for change in price, corrections, errors and omissions, prior sales or withdrawal without notice. All information is subject to verification by tenant/buyer. In accordance with the law, this property is offered without respect to race, color, creed, or national origin.

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BUILDING SIZE: ± 25,500 SQ FT

LAND SIZE: ± 59,980 SQ FT (PER DCAD)

DESCRIPTION:

- INVESTOR/OWNER USER OFFICE/SHOWROOM
- THIS IDEALLY LOCATED OFFICE/SHOWROOM IS ACROSS FROM THE NEW ROLAND PARRISH PARK. SITUATED IN THE CEDAR CREST NEIGHBORHOOD, THE PROPERTY IS APPROXIMATELY 4 MILES FROM DOWNTOWN CBD. IT HAS EASY ACCESS TO BOTH IH 35E TO THE WEST, IH 30 TO THE NORTH AND IH 45 TO THE EAST.



WELL MAINTAINED INDUSTRIAL BUILDING CONTAINING APPROXIMATELY 25,500 SF OFFICE/SHOWROOM WITH AMPLE PARKING.

	<u>BLDG SF</u>	<u>LAND SF</u>
ADDRESS: 2808 McGOWAN ST:	25,500	38,245
2834 McGOWAN ST:		6,142
2838 McGOWAN ST:		6,795
2839 ALEX ST:		4,660
2835 ALEX ST:		4,138
TOTAL SF APX:	25,500 SF	59,980 SF

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LOCATION

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PROPERTY INFORMATION

BUILDING HAS ±2,500 SF OFFICE WITH
±23,000 SF OF WAREHOUSE

3 DOCK HIGH DOORS

14' CLEAR HEIGHT

±70% AIR CONDITIONED WAREHOUSE

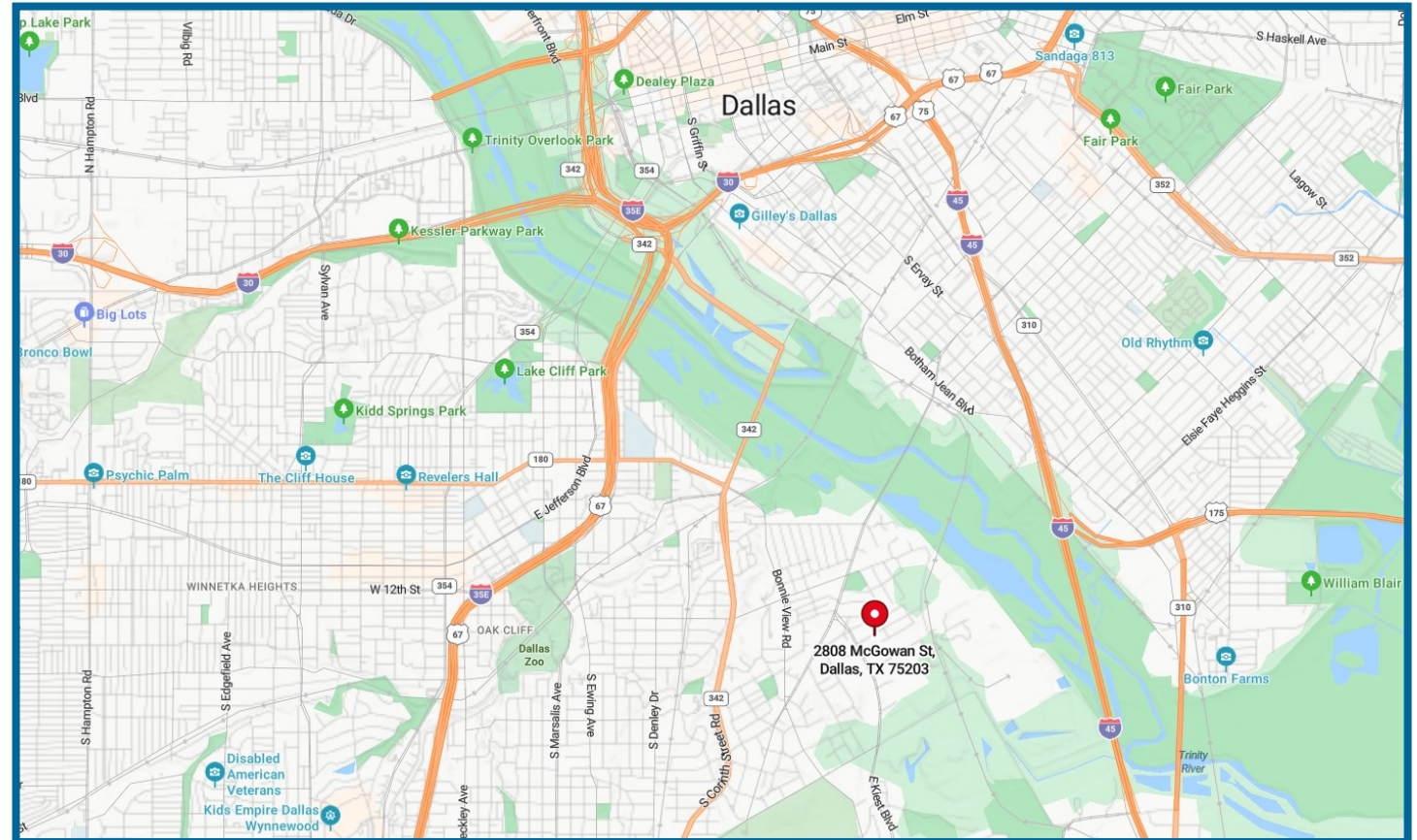
FENCED OUTSIDE STORAGE AREA

PROPERTY HIGHLIGHTS

- **Perfect Investor/Owner User Building**
- **Centrally Located**
- **Great Access off of Kiest and McGowan**

TRAFFIC COUNTS

Street	Cross Street	Traffic Volume	Year	Distance
E Kiest	Rector St NW	8,486	2025	0.19 miles
Cedar Crest Blvd	Cadillac Dr N	13,231	2025	0.30 miles
Cedar Crest Blvd	Childs St	16,202	2018	0.46 miles



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FINANCIAL

Please Call for Asking Price

Building SF;

25,500 NLA

59,980 APX

1960

Owner Occupied

Allows for research & development, light industrial, office and supporting commercial uses

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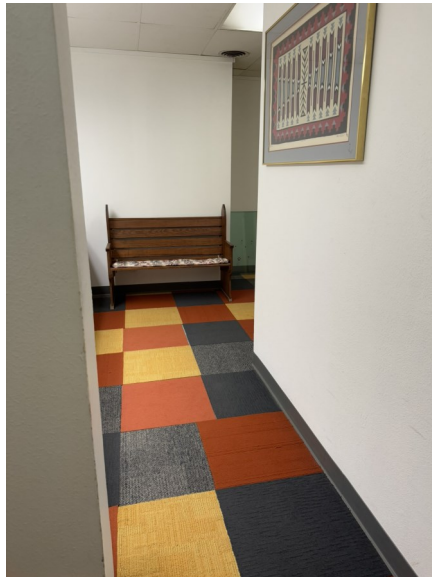
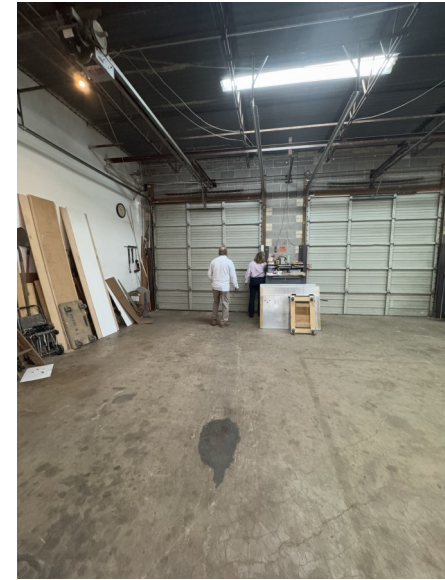
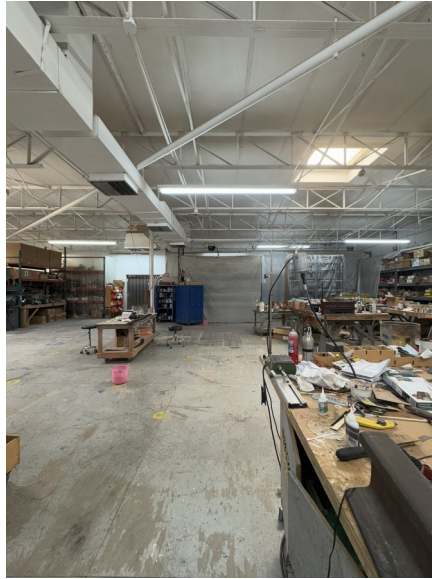
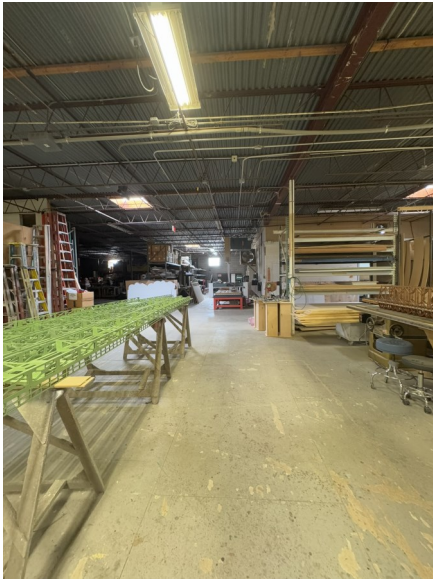
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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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Candace Rubin Real Estate

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.

2-10-2025



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.

Candace Rubin	0265315	candace@candacerubin.com	(214)522-8811
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Candace Rubin	0265315	candace@candacerubin.com	(214)384-3536
Designated Broker of Firm	License No.	Email	Phone
Candace Rubin	0265315	candace@candacerubin.com	(214)522-8811
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adem Sumer	0683161	adem@candacerubin.com	(843)338-6556
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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