



FOR SALE

 **BATES**

198 BROTHERS BLVD RED OAK, TX

PROPERTY OVERVIEW

Building Size: 1,500 - 12,000 SF +/-

Flex Property (Office/Warehouse)

PROPERTY FEATURES

Five (5) grade-level doors

Ample on-site parking

Convenient access to I-35E & surrounding DFW markets



198 BROTHERS BLVD, RED OAK, TX 75154

An exceptional owner-user or investment opportunity in one of DFW's fastest-growing submarkets. This offering includes two freestanding buildings totaling approximately 12,000 square feet with direct access to I-35. Building 1, constructed in 2006, features $\pm 6,000$ square feet across Suites 100–400 and recently received upgrades including new irrigation and landscaping. Building 2, built in 2006, also offers $\pm 6,000$ square feet across Suites 500–800 and is well-suited for a range of office, showroom, or light industrial users.


Both buildings are being offered 100% vacant and present a rare chance to own highly functional, modern space with excellent regional connectivity and visibility in Red Oak. Whether you're expanding your business or seeking a quality investment with value-add potential, 198 Brothers Blvd is worth a closer look.



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198 Brothers Blvd Red Oak, TX 75154

FLOYD BATES

 214-797-8500


 fbates@batesandmyers.com



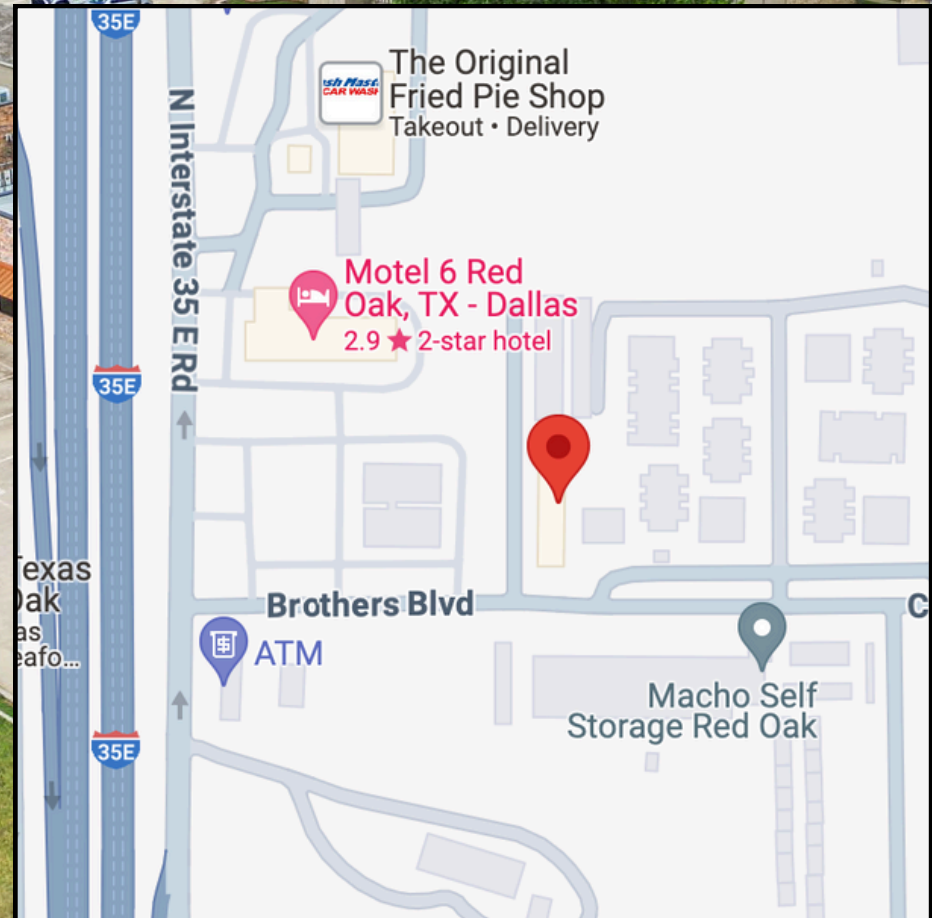
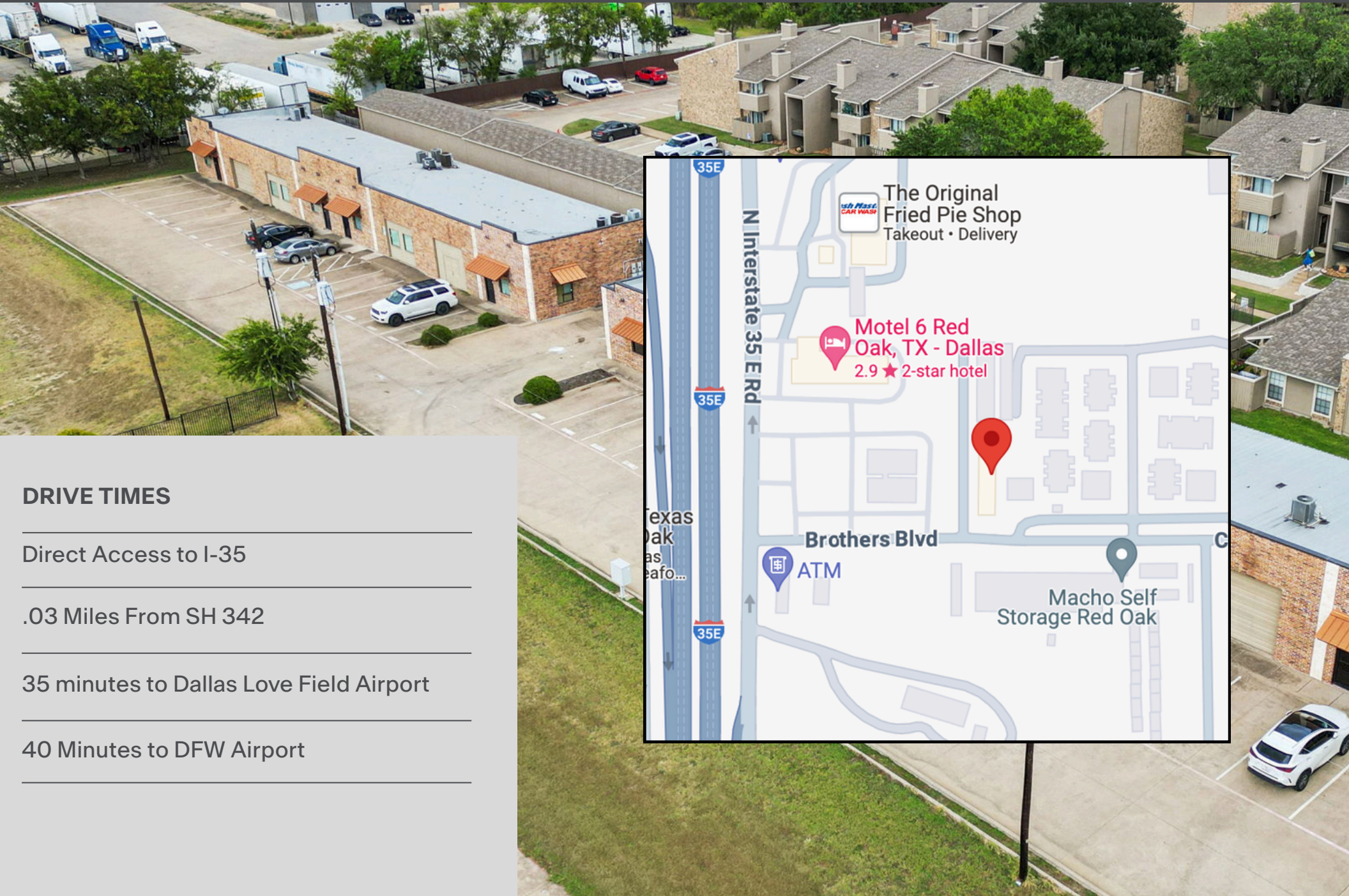
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DRIVE TIMES

Direct Access to I-35

.03 Miles From SH 342

35 minutes to Dallas Love Field Airport

40 Minutes to DFW Airport

An aerial photograph of a large commercial property. In the foreground, there is a long, single-story brick building with a flat roof. To the right of the building is a swimming pool with lounge chairs. In the background, there is a large parking lot filled with many white semi-trailers. To the left of the parking lot is a gas station with a Shell sign. The property is surrounded by trees and a highway is visible in the distance.

CONTACT US

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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 Broker /Broker Firm Name or Primary Assumed Business Name Floyd E. Bates	License No.	Email	Phone
Designated Broker of Firm	337380	fbates@batesandmyers.com.	(214) 630-7077
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate		Email	Phone
Sales Agent/Associate's Name		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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