

3820 S BELTLINE RD | SEAGOVILLE, TX 75159 | DALLAS COUNTY

RARE DALLAS COUNTY

# SALVAGE YARD

BUSINESS OPPORTUNITY

47.19 ACRES | AUTO SALVAGE FACILITY



**GRANDFATHERED**

SALVAGE USE

**1,000+**

VEHICLES

**\$2M+**

SELLER-EST. INVENTORY

**ESTABLISHED**

OPERATION

A rare operating salvage opportunity in Dallas County.



**BRAD TIEGS**

Broker/Owner



214-460-8234



[www.vbrg.net](http://www.vbrg.net)



[brad@vbrg.net](mailto:brad@vbrg.net)



★ INTEGRITY

★ EXPERIENCE

★ RESULTS

*Real Estate with  
a Mission.*

## PROPERTY OVERVIEW

Unique opportunity to acquire an established automotive salvage operation in Dallas County with a grandfathered salvage use, established business name, and substantial vehicle inventory. Seller is willing to include the existing business and trade name as part of the transaction, subject to agreed terms and applicable licensing requirements.

The operation includes an inventory of 1,000+ vehicles, with the seller estimating the inventory value at more than \$2 million. This represents an opportunity for an experienced salvage operator, automotive recycler, parts distributor, or investor seeking an established operation in a market where suitable locations for salvage uses can be difficult to secure.

## PROPERTY HIGHLIGHTS

- Grandfathered salvage use in Dallas County
- Established salvage business and business name available
- 1,000+ vehicle inventory
- Seller-estimated inventory value exceeding \$2,000,000
- Existing operating location
- Business, real estate, and inventory opportunity
- Potential turnkey acquisition for qualified operator



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## SITE AERIAL & OPPORTUNITY



**47.19**  
ACRES

**1,000+**  
VEHICLES

**\$2M+**  
SELLER-EST. INVENTORY

### TRANSACTION NOTES

Business and trade name may be included subject to agreed terms. Contact broker for pricing, inventory details and additional information. Proof of funds and a confidentiality agreement may be required before release of detailed business information.

Buyer to independently verify licensing, grandfathered/nonconforming-use status, transferability, inventory values, acreage, boundaries, and all governmental requirements. Seller-estimated inventory figures are provided for marketing purposes and are subject to buyer verification.



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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.

|                                                  |                       |                             |                             |
|--------------------------------------------------|-----------------------|-----------------------------|-----------------------------|
| <u><b>VBRG, LLC</b></u>                          | <u><b>9006188</b></u> | <u><b>brad@vbrg.net</b></u> | <u><b>(214)460-8234</b></u> |
| Licensed Broker /Broker Firm Name or             | License No.           | Email                       | Phone                       |
| Primary Assumed Business Name                    |                       |                             |                             |
| <u><b>Bradley Tiegs</b></u>                      | <u><b>0668238</b></u> | <u><b>brad@vbrg.net</b></u> | <u><b>(214)460-8234</b></u> |
| Designated Broker of Firm                        | License No.           | Email                       | Phone                       |
| <u><b>Bradley Tiegs</b></u>                      | <u><b>0668238</b></u> | <u><b>brad@vbrg.net</b></u> | <u><b>(214)460-8234</b></u> |
| Licensed Supervisor of Sales Agent/<br>Associate | License No.           | Email                       | Phone                       |
| <u><b>Bradley Tiegs</b></u>                      | <u><b>0668238</b></u> | <u><b>brad@vbrg.net</b></u> | <u><b>(214)460-8234</b></u> |
| 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](http://www.trec.texas.gov)