

# FOR SALE 3000 BELMEADE DR. CARROLLTON, TX 75006



**MORGAN**  
REALTY GROUP

## INDUSTRIAL / SPECIALTY SPORTS FACILITY

- BUILDING SIZE:  
+/- 19,474 SF
- LAND SIZE:  
+/- 4.86 ACRES
- FENCED & SECURED  
OUTDOORS SPORTS  
FIELD W/ LIGHTING
- HEAVY POWER
- FF&E AVAILABLE  
(INCLUDING FULLY  
FURNISHED GYM,  
CRYOTHERAPY MACHINE)
- ABUNDANT LAND FOR  
EXPANSION, PARKING OR  
USE
- CLEAR HIGHT: +/- 26' - 30'
- 5 OVERSIZED GLASS  
ROLL-UP DOORS & 1  
GRADE LEVEL DOORS
- CONVENIENT ACCESS TO:  
GEORGE BUSH TPKE,  
ADDISON AIRPORT &  
DALLAS NORTH TOLLWAY



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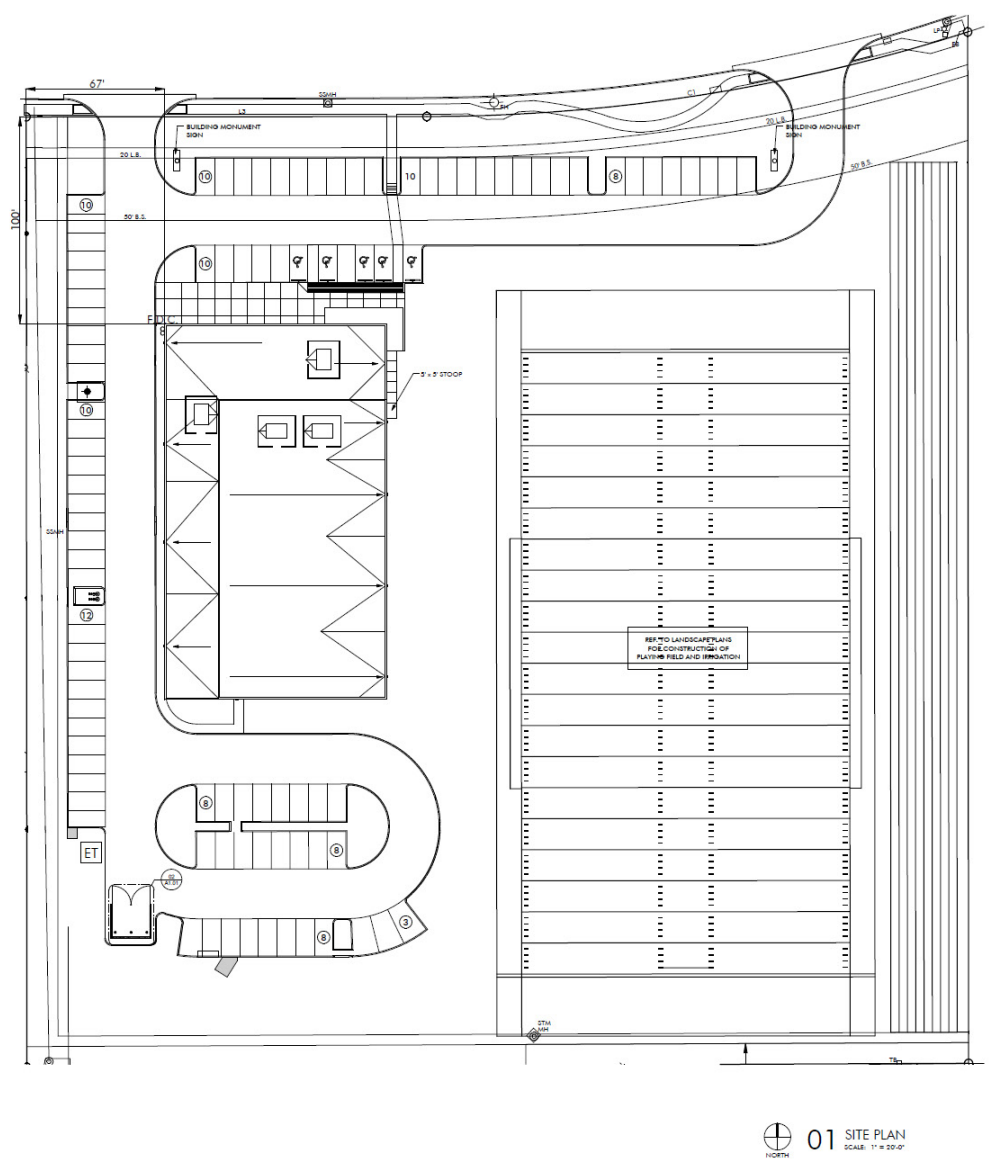
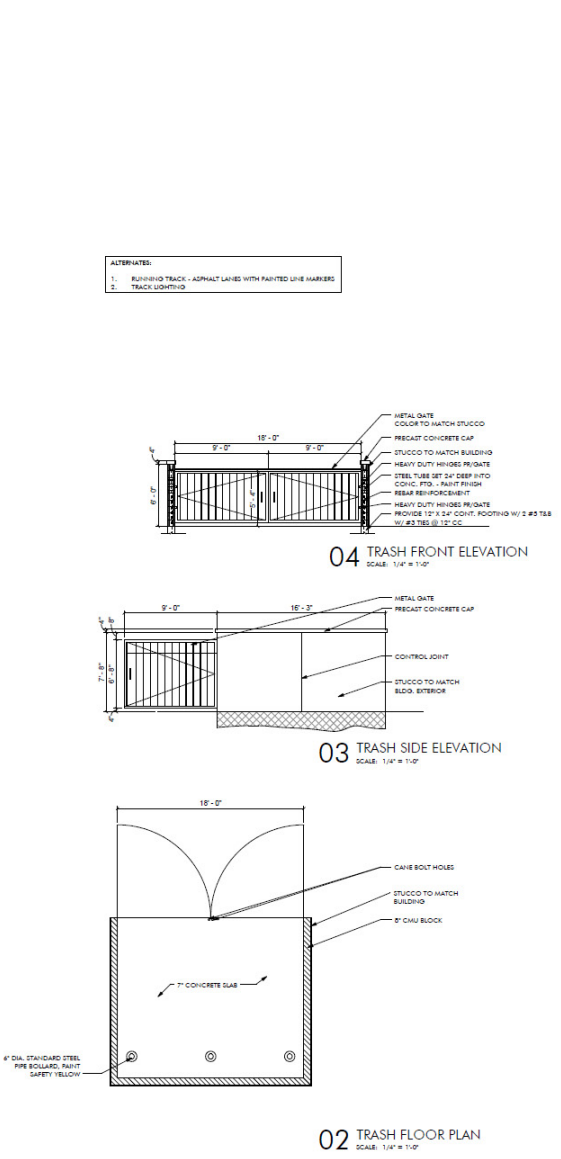
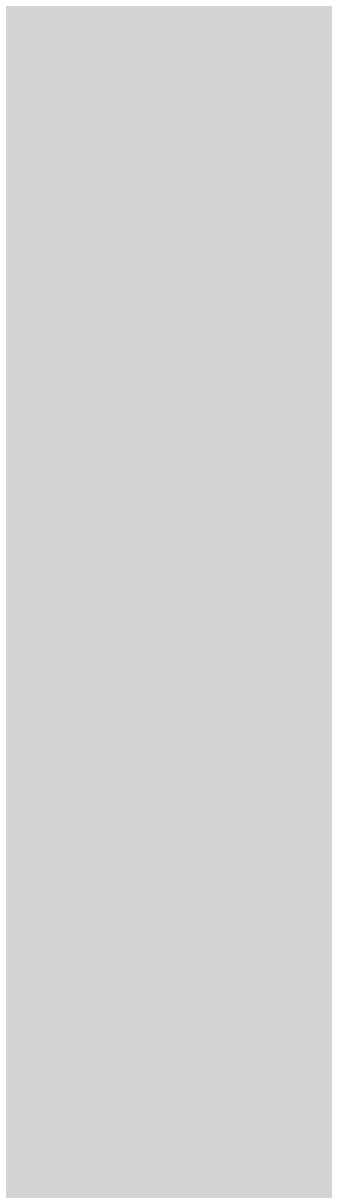
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**studioe**  
Architectural & Engineering

Arch: Sabina Bala Reg No: 19142  
04.06.2017

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**architecture**  
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**map engineer**  
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Carrollton, TX 75006  
t. 972.820.6400

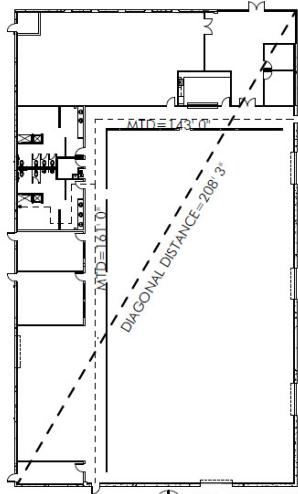
**civil engineer**  
TRIANGLE ENGINEERING LLC  
1203 1st Carmust Drive, Suite 200  
Allen, Texas 75013  
t. 214.699.9271

**project**  
CARROLLTON ATHLETICS  
3000 Belmade Dr.  
Carrollton, Texas 75006

The drawings and written notes herein constitute the entire contract, and no verbal or written agreements or amendments or changes are valid in contract unless they are incorporated, distributed, published or made in any way which the engineer either consented to or authorized.

**ISSUE FOR CONSTRUCTION**  
revisions

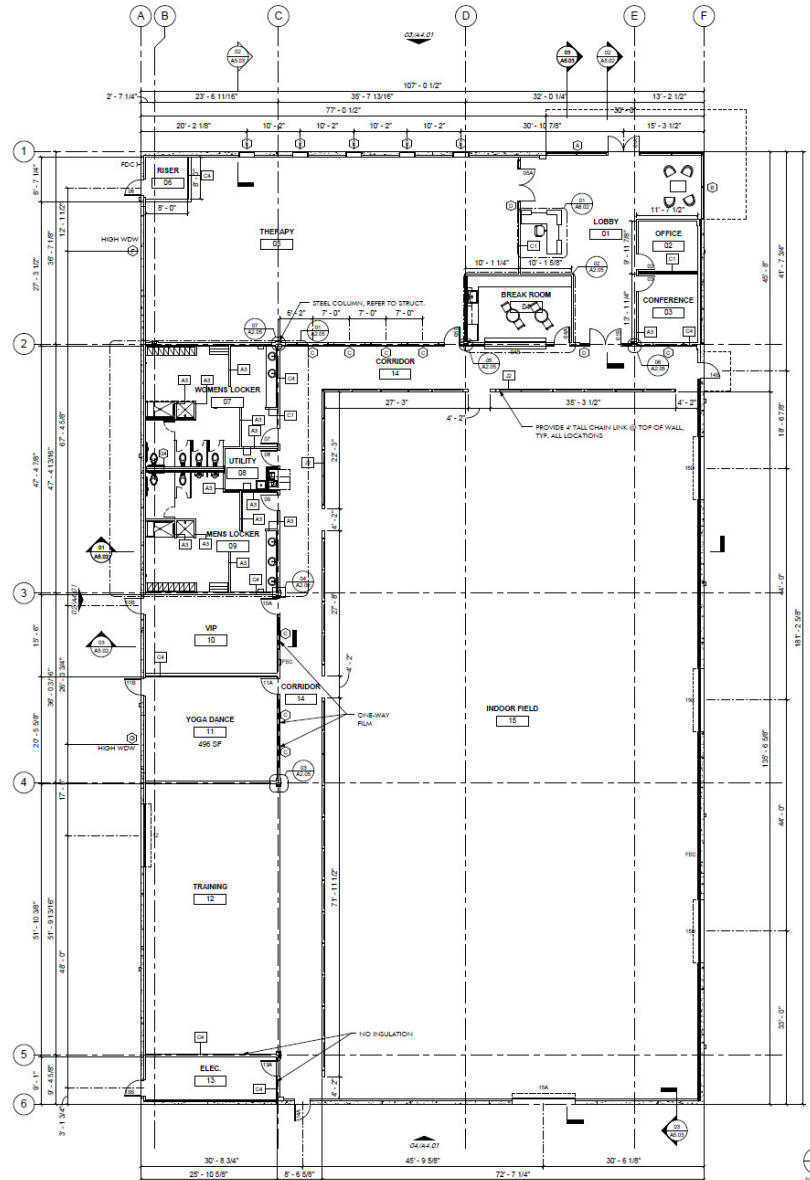
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**SITE PLAN**  
**date** 10-27-16  
**sheet**  
**A1.01**



02 LIFE SAFETY PLAN  
SCALE: 1/8" = 1'-0"

Room Schedule	Name	Number	Area
LOBBY	01	828 SF	
OFFICE	02	138 SF	
CONFERENCE	03	148 SF	
BREAK ROOM	04	200 SF	
THERAPY	05	200 SF	
RESER	06	87 SF	
WOMENS LOCKER	07	159 SF	
UTILITY	08	68 SF	
MENS LOCKER	09	159 SF	
VIP	10	172 SF	
YOGA DANCE	11	496 SF	
TRAINING	12	1288 SF	
ELEC.	13	202 SF	
CORRIDOR	14	1788 SF	
INDOOR FIELD	15	1838 SF	

- GENERAL NOTES**
- DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE. (J.A.I.C.)
  - GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
  - FRAMING CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING AT ALL WALL MOUNTED FIXTURES, INCLUDING, BUT NOT LIMITED TO - WALL MOUNTED SHELVING, BASE AND UPPER CABINETS, CUBBLES, CLOSET SHELVING AND ROOF, WALL MOUNTED DOOR POPS, TOILET ROOM PARTITIONS, LAWS, SHAR BARS, HORIZONTAL, SLOPE DOWN-UP, WAITS RECEPTABLE, TOILET, PAPER DISPENSERS, HOP DRINK, AND ACCESSORIES.
  - FIRE EXTINGUISHER CABINETS (IF A.C.) TO BE LOCATED PER LOCAL FIRE CODES. PROVIDE BLOCKING AND KEEP CLEAR OF ALL ELECTRICAL AND PLUMBING UNITS. ALL F.A.C. TO BE SEEN RECESSED. PROVIDE 1x108 C EXTHOUGHIER PER UNIT.
  - INSULATE STUD WALLS THAT FACE INDOOR FIELD & TRAINING (R-20) UNLESS NOTED OTHERWISE



01 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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04.06.2017

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project  
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3000 Belmeade Dr.  
Cameron, Texas 75006

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**ISSUE FOR CONSTRUCTION**  
revisions

file  
**FLOOR PLAN**  
date 10-27-16  
sheet

**A2.01**



# 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.

**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 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.

**Morgan Realty Group, LLC** 9002258 emrogan@morganrealtygroup.net 214-222-0010

Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Eric Morgan** 515655 emorgan@morganrealtygroup.net 214-222-0010

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