



FOR LEASE



10777 TURBEVILLE ROAD SUITE 110 DALLAS, TX

PROPERTY OVERVIEW

7,200 SF FLEX OFFICE/WAREHOUSE

FENCED OUTSIDE STORAGE

PROPERTY FEATURES

16' CLEAR HEIGHT

2 GRADE-LEVEL DOORS (12')

BATHROOMS: 3 TOTAL

NATURAL GAS (HEATING)

CITY WATER AND SEWER



10777 TURBEVILLE ROAD SUITE 110 DALLAS, TX

Now available for lease, 10777 Turbeville Rd, Suite 110 offers a highly functional 7,200 SF flex office/warehouse space in a prime Dallas industrial pocket. This versatile suite features three restrooms (two in office, one in warehouse), 16' clear height, and two 12' grade-level doors, ideal for light industrial users, contractors, or distribution tenants. The building includes fenced outside storage, providing secure space for vehicles or materials. Utilities include natural gas heating and city water/sewer, supporting a wide range of operational needs. Positioned within an active business park, this space offers strong access and practical layout for growing businesses.



Property Overview

Features

Location

Contact



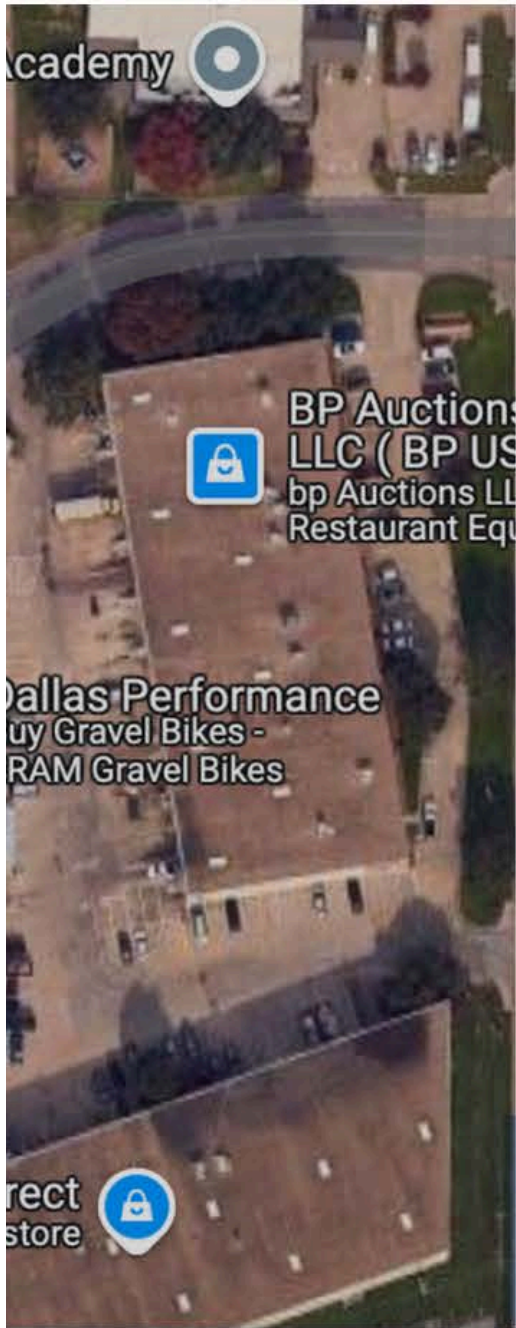
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10777 TURBEVILLE ROAD SUITE 110 DALLAS, TX

TYLER MARKWOOD

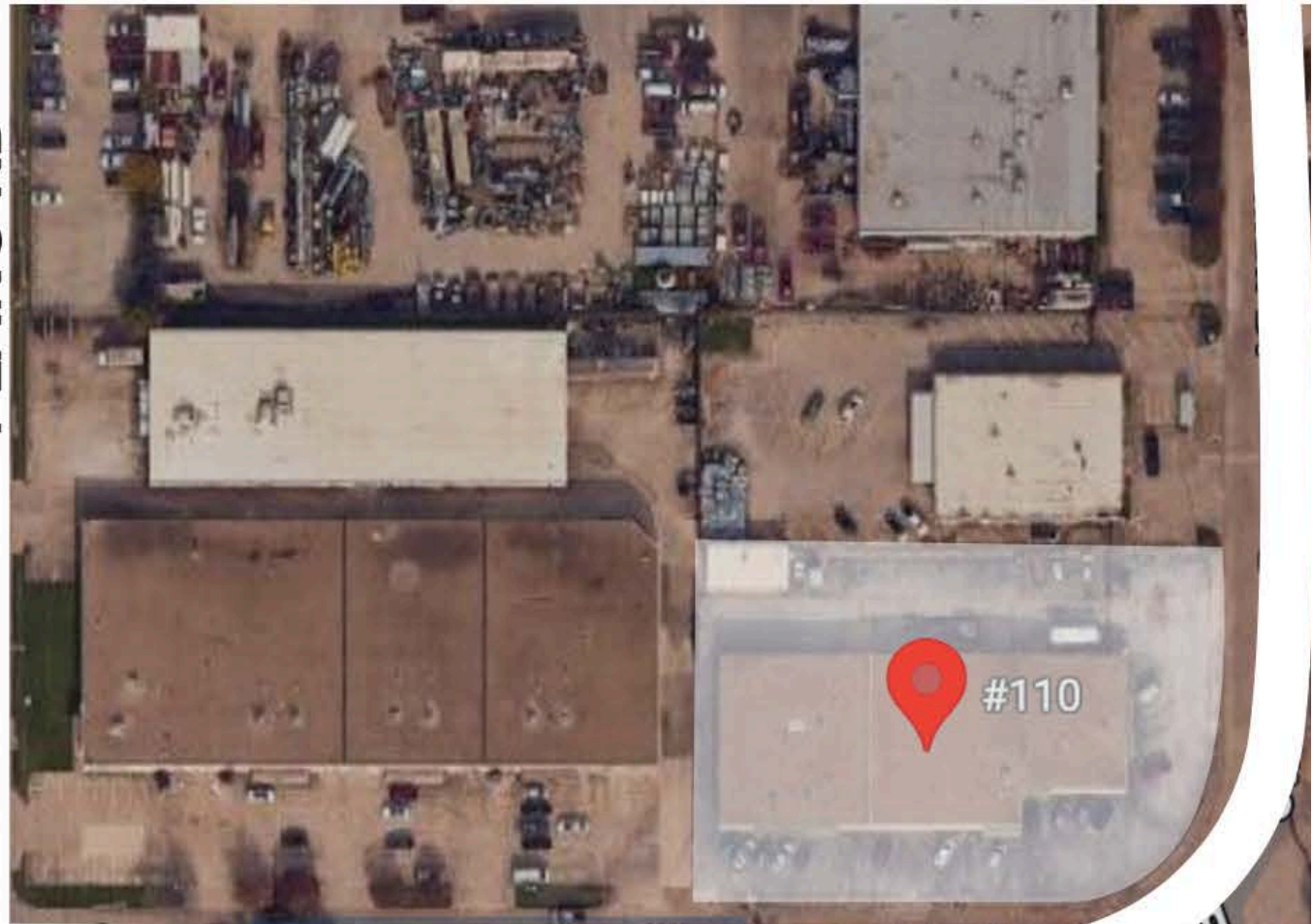
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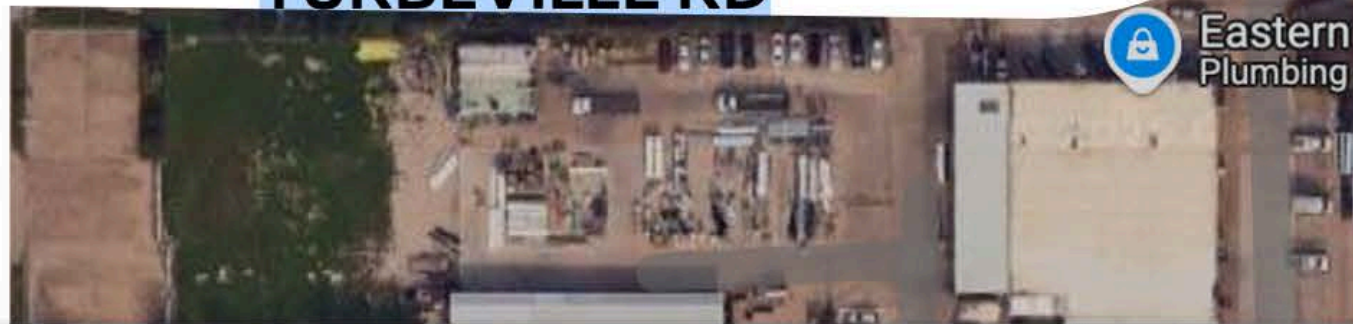


NORD

PLANO RD



TURBEVILLE RD



A wide-angle photograph of a commercial property. In the foreground, there is a paved parking lot with yellow painted lines and several yellow bollards. A black ramp or loading dock is visible on the right side of the lot. In the middle ground, there is a single-story commercial building with a light-colored, textured exterior. The number '10777' is painted in large, dark green digits on the side of the building. To the left of the building, there is a small entrance with a green awning. The background shows other commercial buildings and a clear blue sky with scattered white clouds.

CONTACT US

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**10777 TURBEVILLE ROAD
SUITE 110 DALLAS, TX**

TYLER MARKWOOD



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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.

Bates Real Estate, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Bates	660669	caleb@batesrealestate.com	214-797-7939
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Markwood	9014642	tyler@batesrealestate.com	469-475-3070
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

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