

— FOR SALE —

2119-2133 Farrington

— DALLAS TX —

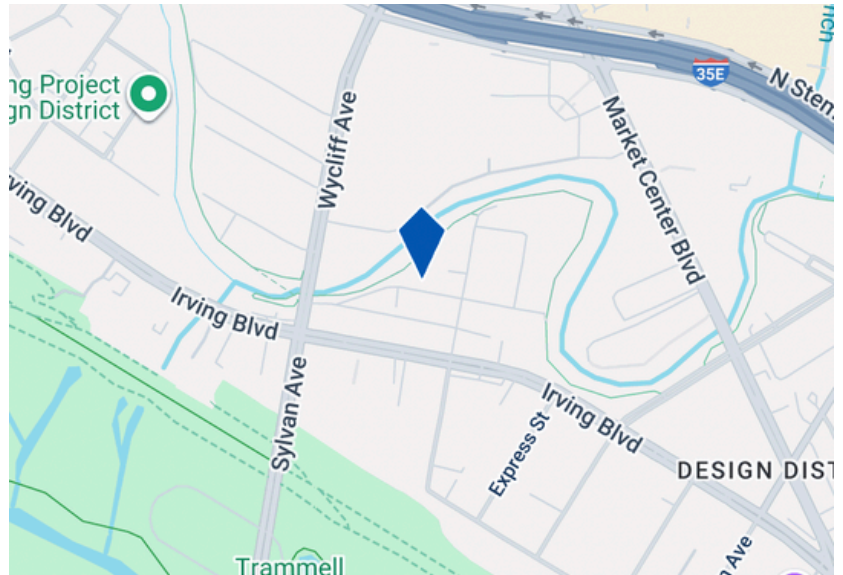


PROPERTY FEATURES

- Entire Property approx. 27,000 sf.
- 3 Suites
- Easement behind property included approx. 38 parking spaces
- 2,119-2129: LEASED

2133: FOR LEASE

- 6,750 sf vacant
- 100% HVAC
- Full Kitchen
- Zoned for Live/Work
- Recessed Dock, High Loading
- Newer Windows
- Washer/Dryer connections
- Fenced green space outdoor area



Meet the Broker

DIANE WILLIAMS

EST. 2013



diane@dianewilliamsco.com



214-537-0762



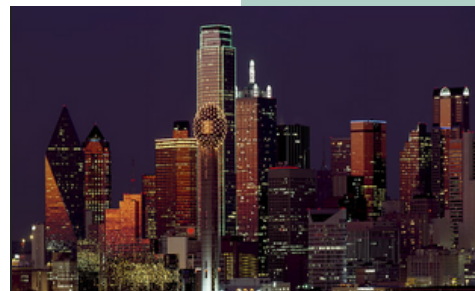
www.dianewilliamsco.com



DALLAS DESIGN DISTRICT

EXPAND YOUR POTENTIAL

Are you ready to elevate your business to new heights? Look no further than the vibrant and dynamic Design District in Dallas, Texas! Unveil the perfect blend of creativity, innovation, and success by securing your space in this premier commercial real estate destination.

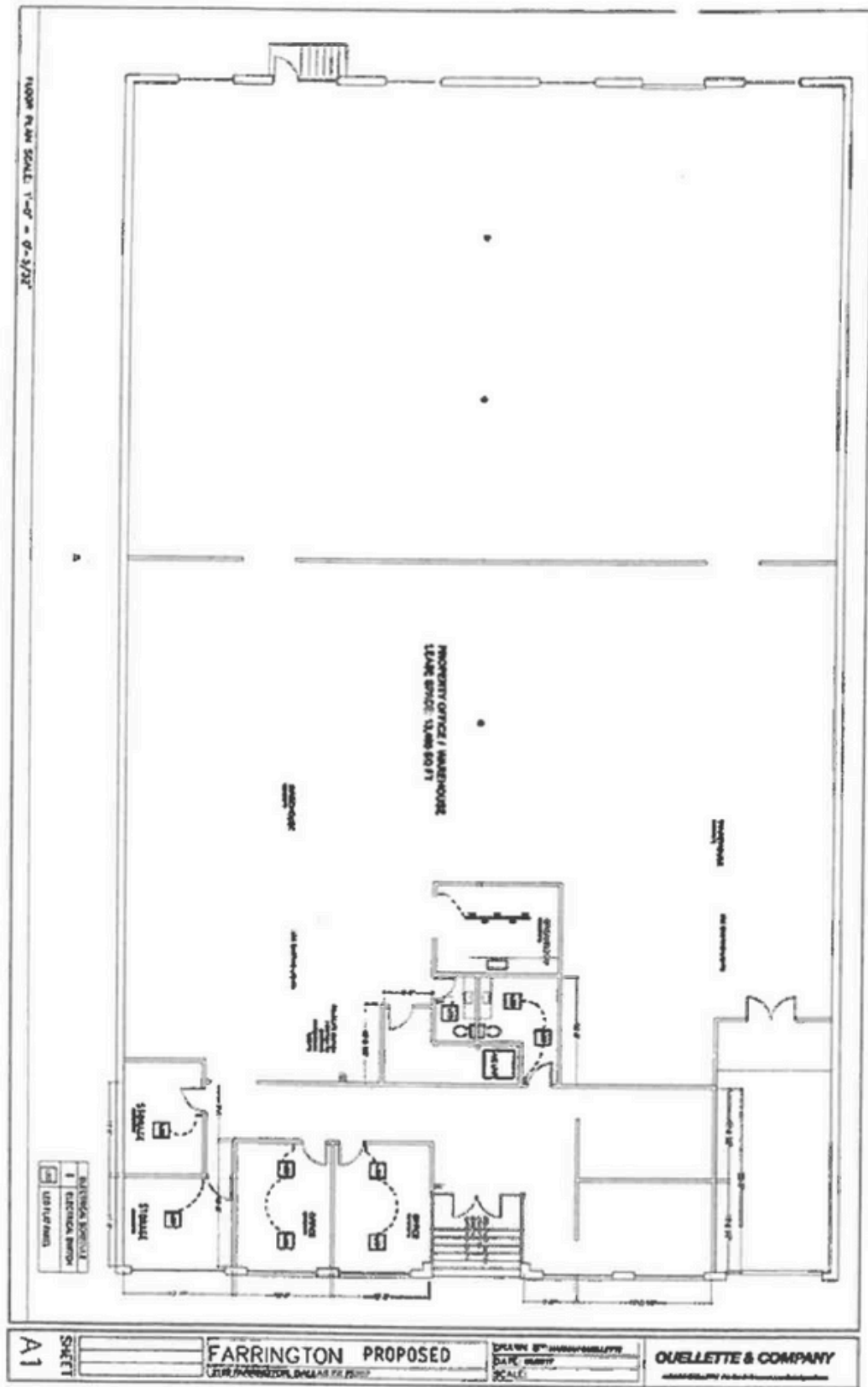


THE HEART OF CREATION

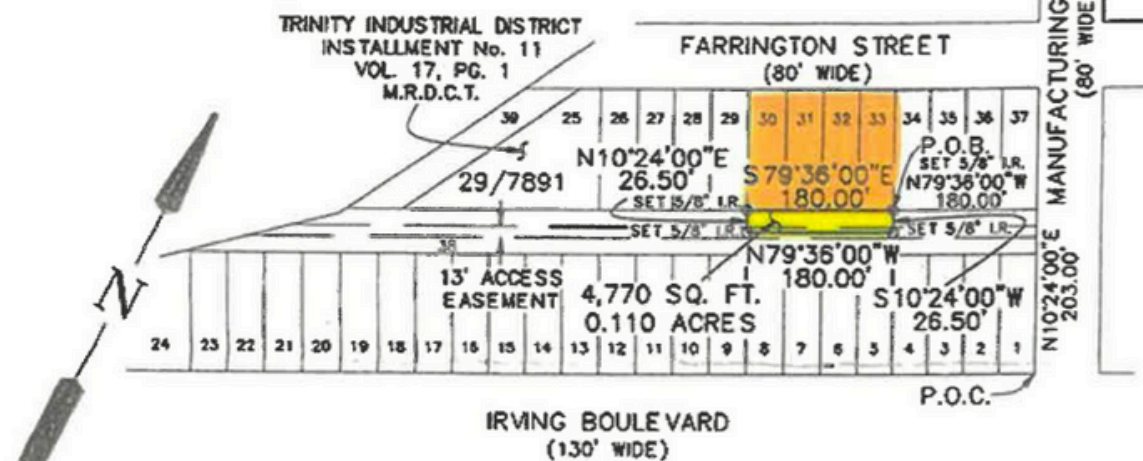
Nestled at the crossroads of art, design, and commerce, The Dallas Design district is a canvas where businesses turn their dreams into reality. Whether you're an entrepreneur, a start-up, or an established corporation, this district offers an inspiring environment to flourish.



2119: FLOOR PLAN



AMOS HODGES SURVEY A-1652



FIELD NOTE DESCRIPTION
A PORTION OF LOT 38, BLOCK 29/7891
TRINITY INDUSTRIAL DISTRICT
INSTALLMENT NUMBER 11
AMOS HODGES SURVEY
ABSTRACT 1652
DALLAS, DALLAS COUNTY, TEXAS

BEING A PORTION OF LOT 38, BLOCK 29/7891 CONTAINING 4,770 SQUARE FEET OR 0.110 ACRES OF LAND IN THE TRINITY INDUSTRIAL DISTRICT INSTALLMENT NUMBER 11 OUT OF THE AMOS HODGES SURVEY, ABSTRACT 1652, DALLAS, DALLAS COUNTY, TEXAS, AS EVIDENCED BY THE PLAT RECORDED IN VOLUME 17, PAGE 1 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE INTERSECTION OF IRVING BOULEVARD (130 FEET WIDE) AND MANUFACTURING STREET (80 FEET WIDE), THE SOUTHEAST CORNER OF SAID BLOCK 29/7891;

THENCE, N10°24'00\"E, DEPARTING THE NORTHERLY LINE OF SAID IRVING BOULEVARD, ALONG THE WESTERLY LINE OF SAID MANUFACTURING STREET, A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 38, SAME BEING THE SOUTHEAST CORNER OF LOT 37 OF SAID BLOCK 29/7891;

THENCE, N79°36'00\"W, DEPARTING THE WESTERLY LINE OF SAID MANUFACTURING STREET, ALONG THE NORTHERLY LINE OF SAID LOT 38, SAME BEING THE SOUTHERLY LINE OF SAID LOT 37, PASSING AT A DISTANCE OF 45.00 FEET THE SOUTHWEST CORNER OF SAID LOT 37, SAME BEING THE SOUTHEAST CORNER OF LOT 36 OF SAID BLOCK 29/7891, PASSING AT A DISTANCE OF 90.00 FEET THE SOUTHWEST CORNER OF SAID LOT 36, SAME BEING THE SOUTHEAST CORNER OF LOT 35 OF SAID BLOCK 29/7891, PASSING AT A DISTANCE OF 135.00 FEET THE SOUTHWEST CORNER OF SAID LOT 35, SAME BEING THE SOUTHEAST CORNER OF LOT 34 OF SAID BLOCK 29/7891, CONTINUING FOR A TOTAL DISTANCE OF 180.00 FEET TO A SET 5/8 INCH IRON ROD, THE SOUTHWEST CORNER OF SAID LOT 34, SAME BEING THE SOUTHEAST CORNER OF LOT 33 OF SAID BLOCK 29/7891, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE POINT OF BEGINNING;

THENCE, S10°24'00\"W, DEPARTING THE SAID COMMON LINE, A DISTANCE OF 26.50 FEET TO A SET 5/8 INCH IRON ROD, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N79°36'00\"W, A DISTANCE OF 180.00 FEET TO A SET 5/8 INCH IRON ROD, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N10°24'00\"E, A DISTANCE OF 26.50 FEET TO A SET 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 29 OF SAID BLOCK 29/7891, SAME BEING THE SOUTHWEST CORNER OF LOT 30 OF SAID BLOCK, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S79°36'00\"E, PASSING AT A DISTANCE OF 45.00 FEET THE SOUTHEAST CORNER OF SAID LOT 30, SAME BEING THE SOUTHWEST CORNER OF LOT 31 OF SAID BLOCK 29/7891, PASSING AT A DISTANCE OF 90.00 FEET THE SOUTHEAST CORNER OF SAID LOT 31, SAME BEING THE SOUTHWEST CORNER OF LOT 32 OF SAID BLOCK 29/7891, PASSING AT A DISTANCE OF 135.00 FEET THE SOUTHEAST CORNER OF SAID LOT 32, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 33, CONTINUING FOR A TOTAL DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,770 SQUARE FEET OR 0.110 ACRES IN THE METES AND BOUNDS RECITED.

NOTE: THE BASIS OF BEARING FOR THIS PLAT IS THE RECORDED SUBDIVISION PLAT FOR TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NUMBER 11 AS RECORDED IN VOLUME 17, PAGE 1, MAP RECORDS OF DALLAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

I, BOYD L. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND OR SET UNDER MY PERSONAL SUPERVISION.

2133: INTERIOR





Kitchenette

2133: INTERIOR

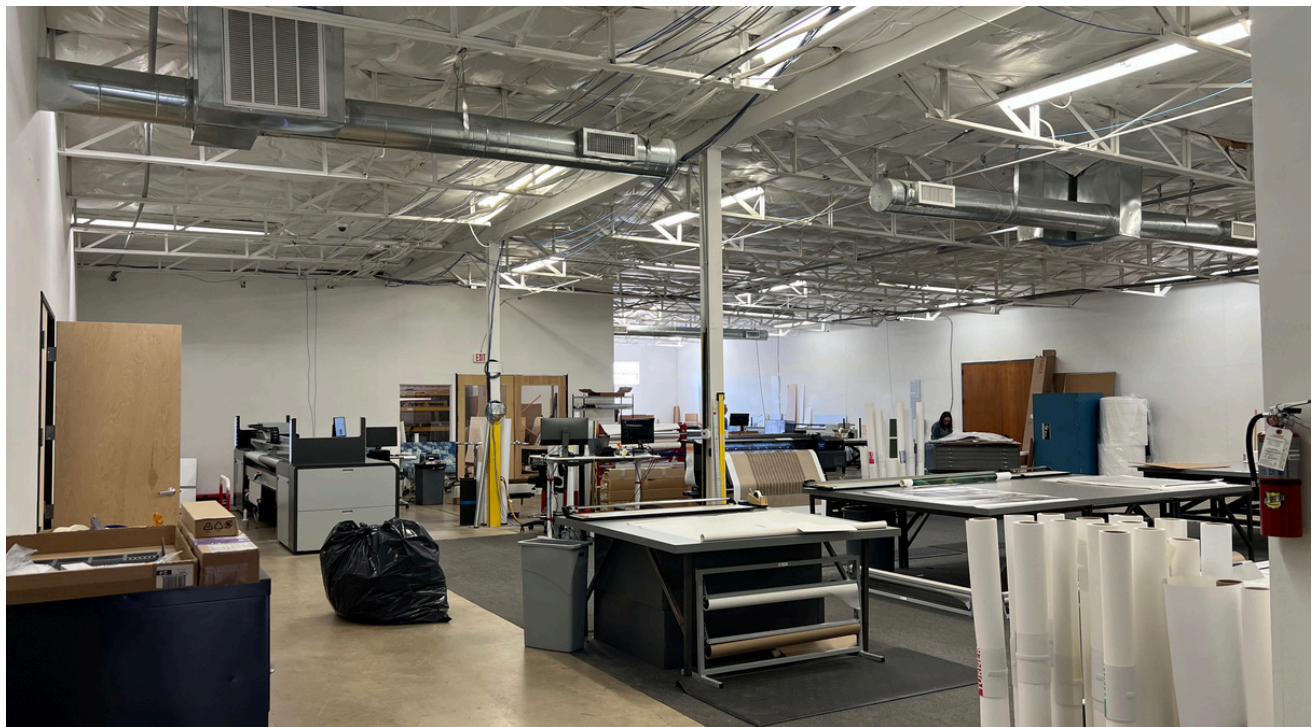




2133: INTERIOR



2133: INTERIOR



2133: EXTERIOR

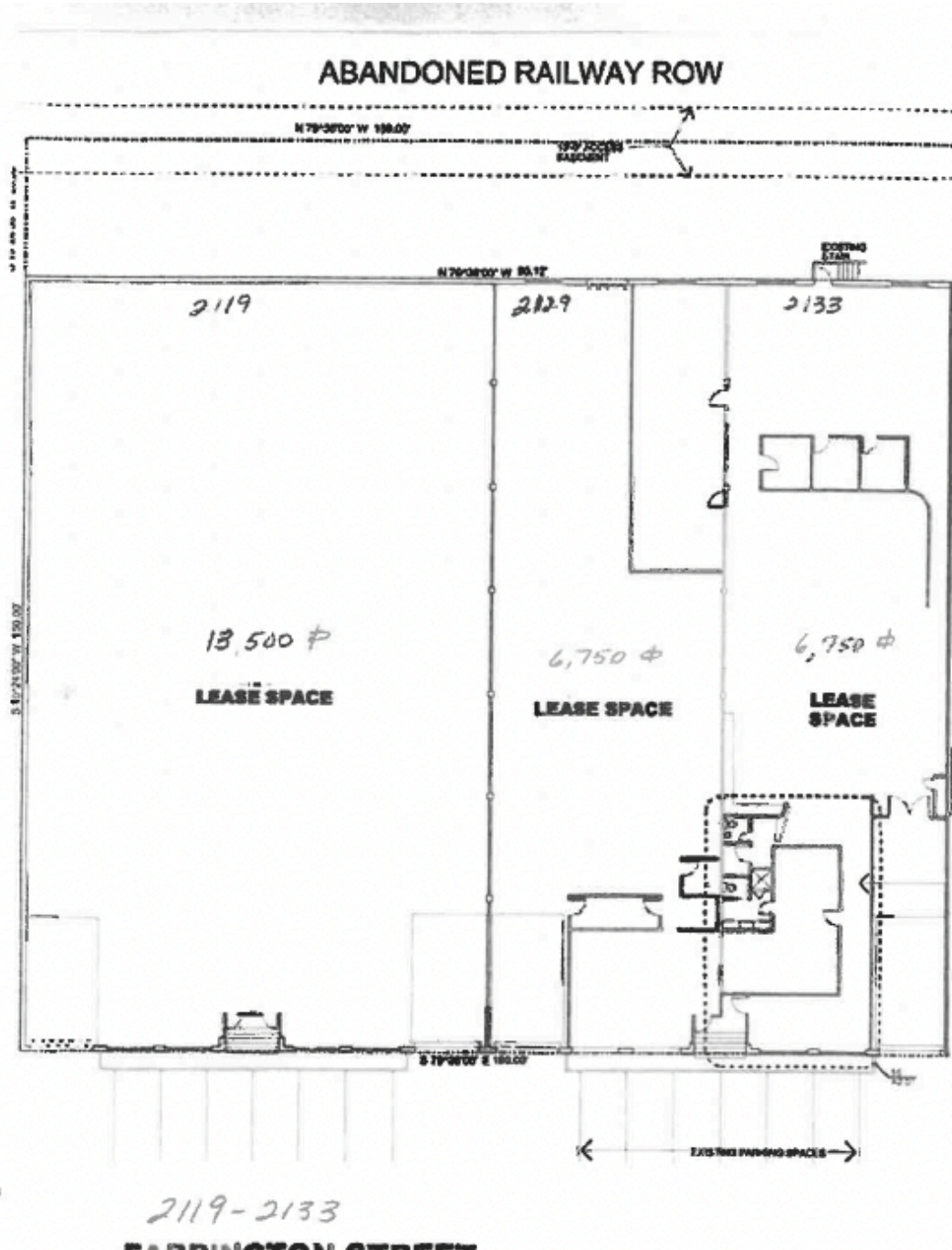




2119-2133 Farrington Street

26,760 Sqft Building

31,770 Sqft of Land





DIANE WILLIAMS

Broker

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CONNOR FRANKO

Sales Agent

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DIANNE RATCLIFFE

Sales Agent

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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.

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.

DW & Co

9002352

diane@dianewilliamsco.com

214-537-0762

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Peggy Diane Williams

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Associate

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date