

# OFFICE/FLEX BUILDING AVAILABLE FOR SALE

## 3119 IH 30, Mesquite



High Visibility, Good  
Access, Fenced & Secured

High End Remodel on All 3  
Buildings  
Got to See it to Believe it!

### BUILDING SIZE:

FRONT BUILDING: ± 4,257 SQ FT  
BACK WEST BUILDING: ± 4,494 SQ FT  
BACK EAST BUILDING: ± 4,256 SQ FT

### LAND SIZE:

± 40,285 SQ FT (PER SURVEY)

### FOR MORE INFORMATION:

**CANDACE RUBIN**

214-522-8811; 214-384-3536 CELL

[CANDACE@CANDACERUBIN.COM](mailto:CANDACE@CANDACERUBIN.COM)

**DESCRIPTION:** PROPERTY IS LOCATED ON THE NORTHSIDE OF IH 30 BETWEEN US THOMASSON RD AND MOTELY DRIVE WITH HIGH VISIBILITY FROM THE INTERSTATE. HIGHWAY 80 IS WEST OF THE PROPERTY AND IH 635 IS EAST OF THE PROPERTY. DAILY TRAFFIC COUNTS EXCEED 123,000 PER DAY (PER TXDOT 2022 STATISTICS).

ALL THREE BUILDINGS WERE CONSTRUCTED IN 1971 AND ALL THREE RECENTLY RENOVATED. THERE ARE 4 ROLL UP DOORS IN THE BACK WEST BUILDING AND 3 GRADE LEVEL DOORS ON BACK EAST BUILDING.

**\*OWNER OF PROPERTY IS IN BANKRUPTCY, NOT THE TENANT/BUSINESS.**

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## BUILDING INFORMATION:

### FRONT BUILDING: ± 4,257 SQ FT

- THREE SEPARATE ENTRYWAYS
- 2 PRIVATE BATHROOMS WITH SHOWERS
- 2 HIS/HER BATHROOMS
- KITCHEN AREA AND LAUNDRY ROOM
- STORE FRONT WITH RECEPTION AREA AND MANY OFFICES

### BACK WEST BUILDING: ± 4,494 SQ FT

- TWO SEPARATE SUITES
- 4 ROLLUP DOORS
- 2 BATHROOMS
- PRIVATE APARTMENT WITH BATHROOM FOR LIVE/WORK SPACE

### BACK EAST BUILDING: ± 4,256 SQ FT

- THREE SEPARATE SUITES; FOUR ENTRYWAYS
- 3 OVERHEAD DOORS
- EACH SUITE HAS THEIR OWN BATHROOMS



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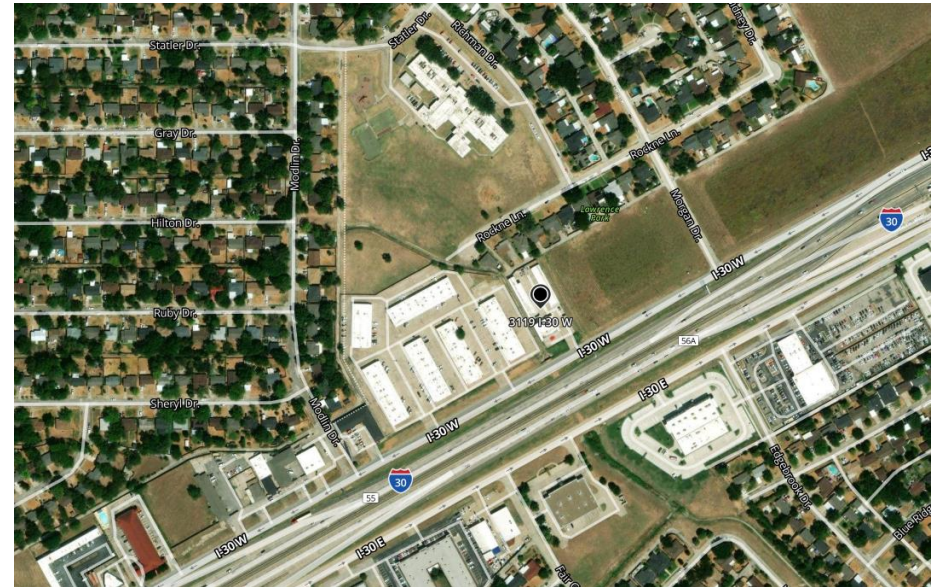
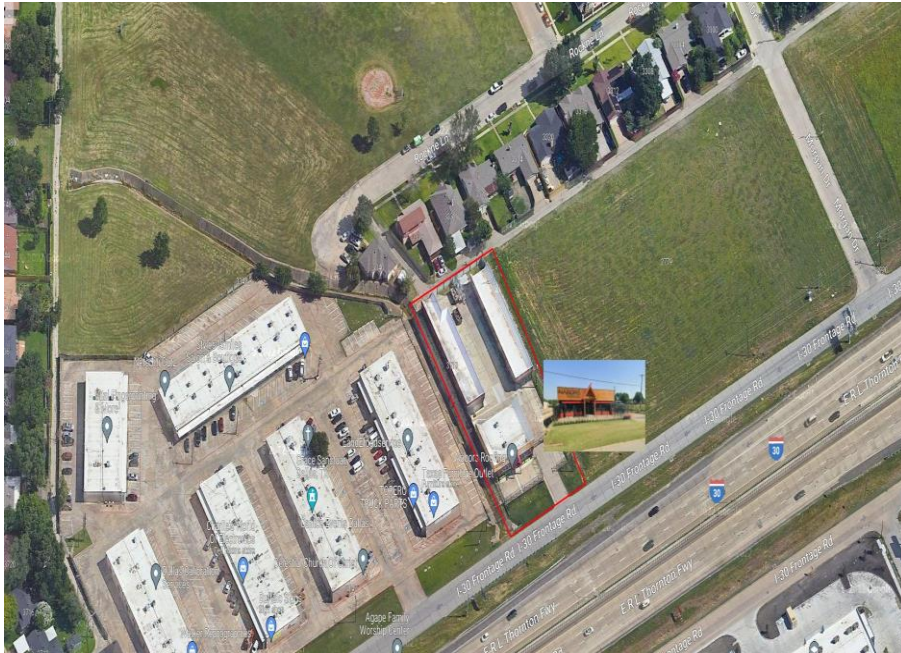
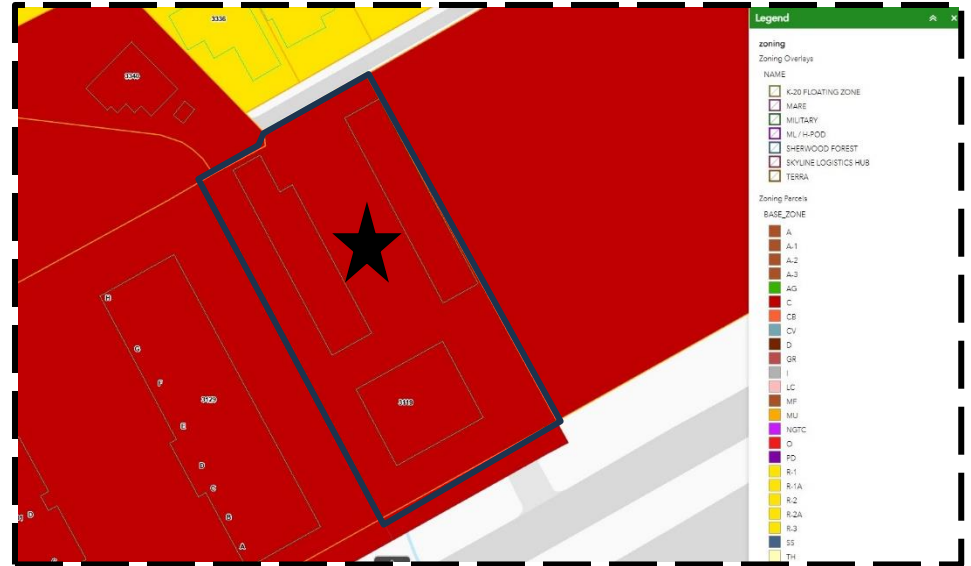
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## Zoning—

“C” includes various commercial and industrial uses.  
All zoning uses should be verified with the City of Mesquite.

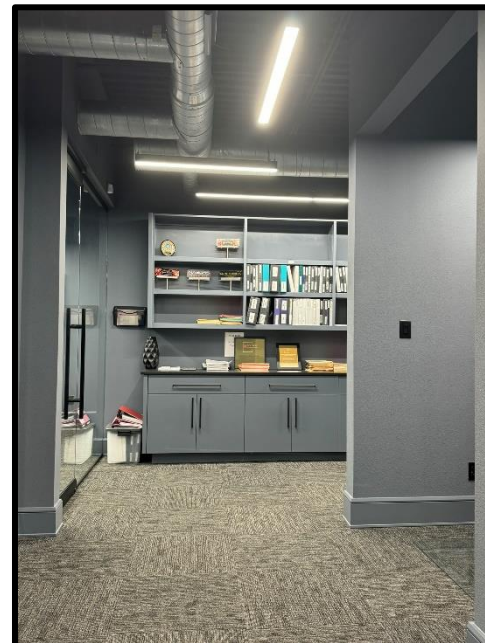
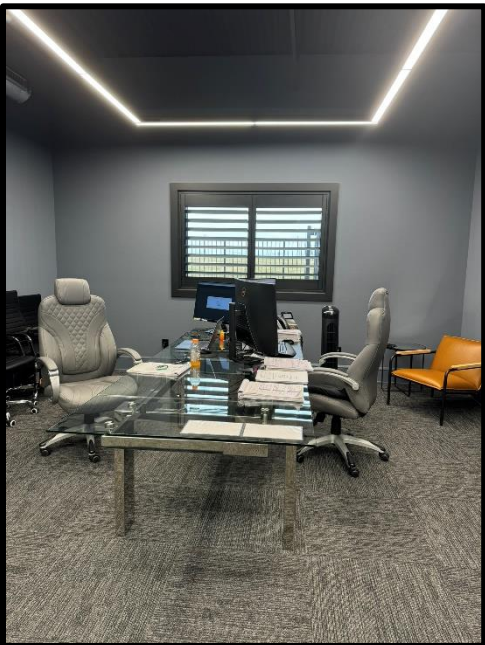
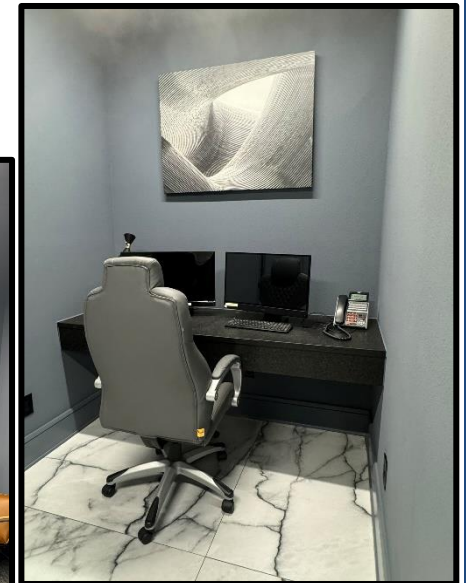
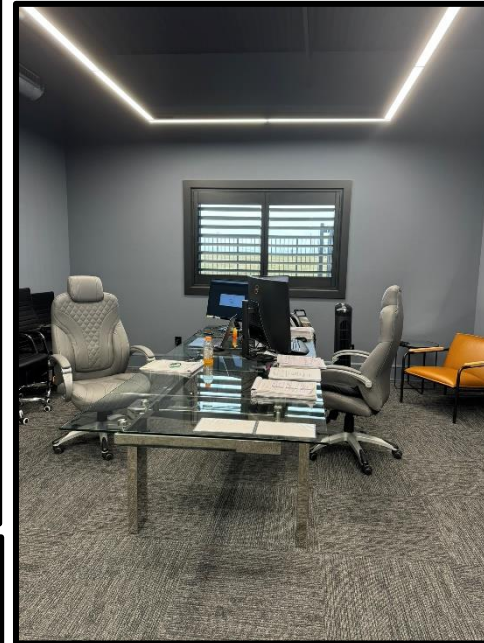
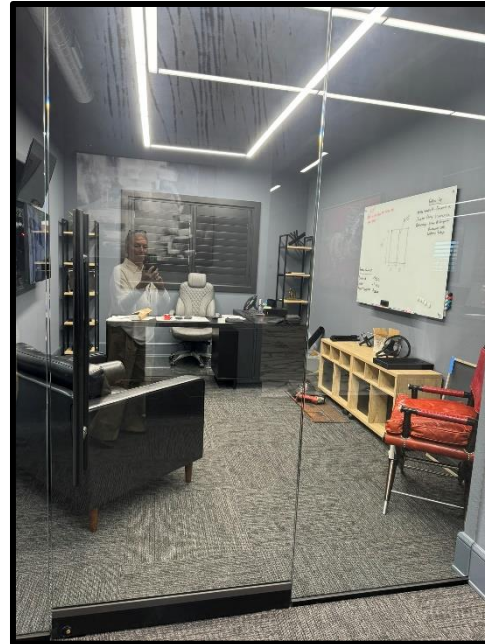
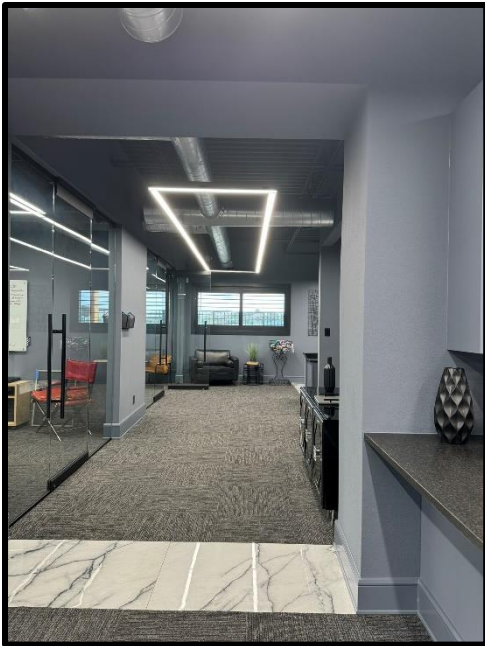


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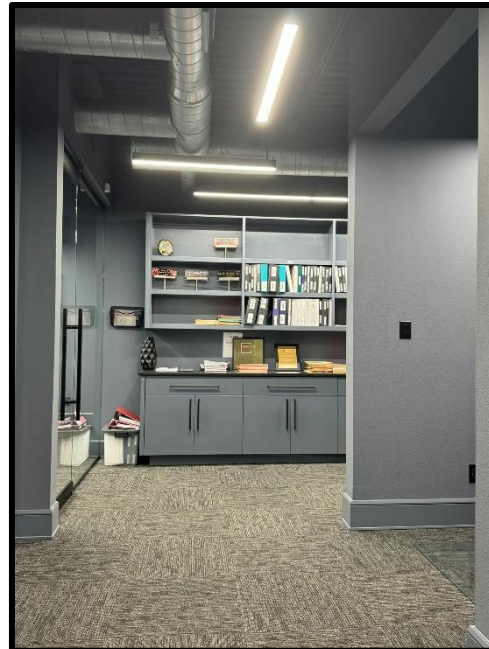
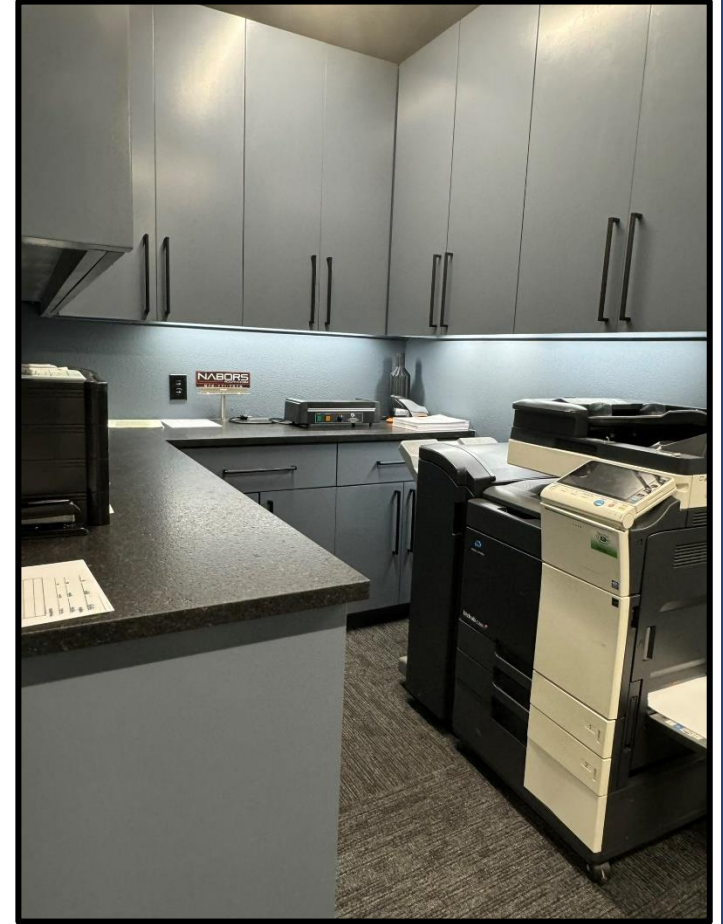


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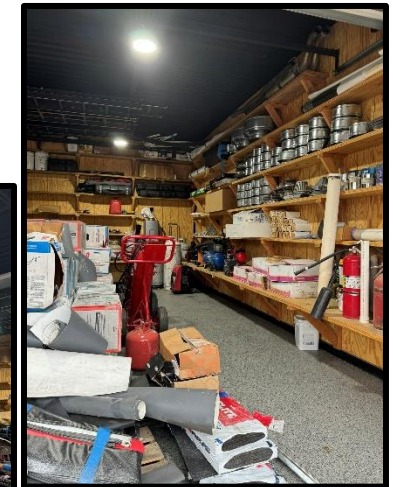
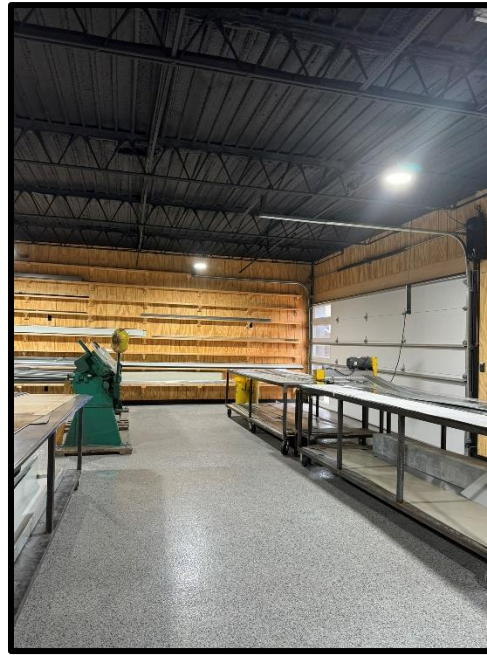
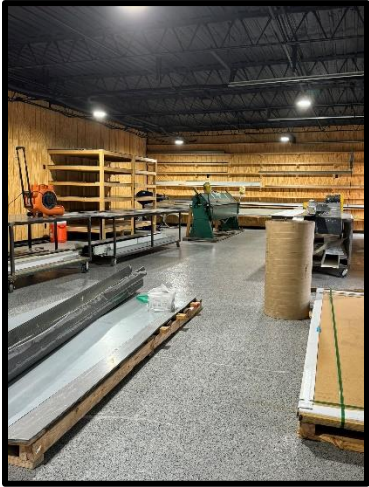
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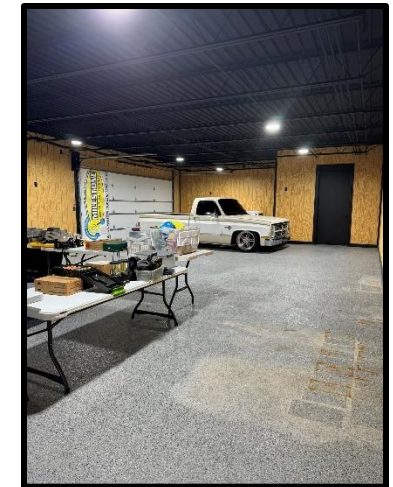
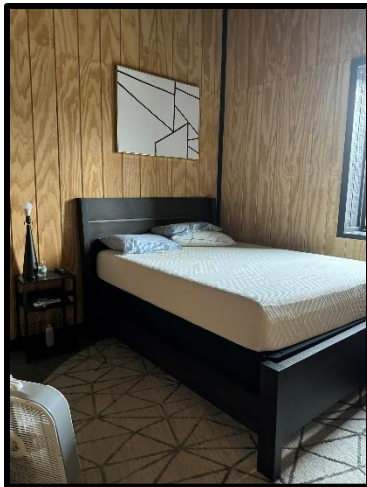
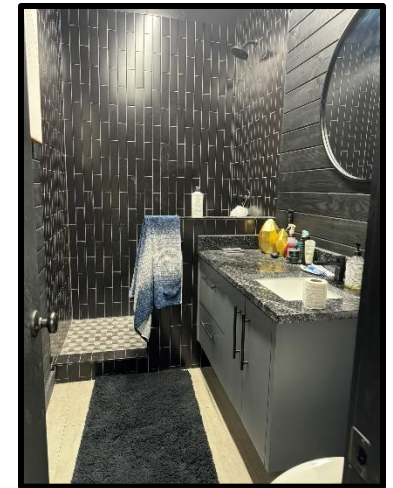
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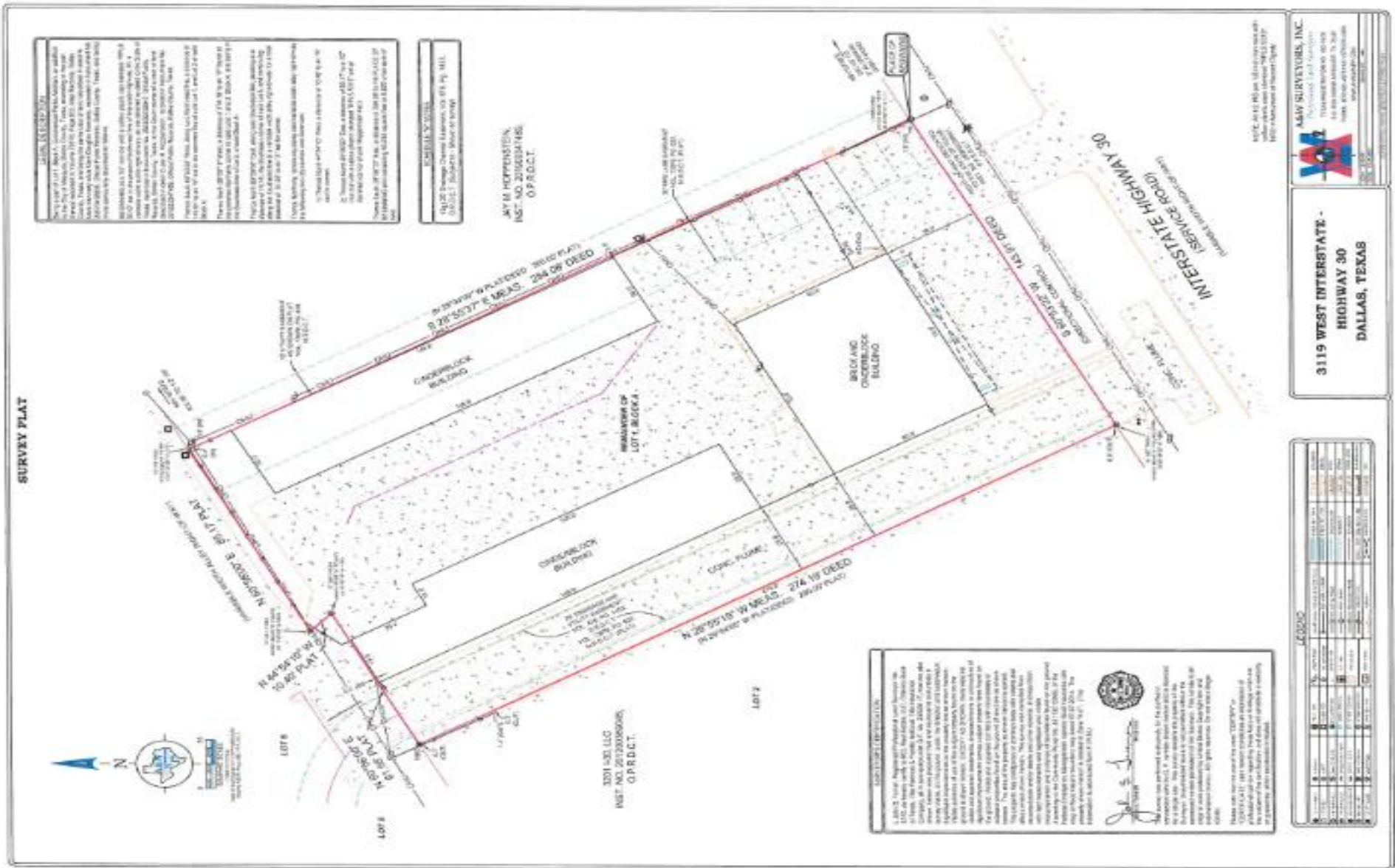
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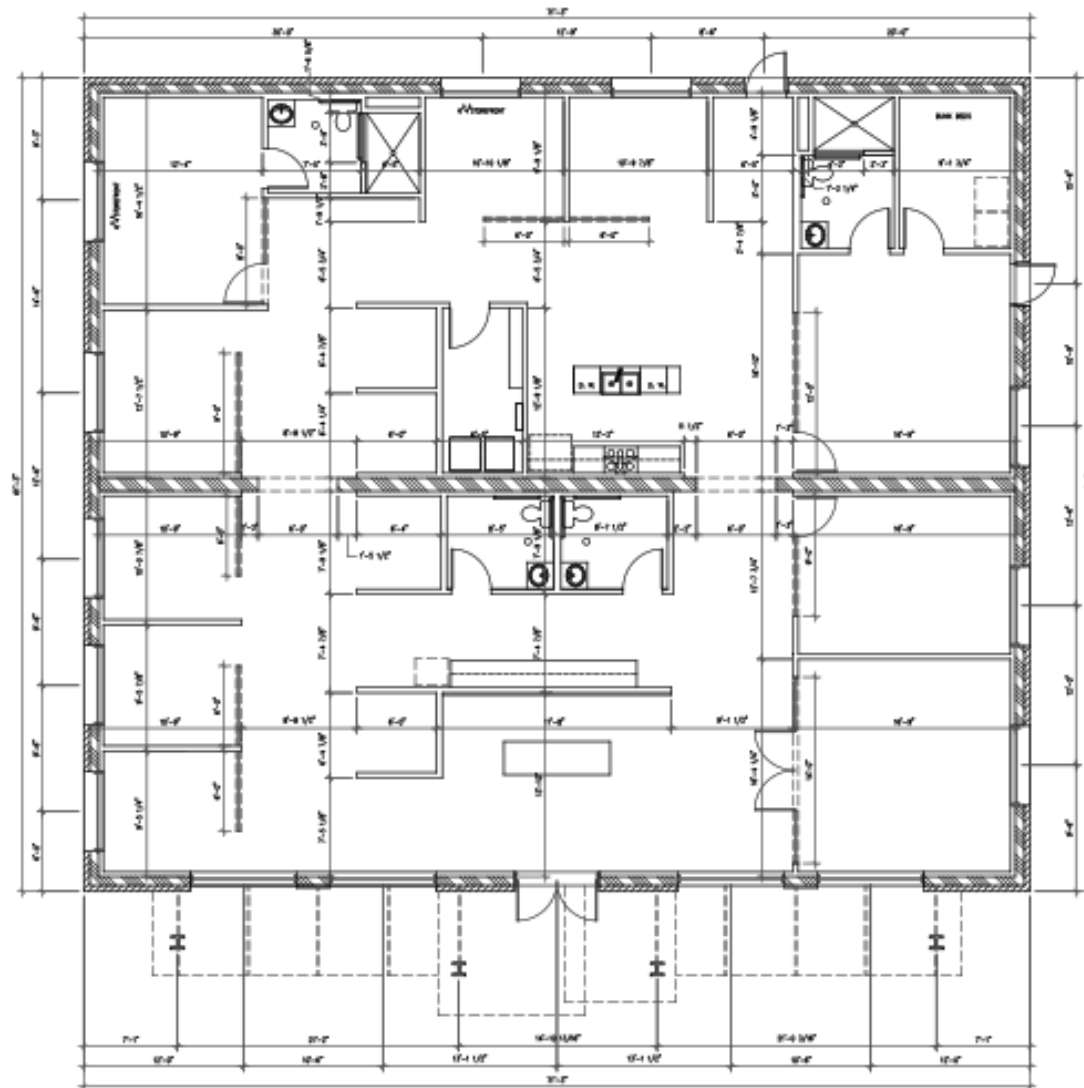
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FRONT BUILDING FLOOR PLAN



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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.

<b>Candace Rubin</b>	<b>0265315</b>	<b>candace@candacerubin.com</b>	<b>214-522-8811 ofc</b>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Candace Rubin</b>	<b>0265315</b>	<b>candace@candacerubin.com</b>	<b>214-384-3536 cell</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Adem Sumer</b>	<b>683161</b>	<b>adem@candacerubin.com</b>	<b>843-338-6556 cell</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____		_____	_____
<small>Buyer/Tenant/Seller/Landlord Initials</small>		<small>Email</small>	<small>Phone</small>
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Regulated by the Texas Real Estate Commission

\_\_\_\_\_ Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0