

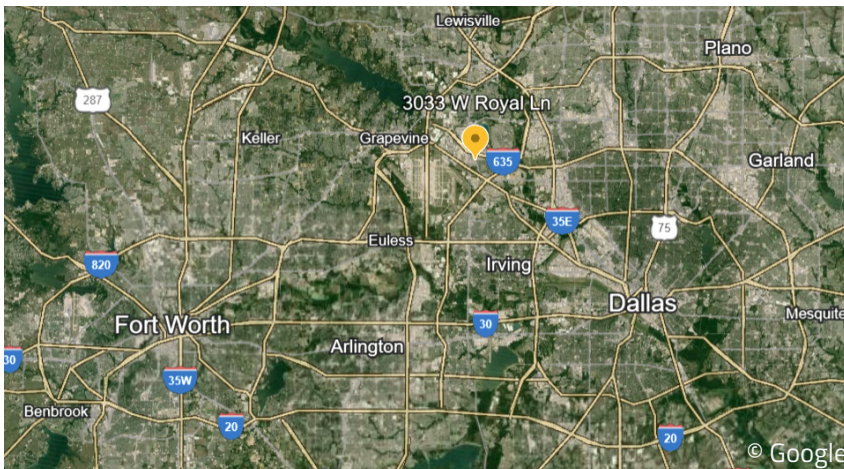


For Sale



Building For Sale

3033 W Royal Lane | Irving, TX 75063



Property Highlights

Building Size: 32,587 ± sq ft
Land Area: 2.54 ± acres
Parking: 128
Zoning: Light Industrial
Price: \$4,800,000

Additional Details: Built in 1999 and located in Royal Business Park in Las Colinas, this building is zoned Light Industrial and is only half finished out. Of the total 32,587 sq ft, approximately 16,000 ± sq ft has been nicely finished out for a church with rooms of varying sizes for offices, childcare, meeting and training spaces, and gathering areas. The worship center seats about 250 ± and is fully equipped for A/V production. The remaining approximately 16,000 ± sqft is raw space. This property lends itself to multiple possibilities, including continuing as a religious facility or being used for school, office, or industrial purposes.

Contact Information



Wayne Shuffield

Church Real Estate Professional

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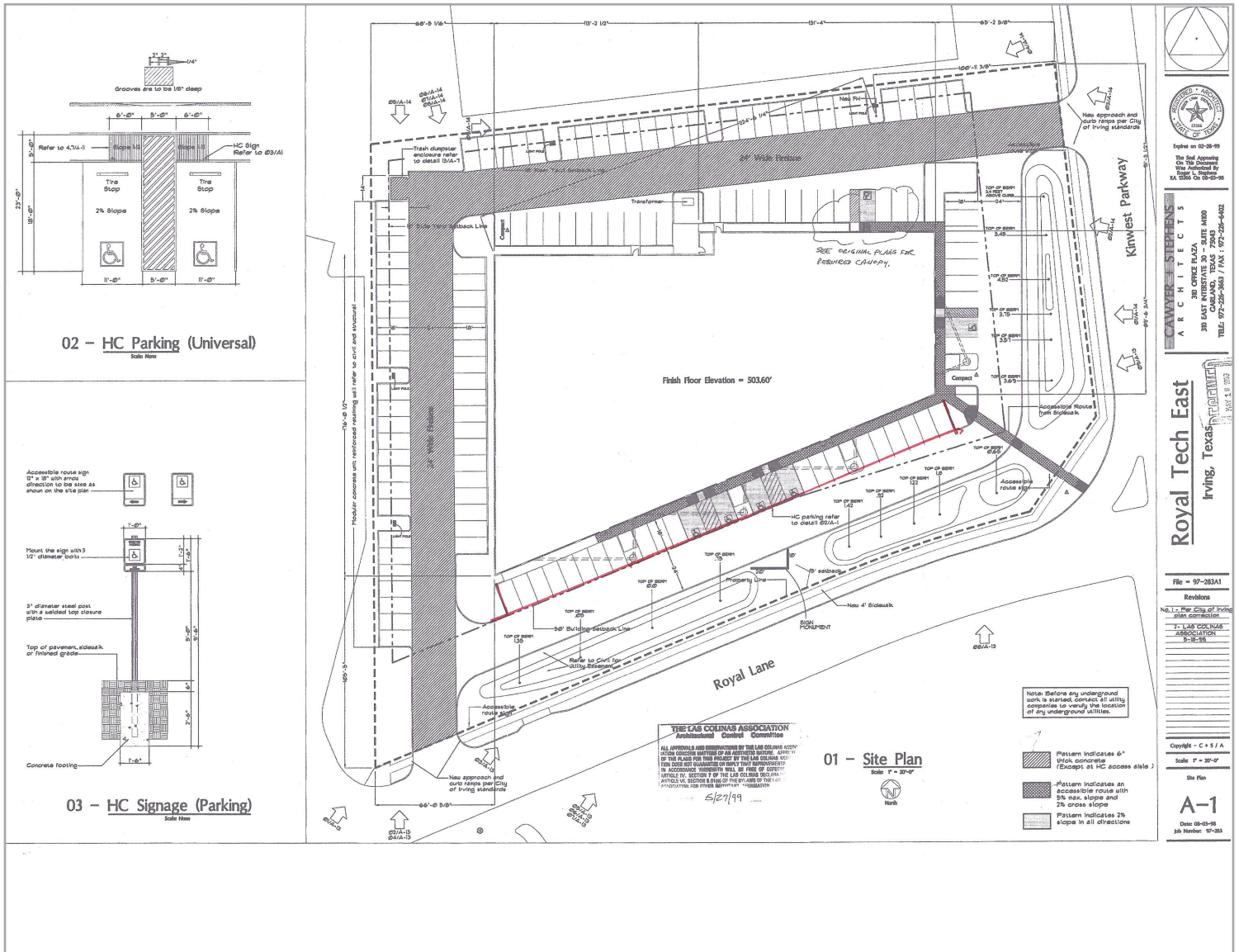
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CAVIER STEPHENS ARCHITECTS
30 EAST ENTRAVILLE 30 - SUITE 1000
IRVING, TEXAS 75039-2666 / FAX: 972-258-4002

Royal Tech East
Irving, Texas

File # 97-283A1
 Revisions:
 No. 1 - Per City of Irving plan correction.
 2 - LAB COLINAS ASSOCIATION 8-2-09

City/Client - C + S / A
 Scale - 1" = 30'-0"
 She Pin
A-1
 Date: 08-09-09
 Job Number: 15-033

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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.

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.

Church Realty	568835	Info@ChurchRealty.com	972-424-2000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wayne Shuffield	664678	WayneS@ChurchRealty.com	214-543-7442
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date