



FOR SALE

BATES

**3530, 3534, 3538 & 3544 Doug Drive
Dallas, TX 75247**

PROPERTY OVERVIEW

Sale Price: \$850,000

ZONED: (IR)

Approx. 1 Acre (42,082 SF)

PROPERTY FEATURES

Utilities to site including sewage hook up

Full set of approved development plans

4 Separated Plotted Lands

Direct Access to Trinity River

Rendering & Site Plan Available

**3530, 3534, 3538 & 3544
DOUG DRIVE DALLAS, TX 75247**

Located at 3530, 3534, 3538, and 3544 Doug Drive in Dallas, Texas 75247, this rare assemblage of four contiguous parcels offers a total of approximately 1.00 acre (42,082 square feet) of prime land zoned Industrial Research (IR). This flexible zoning designation supports a wide range of commercial and industrial uses, making the site ideal for logistics, light manufacturing, or redevelopment. The property is strategically positioned in the Outer West Dallas submarket with direct access to major transportation corridors and the adjacent Trinity River Greenbelt, offering both operational convenience and future enhancement potential. Utilities-to-site are available including sewer connections. The property includes a full set of city-approved development plans, architectural renderings, and a detailed site plan—streamlining the path to development.



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CALEB BATES

214-797-7939

✉ caleb@batesrealestate.com



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DRIVE TIMES

1 Mile from I-30

2.5 Miles from I-35

0.3 Miles West of Trinity River (Direct Access)

5 Miles to Dallas Love Field Airport

20 Minutes to DFW Airport



CONTACT US

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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 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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Buyer/Tenant/Seller/Landlord Initials		Date	