

**\$3,000,000**

Medical Office Building  
Year Built: 2003  
Approx. 6,326 Sq Ft.  
Metal Seam Roof  
Frontage on Al Lipscomb Way  
Appx. .54 Acres (23,599 +/-)  
Masonry-Block-Tiltwall  
Capeted-Comm Grade  
Baylor Hospital Tenant  
(May be a six month renewal  
To Mid-2025)  
Close Proximity to  
Downtown Dallas  
Major Roadway  
Construction  
Improving access

*Exceptional Medical Office  
For Sale or Lease  
2835 AL LIPSCOMB WAY  
DALLAS, TX 75215*



**NEW TOWNHOMES,  
RETAIL, MF BEING  
DEVELOPED**



2835 AL LIPSCOMB WAY DALLAS, TX 75215

**TOM METCALFE**  
President  
TKJK, INC  
3941 Legacy Dr. Ste 204  
Plano, TX 75023  
214-458-8787  
tmetcalfe@metrealestate.net



SouthFair Community Development Corporation

RENT ROLL

2835 Al Lipscomb Way, Dallas 75215

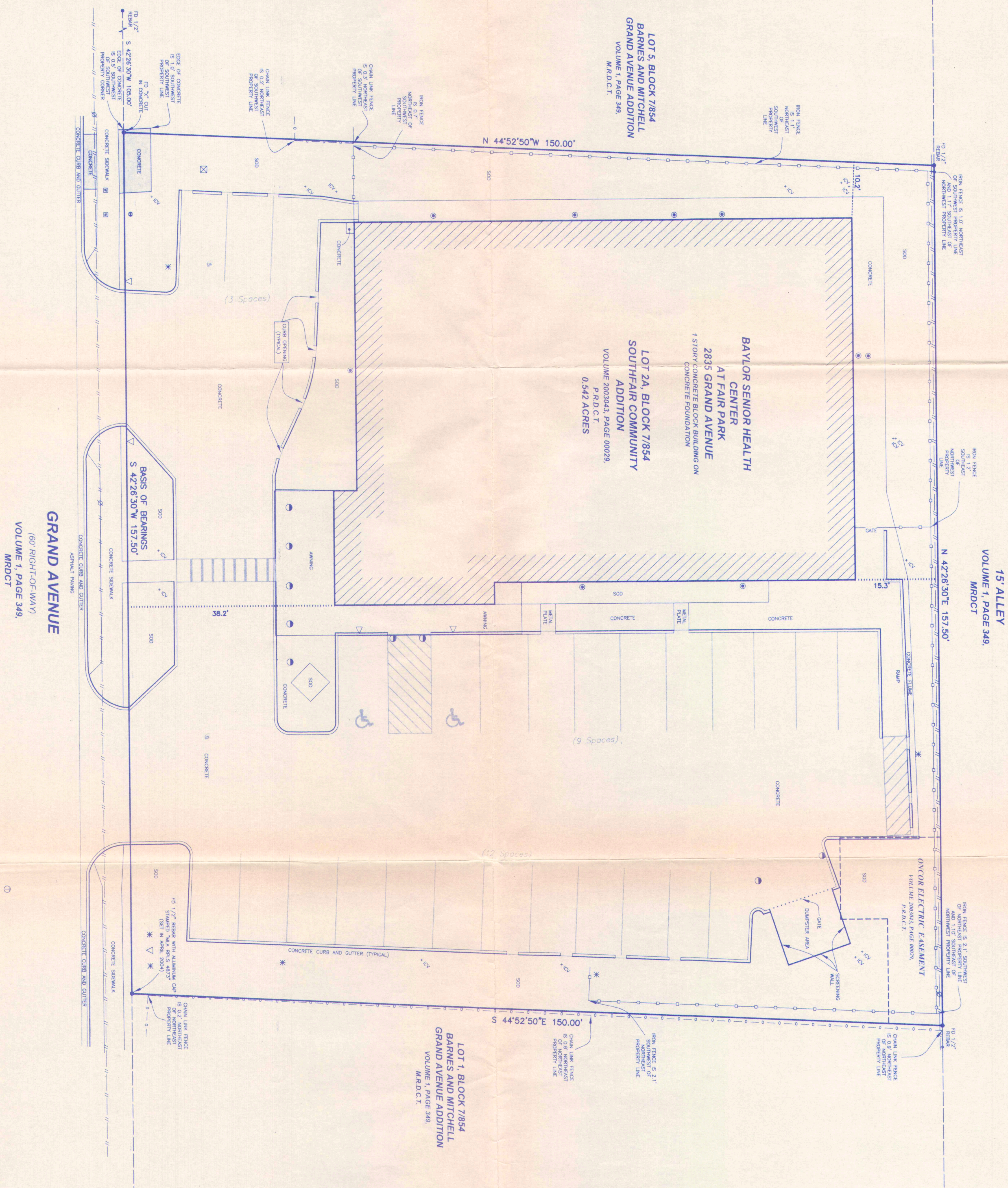
Medical Building Built - 2004

<u>Unit</u>	<u>Tenants</u>	<u>Monthly Rent</u>	<u>\$/SF</u>	<u>SF</u>	<u>First Occupied</u>	<u>Lease Renewed</u>	<u>Current lease ends</u>
1	Baylor Scott White	\$ 13,772.58	\$ 27.80	5,945	9/13/2004	2/1/2025	7/31/2025

**Total Annual Rental Income      \$ 165,270.96**

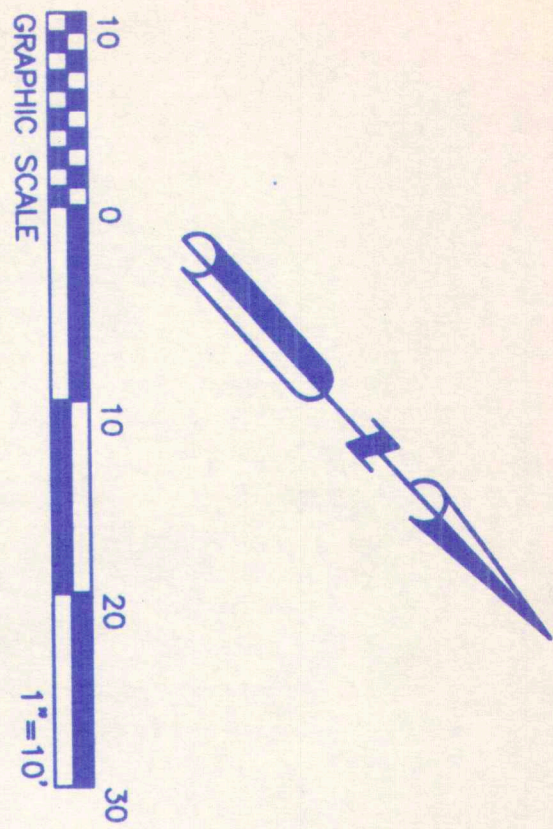
*Note: Annual base rent subject to annual 2% increase*



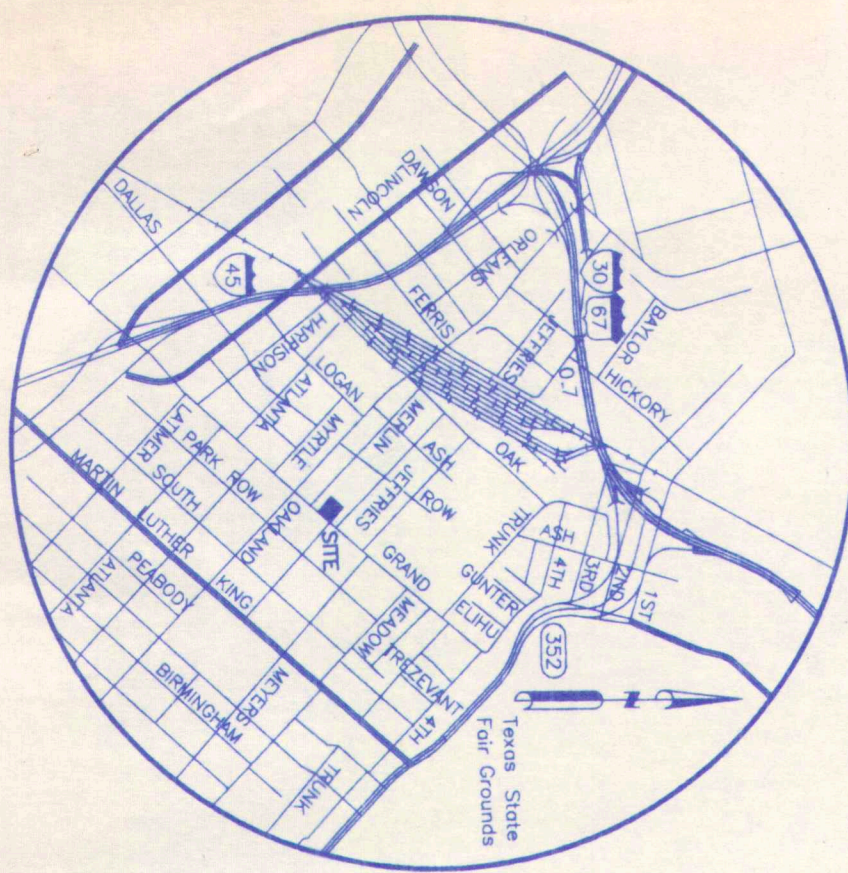


## LEGEND

- [illegible]



**VICINITY MAP**  
**NOT TO SCALE**



### LEGAL DESCRIPTION

BEING LOT 2A, IN BLOCK 7854, SOUTHEAST AIR COMMUNITY ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2003033, PAGE 00029, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

## GENERAL NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHEAST ARMY LINE OF LOT 2, BLOCK 716/4, SOUTHEAST COMMUNITY ADDITION, VOLUME 2003/04, PAGE 00023, TRACT SHOWN THEREAS AS S 42°28'30" W.
- THIS SITE MAY CONTAIN HAZARDOUS MATERIALS. THIS SURVEY IS NOT INTENDED TO IDENTIFY OR SHOW ANY SUCH MATERIALS.
2. THERE ARE 26 TOTAL STOPS PARKING SPACES WITHIN THE SUBJECT PROPERTY OF WHICH 2 ARE MARKED HANDICAP.
3. THE EXISTING UTILITIES DEPICTED HEREIN ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND FACILITIES.
4. THE EXISTING UTILITIES DEPICTED HEREIN ARE BASED ON FIELD LOCATION OF SURFACE UTILITIES. NOT FOR MARSHALL LANCASTER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES. NOT FOR MARSHALL LANCASTER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES. NOT FOR MARSHALL LANCASTER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES. NOT FOR MARSHALL LANCASTER & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES.

- CALL UNDERGROUND SERVICE ALERT (800) 475-7638, 48 HOURS BEFORE ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
5. TITLE (N.C. BARING RESEARCH HAS BASED ON INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY REPUBLIC TITLE OF TEXAS, INC. (NO. 046127) S.G. (ISSUED JUNE 21, 2004). REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS.
- MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH.


7. GRAPHICALLY PLOTTABLE ITEMS (SUCH AS EASEMENTS) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT WHOSE DESCRIPTIONS INDICATE THAT THEY ARE LOCATED ON THE SUBJECT PROPERTY ARE DEPICTED HEREON.
- PROVIDED RECORD DOCUMENTS LISTED IN SAID SCHEDULE B, ARE SUMMARIZED AS FOLLOWS:

- ITEM 10a. (SHOW ON SURVEY)  
ITEM 10b. (SHOW ON EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 2003043, PAGE 29, MAP RECORDS OF DALLAS COUNTY, TEXAS)  
ITEM 11c. (SHOW ON SURVEY)  
ITEM 10c. TERMS, PROVISIONS, AND CONDITIONS OF LEASE DATED 4/19/2003, BETWEEN JEREMIES SERVICES IDENTICALIZATION, P. AS LESSOR AND BAYLOR UNIVERSITY MEDICAL CENTER AND ITS OFFICERS AND AGENTS, AS LESSEES, REEDED RECORDS OF DALLAS COUNTY, TEXAS (LEGAL DESCRIPTIONS OF DALLAS RECORDED IN VOLUME 2003172, PAGE 1408, DEED RECORDS OF DALLAS COUNTY, TEXAS) (LEGAL DESCRIPTIONS CONTAINED IN REFERENCED DOCUMENTS ENCOMPASS THE SUBJECT PROPERTY)  
a. BUILDINGS SHOWN HEREON REPRESENT THE ABOVE GROUND PERIMETER FOUNDATION BUILDING TIES ARE PENDICULAR TO LOT LINES.

## SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES NAMED IN THE SURVEYORS CERTIFICATE. MARSHALL LANCASTER & ASSOCIATES, INC., EXPRESSLY DISCLAIMS ANY LIABILITIES FOR DAMAGES DUE TO USE OF SAID SURVEY BY OTHERS.

- (I) WASHINGTON MUTUAL BANK, F.A. (II) RETURN TITLE OF TEXAS, INC. (III) FIRST AMERICAN TITLE INSURANCE COMPANY AND (IV) SOUTHSTAR COMMUNITY DEVELOPMENT CORPORATION

  
 MARSHALL LANGCENTER  
 MARSHALL LANGCENTER PROFESSIONAL LAND SURVEYOR, NO. 4873  
 AUGUST 19, 2004  
 SERIES 1 PRINT 7 OF 9

PLEASE NOTE THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

## ALTA/ACSM LAND TITLE SURVEY

LOT 2A, BLOCK 7/854,  
SOUTHFAIR COMMUNITY ADDITION  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**MARSHALL LANCASTER & ASSOCIATES, INC.**  
CONSULTING LAND SURVEYORS

land title surveys · topography · subdivision platting  
retail, commercial and industrial construction surveying  
1864 North Norwood Drive, Suite E, Hurst, TX 76054  
metro (817) 268-8000 fax (817) 282-2231 [www.mla-survey.com](http://www.mla-survey.com)

[illegible]

Marshall Lancaster RPLS 487;  
Survey Date: 08/17/2004

SHEET 1 OF 1  
DATE: 08/19/2004  
DRAWN BY: JLR  
CHECKED BY: MI  
FILE: 04182 ALTA  
JOB NO.: 04182





# 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.*

11-2-2015



## 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.

Tom Metcalfe	0302612	tmetcalfe@metrealestate.net	214-458-8787
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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