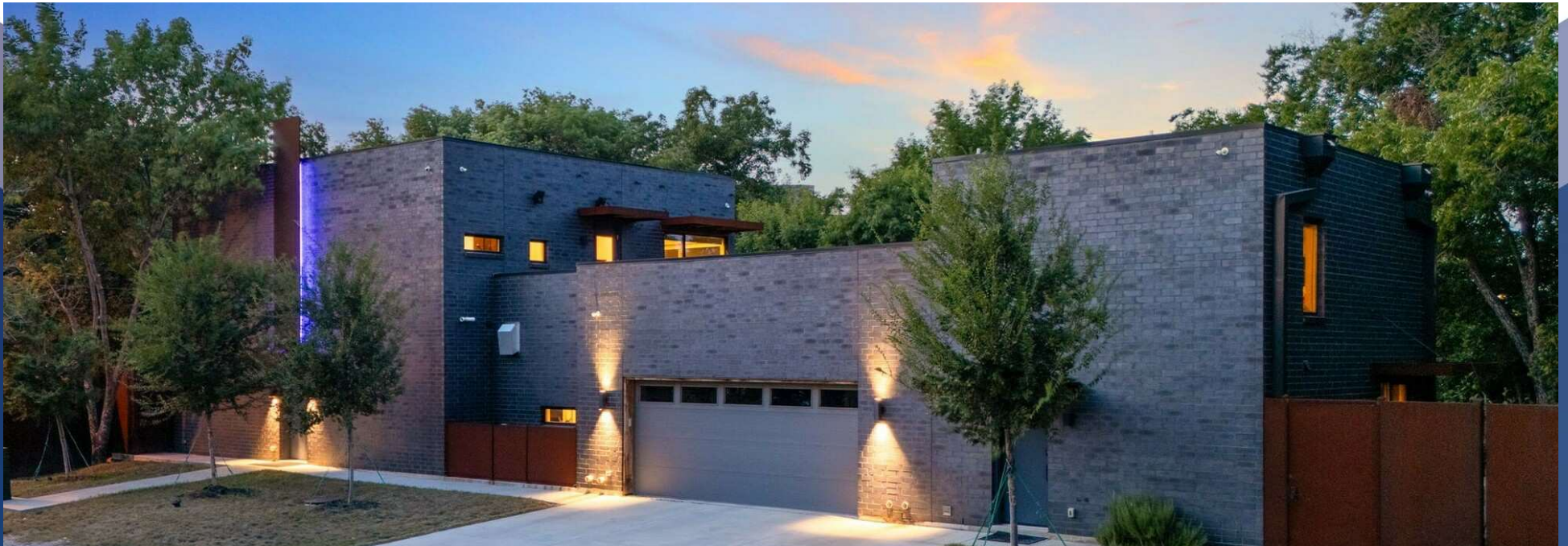


SALE

4798 IBERIA AVE

4798 Iberia Ave Dallas, TX 75207



SALE PRICE

Subject To Offer

 [CLICK TO VIEW VIDEO](#)

Greg Cagle
817.308.2592

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

4798 IBERIA AVE

4798 Iberia Ave Dallas, TX 75207

SALE PRICE

SUBJECT TO OFFER

PROPERTY INFORMATION

LOCATION INFORMATION

Street Address	4798 Iberia Ave
City, State, Zip	Dallas, TX 75207
County	Dallas

BUILDING INFORMATION

Building Size	5,486 SF
Building Class	A
Number of Floors	2
Year Built	2021
Number of Buildings	3

Property Type	Commercial
Property Subtype	Live/Work, Office/Showroom
Zoning	MU-1
Lot Size	19,384 SF
APN #	0000081512500000

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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4798 IBERIA AVE



PROPERTY DESCRIPTION

Exceptional live/work opportunity in Dallas, TX. This 5,486 SF live/work multi-use property which offers 2 modern buildings, meticulously constructed in 2021 with commercial-grade materials and and impeccable design. Currently being used as a residence by the builder/owner but was designed as the ultimate in commercial space. Nestled in the Dallas urban landscape and boasting MU-1 zoning, this space is ideal for a variety of uses. The main structure is perfectly designed for a showroom with private offices and has a gourmet kitchen complete with stainless steel countertops and high-end appliances. Building number 2 has two full baths and full kitchen and is ideal for office space, showroom, or a separate living area. It has been plumbed for an outdoor kitchen and the center courtyard is the perfect location for a pool. Both buildings have lots of windows that look onto the courtyard. With convenient access to major highways including I-30, I-35, and the Dallas North Tollway, as well as proximity to other key business hubs, this property presents an unparalleled location advantage for potential users seeking a strategic advantage in the thriving Dallas market. This truly is a one of kind commercial or residential opportunity.

LOCATION DESCRIPTION

Strategically located in the heart of Dallas, the property offers unparalleled access to key business and work centers. Minutes away from Downtown Dallas, the Medical District, Uptown, Victory Park, and the Dallas Design District, a thriving center for creativity and innovation, the location is ideal for the discriminate owner/user seeking a competitive edge. Enjoy easy access to renowned dining and entertainment options, as well as nearby retail and commerce centers. With convenient access to major highways including I-30, I-35, and the Dallas North Tollway, as well as proximity to other key business hubs, this property presents an unparalleled location.

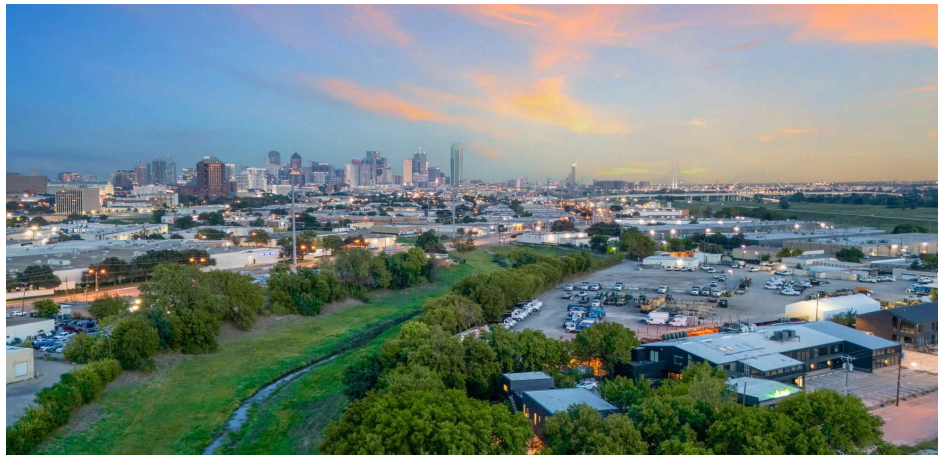
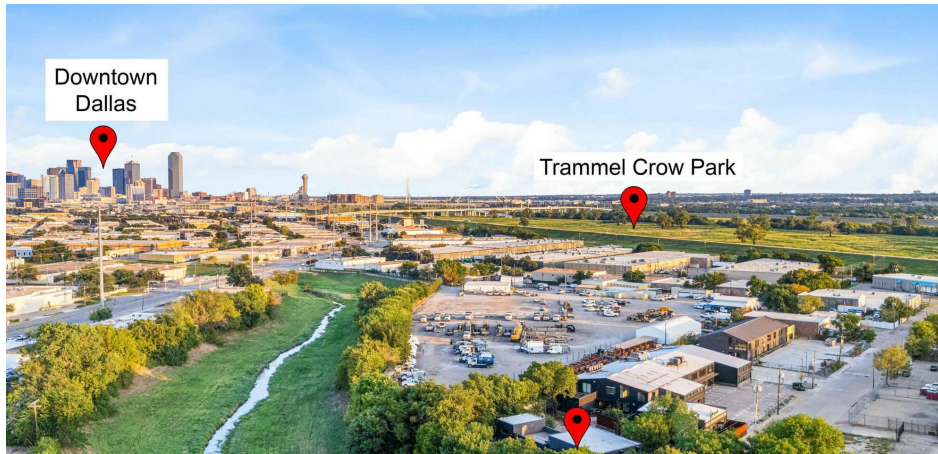
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PROPERTY HIGHLIGHTS

- - Provides maximum privacy, security, and exclusivity. Backs up to Turtle Creek is on the east side of the property
- - Modern 5,486 SF multi-use building with commercial-grade construction and high-end finish-out
- - MU-1 zoning for versatile uses
- - Strategic location with easy access to I-30, I-35, and Dallas North Tollway
- - Proximity to major business and work centers, including Downtown, Uptown, and Medical District
- - Very close and easily accessible to both Love Field and DFW International Airport
- - Ideal live/work space for many operations
- SEE VIDEO FOR ADDITIONAL PHOTOS
- SITE PLAN & FLOOR PLANS AVAILABLE UPON REQUEST
- BUILDER ADDED FEATURES & UPGRADES AVAILABLE UPON REQUEST

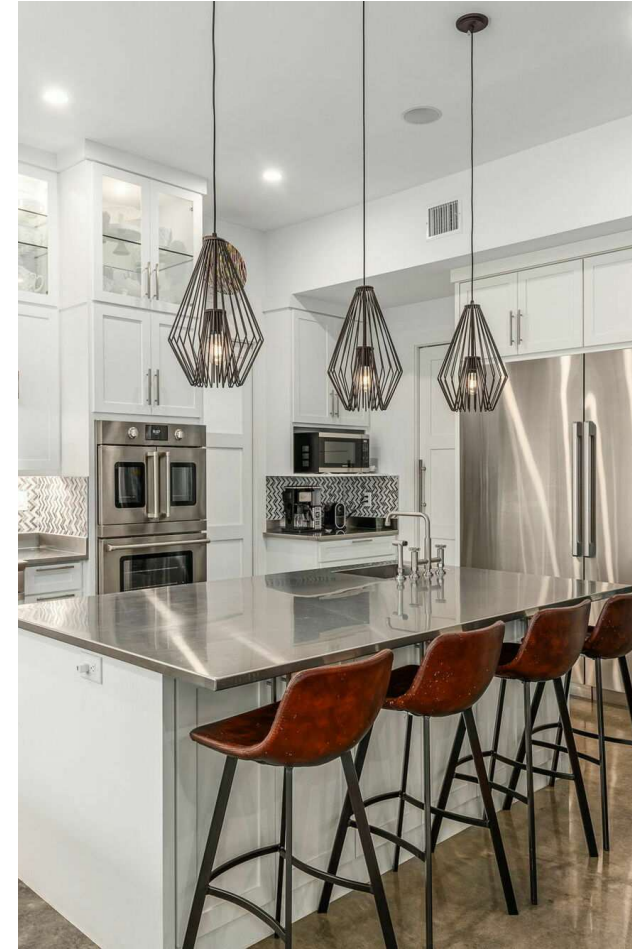
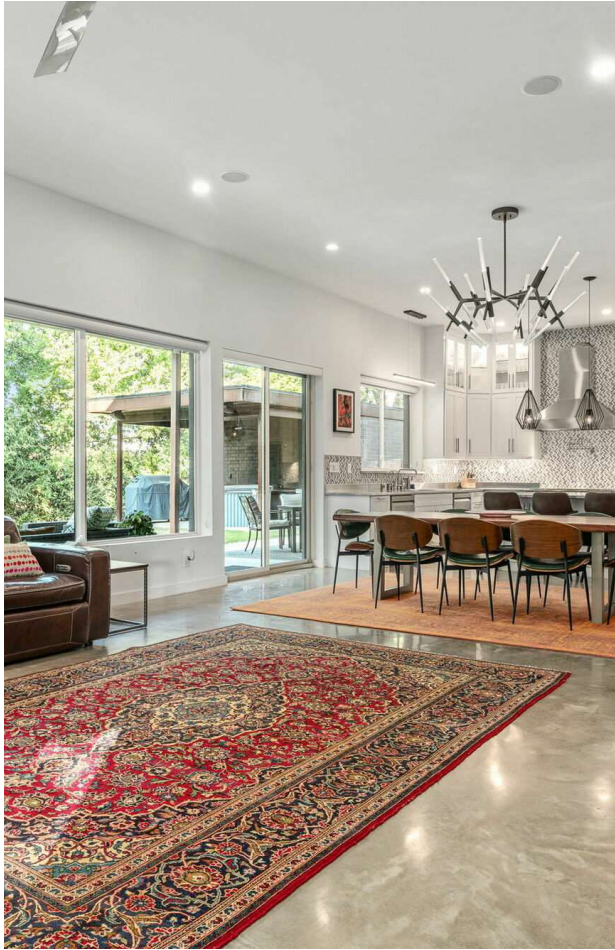
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4798 IBERIA – CUSTOM FEATURES

- NEW UTILITY LINES TO PROPERTY INCLUDING:
 - GAS LINE
 - WATER LINE
 - WASTEWATER LINE
 - UNDERGROUND ELECTRICITY
- CUSTOM MADE UTILITY BRICK IN IRONSPOT MANGANESE COLOR ON ALL EXTERIOR WALLS
- SWD OPEN CELL FOAM INSULATION IN ALL EXTERIOR WALLS
- COMMERCIAL GRADE TPO ROOFING
- PRE-PLUMBED FOR ROOFTOP SOLAR PANELS
- COMMERCIAL 1.5" WATER SUPPLY LINE FOR EXCELLENT WATER PRESSURE
- HOSE BIBS ON ALL EXTERIOR WALLS
- HIGH EFFICIENCY APPLIANCES AND AIR UNITS
- SPRINKLER SYSTEM THROUGHOUT COMPLETE PROPERTY
- WATER SUPPLY ROOM WITH WHOLE-HOUSE WATER FILTRATION SYSTEM AND TANKLESS WATER HEATERS
- SMART HOUSE WITH TECH HUB CLOSET
- CAT6 ETHERNET AND CABLE PORTS IN EVERY ROOM
- UBIQUITI COMMERCIAL SECURITY CAMERA SYSTEM
- HUE LIGHTING THROUGHOUT
- COLOR-CHANGING LED FEATURE ABOVE FRONT DOOR

MAIN HOUSE KITCHEN FEATURES

- BLUE STAR 8 BURNER GAS RANGE
- BLUE STAR FRENCH DOOR DOUBLE OVEN
- DACOR 36" BUILT-IN FRIDGE
- DACOR 36" BUILT-IN FREEZER
- DACOR 12" BUILT-IN WINE FRIDGE
- CUSTOM STAINLESS-STEEL COUNTERTOPS WITH INTEGRATED SINKS
- CUSTOM CABINETRY AND CHEF'S PANTRY

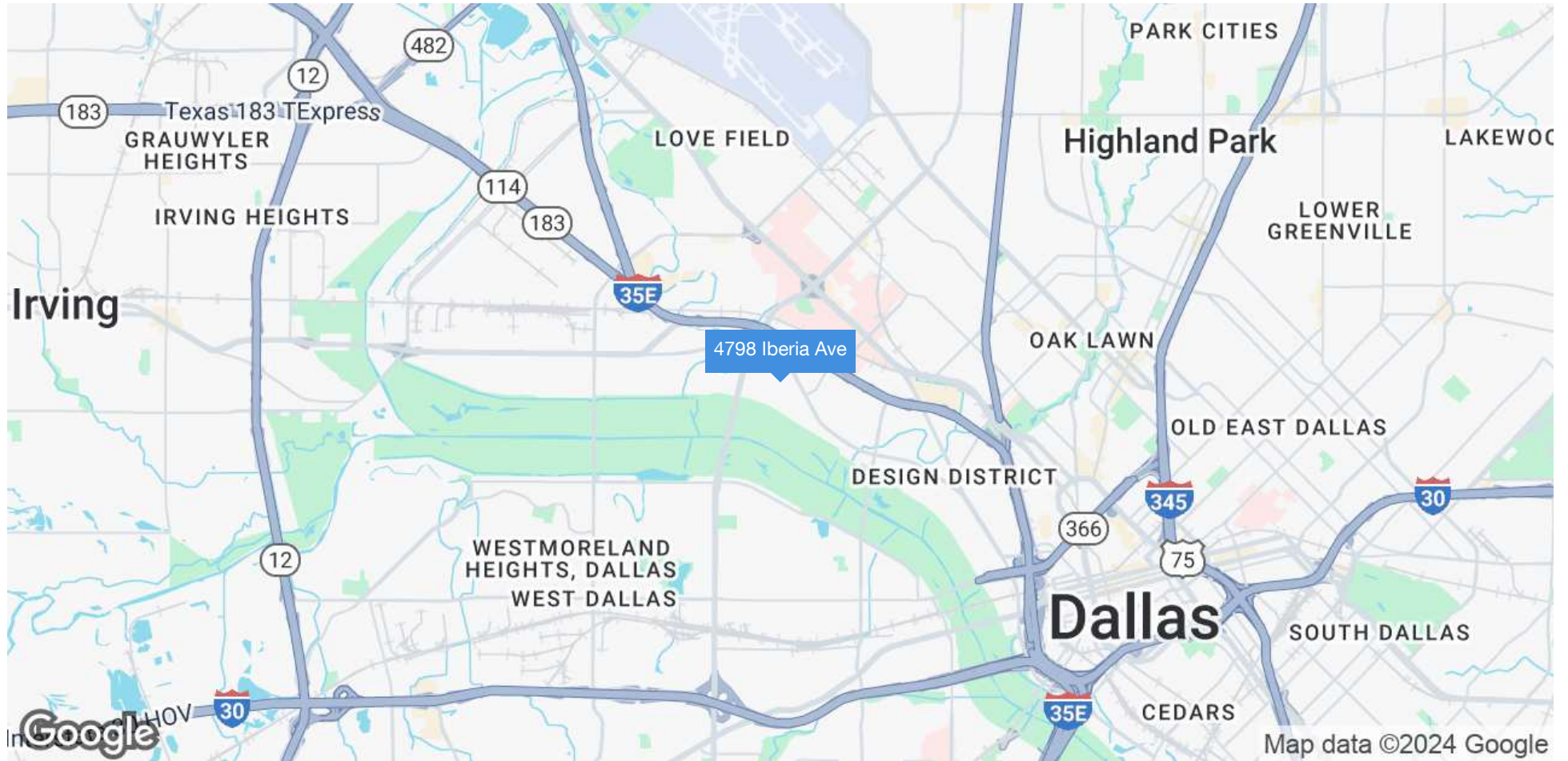
GUEST HOUSE KITCHEN FEATURES

- BLACK STAINLESS APPLIANCE PACKAGE WITH GAS RANGE
- CUSTOM STAINLESS-STEEL COUNTERTOPS WITH INTEGRATED SINKS
- CUSTOM CABINETRY
- CUSTOM CABINETRY AND MILLWORK
- CUSTOM METAL CANOPIES, STAIR BALUSTRADES, AND HANDRAILS
- 4 FULL SIZE WASHER DRYER HOOKUPS
- DESIGNER TILES AND ARTISAN TILE INSTALLATION IN ALL BATHROOMS
- DESIGNER LIGHTING FIXTURES AND CHANDELIERS
- DIAMOND POLISHED CONCRETE FLOORS THROUGHOUT

- OUTDOOR PATIO AREA PRE-PLUMBED WITH WATER, GAS, AND ELECTRICAL FOR FUTURE OUTDOOR KITCHEN AND POOL EQUIPMENT

SALE

4798 IBERIA AVE



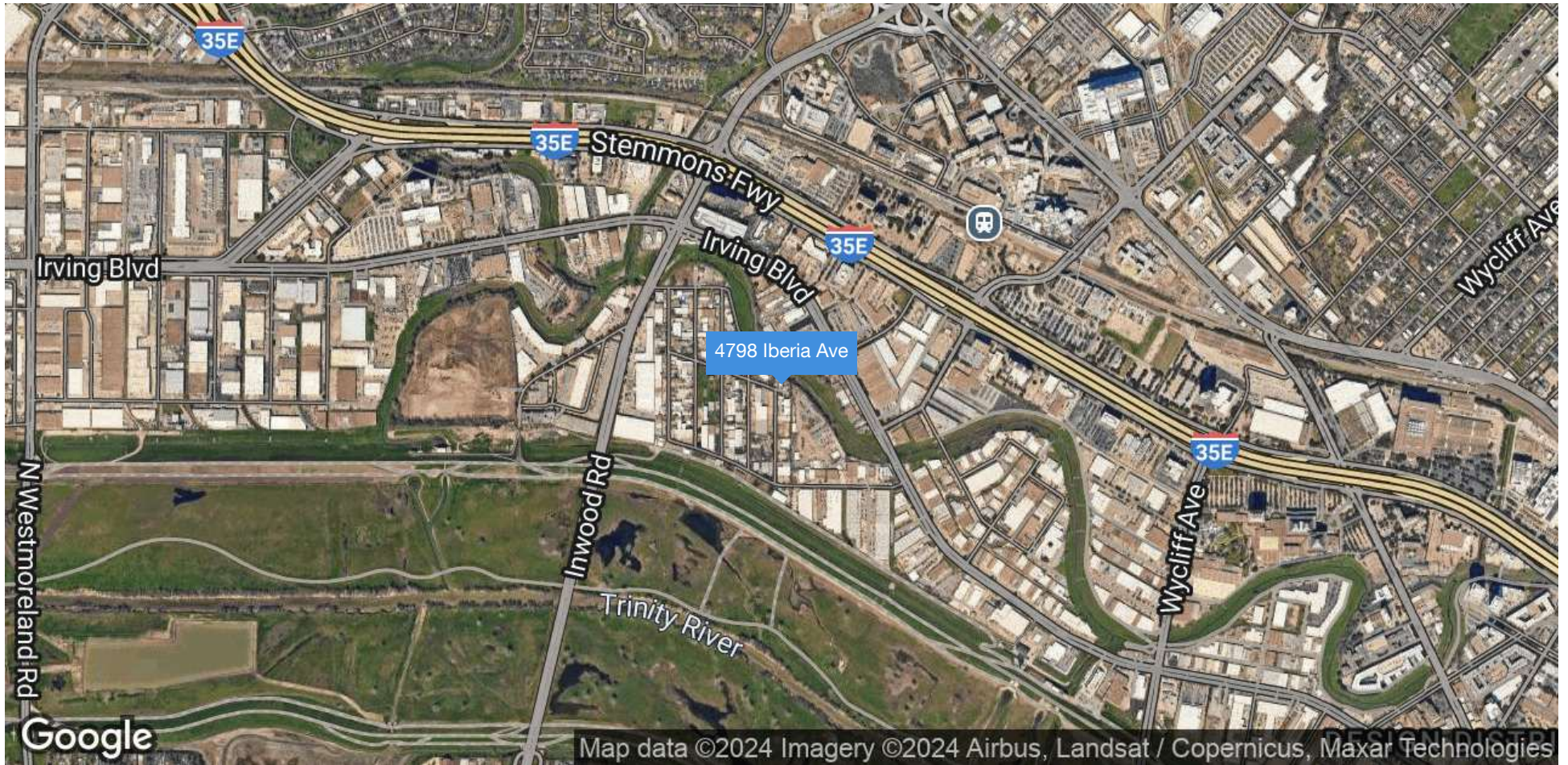
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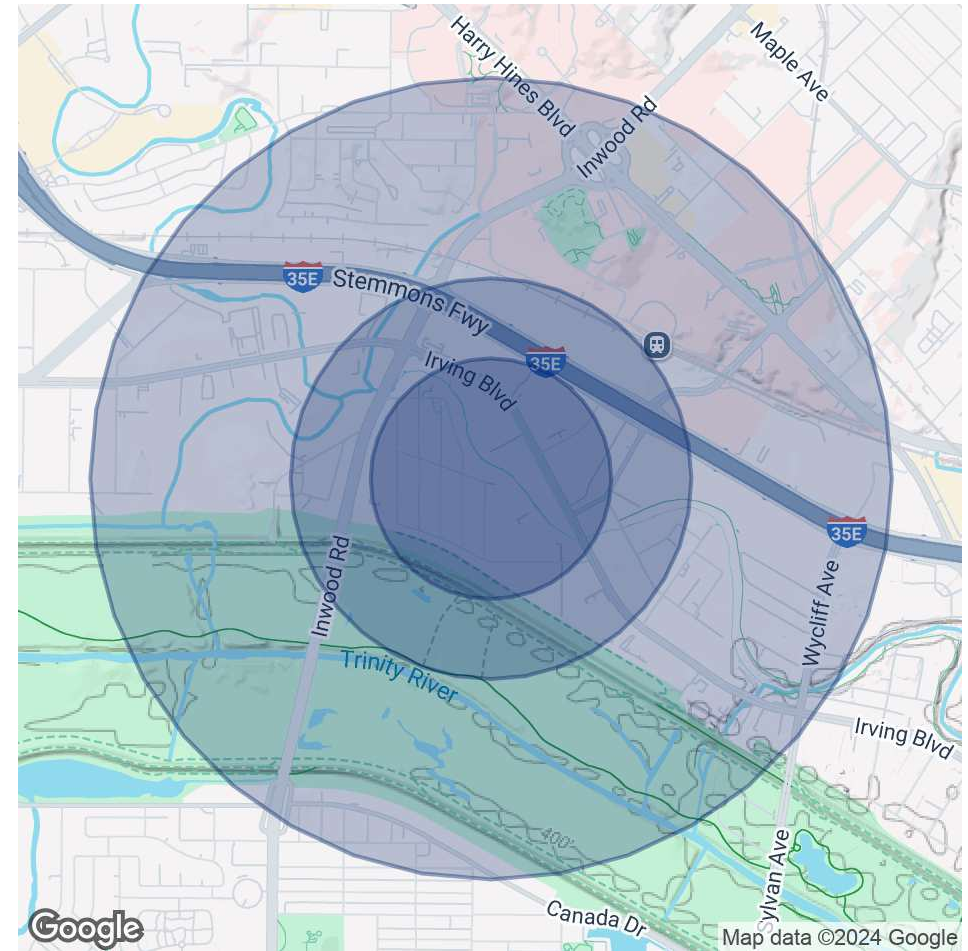
4798 IBERIA AVE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	33	61	3,054
Average Age	35	36	36
Average Age (Male)	38	38	36
Average Age (Female)	33	34	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	37	1,160
# of Persons per HH	1.6	1.6	2.6
Average HH Income	\$92,012	\$100,398	\$79,181
Average House Value	\$242,708	\$226,617	\$299,347

Demographics data derived from AlphaMap



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





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 counteroffer 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.

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<u>Joanne H. Justice</u>	<u>0159793</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)609-7700</u>
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<u>Joanne H. Justice</u>	<u>0159793</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)609-7700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Greg Cagle</u>	<u>0253535</u>	<u>greg.cagle@cbdfw.com</u>	<u>(817)308-2592</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker Realty Corporate DFW, 25250 Northwest Frwy Ste 200 Cypress TX 77429

Information available at www.trec.texas.gov

IABS 1-0 Date

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