



**FOR LEASE**

 **BATES**

**1402 FORT WORTH AVENUE, DALLAS, TX**

**PROPERTY OVERVIEW**

Building Size: 1,650 SF +/-

Lot Size: 9,333 SF +/- with Ample Off-Street Parking

Completed 2026 Interior and Exterior Renovation.

Zoning: PD 714 (Mixed-use/Commercial)

Hard Corner: Frontage on Fort Worth Avenue.

**PROPERTY FEATURES**

Open-concept floor plan with sealed concrete floors.

Spacious interior and arch architecture.

New HVAC and MEP system upgrades.

Fully climate-controlled with exposed spiral ductwork.

Functional Glass-Paneled Roll Up Door.

Mature trees and beautiful landscaping.



**1402 FORT WORTH AVE. DALLAS, TX 75208**

Fully renovated, 1,650 SF +/- standalone commercial building located in the high-growth West Dallas corridor near Trinity Groves and Kessler. The property features a modern industrial design with a corrugated metal exterior, sealed concrete floors, and a spacious interior. This move-in-ready space is equipped with a restroom, a functional glass-paneled roll-up garage door for natural light and loading, and exposed spiral ductwork. Positioned on a 9,333 SF +/- lot with direct access and visibility along a primary thoroughfare. Believed to be ideal for retail, creative office, showroom, or a boutique café.



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The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

**CALEB BATES**

 **214-797-7939**

[caleb@batesrealestate.com](mailto:caleb@batesrealestate.com)



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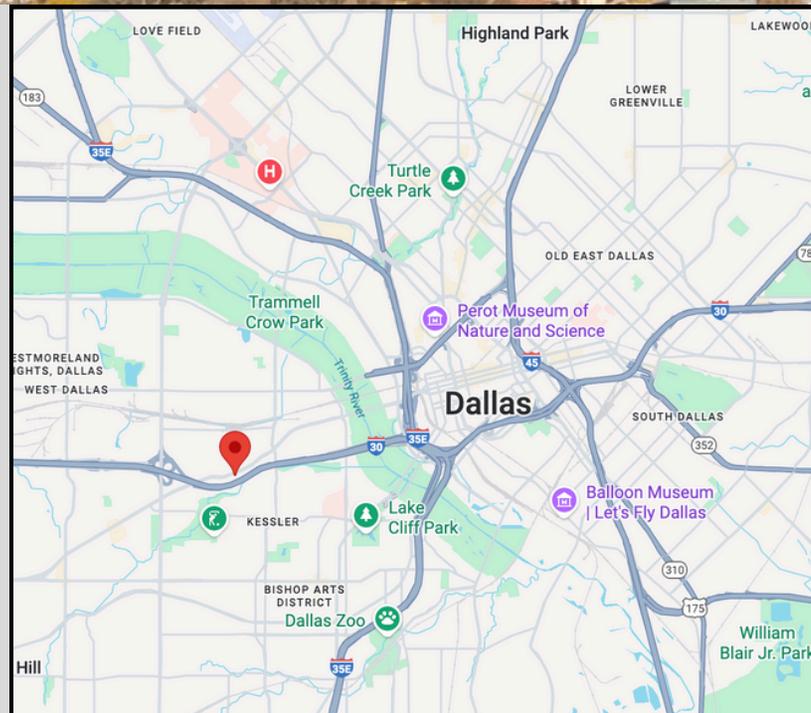
## LOCATION ADVANTAGES

Positioned in West Dallas corridor near Trinity Groves and Kessler.

2.5 Miles +/- to Downtown Dallas

1.1 Miles +/- to I-30 and 3.5 Miles +/- to Dallas North Tollway

6.5 Miles +/- to Love Field and 18.5 Miles +/- to DFW Airport



An aerial photograph of Dallas, Texas, showing a mix of residential and commercial buildings, a large parking lot, and a prominent water tower in the foreground. The city skyline is visible in the background under a clear sky.

# CONTACT US

**FOR  
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**1402 Fort Worth Avenue  
Dallas, TX 75208**

**CALEB BATES**

 214-797-7939

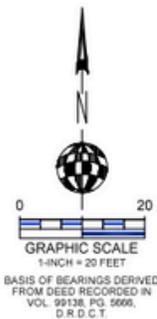
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# FORT WORTH AVENUE

(100' RIGHT-OF-WAY)  
N.66°45'00" E 85.00' DEED

## SURVEY PLAT

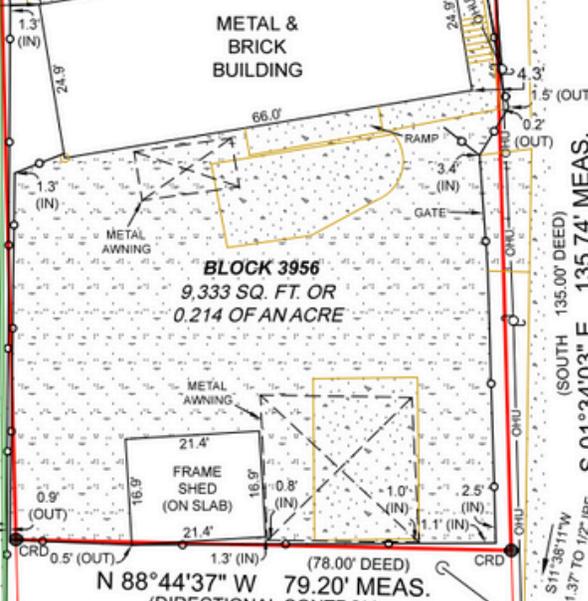
PLACE OF BEGINNING



**LOT 1, BLOCK A/3956**  
ROADY ADDITION  
VOL. 85041, PG. 1475  
M.R.D.C.T.

(NORTH 100.00' DEED)  
N 01°30'01" W 100.43' MEAS.

1.6' (OUT)  
1.4' (OUT)  
0.9' (OUT)  
0.5' (OUT)



**BLOCK 3956**  
9,333 SQ. FT. OR  
0.214 OF AN ACRE

RICHARD HOUSTON THRAILKILL  
VOL. 87048, PG. 3801  
D.R.D.C.T.

**EDGEFIELD AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)

(SOUTH 135.00' DEED)  
S 01°34'03" E 135.74' MEAS.

S 11°38'11" W  
81.37' TO 1/2" IRF

### LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land located in the WM. COOMBS SURVEY, Abstract No. 290, City of Dallas Block 3956, Dallas County, Texas, and being the same tract of land described in deed to John A. Torres, recorded in Volume 99138, Page 5666, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut set at the intersection of the South line of Fort Worth Avenue, a 100' right-of-way, and the West line of Edgely Avenue, a variable width right-of-way;

Thence South 01°34'03" East, along said West line, a distance of 135.74' to a 1/2 inch iron rod found at the Northeast corner of that tract of land described in deed to Richard Houston Thraillkill, recorded in Volume 87048, Page 3801, Deed Records, Dallas County, Texas;

Thence North 88°44'37" West, a distance of 79.20' to a 1/2 inch iron rod found in the East line of Lot 1, Block A/3956, of Roady Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85041, Page 1475, Map Records, Dallas County, Texas, at the most Northwesterly Northeast corner of said Thraillkill Tract;

Thence North 01°30'01" West, along said East line, a distance of 100.43' to a 3/8 inch iron rod found in aforementioned South line of Fort Worth Avenue, at the Northeast corner of lot 1;

Thence North 66°45'00" East, along said South line, a distance of 85.00' to the PLACE OF BEGINNING and containing 9,333 square feet or 0.214 of an acre of land.

### NOTE

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

### SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Chris Lyons, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Flood Insurance Rate Map, Community Panel No. 48113C 0340J, dated 08-23-2001. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



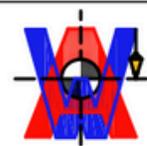
This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

### LEGEND

X FOUND	TELE BOX	WATER VALVE	LIGHT POLE	PIPE RAIL FENCE	BOUNDARY	CONCRETE
X SET	CABLE BOX	FIRE HYDRANT	TRAFFIC SIGN	ASPHALT	HIGH BANK LINE	GRAVEL
1/2" IR FOUND	ELECTRIC BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BUILDING LINE	BRICK
1/2" IR SET	BRICK COLUMN	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	EASEMENT	STONE
3/8" IR FOUND	1" IR FOUND	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	WOOD DECK
3/8" IR SET	1" IR SET	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	BUILDING WALL
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	TILE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	POOL EQUIP.	WOOD FENCE	CON. RET. WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.		COVERED AREA	STUC. RET. WALL	

**1402 FORT WORTH AVENUE**  
**DALLAS, TEXAS**



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*  
TEXAS REGISTRATION NO. 100174-00  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 681-4975 FAX: (972) 681-4954  
WWW.AWSURVEY.COM

JOB NO: 24-1638  
DATE: 12-11-2024  
DRAWN BY: KC  
\*A professional company operating in your best interest\*



# 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:
  - 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.

Bates Real Estate, LLC	9014642	accounts@batesrealstate.com	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Bates	660669	caleb@batesrealstate.com	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 \_\_\_\_\_