

2615 Brenner Dr

2615 Brenner Dr, Dallas, TX 75220



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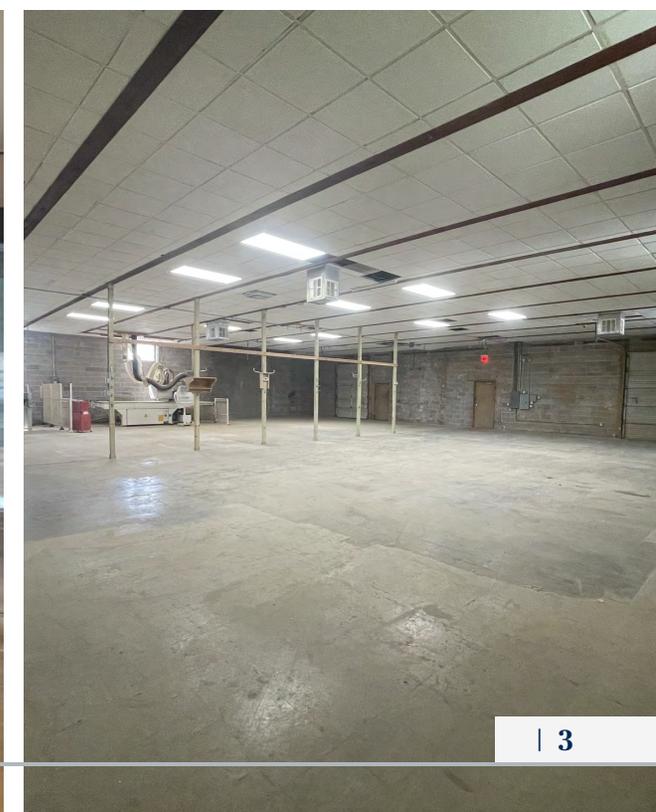
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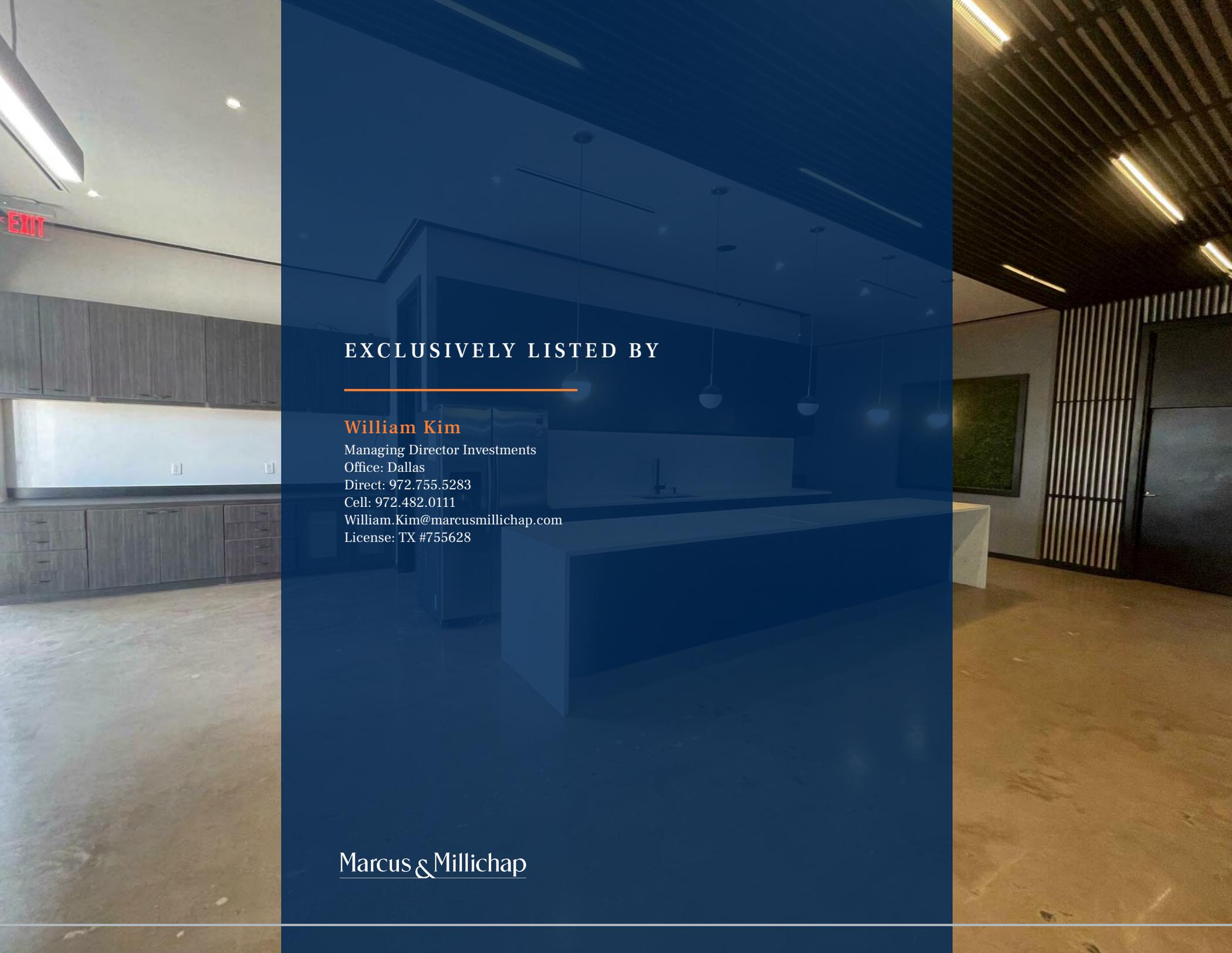
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Marcus & Millichap



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,988,000



Cap Rate
0.00%



Price/SF
\$220.89

FINANCIAL

Listing Price	\$1,988,000
Down Payment	100% / \$1,988,000
Price/SF	\$220.89
Occupancy	100% Occupied, Can Vacate

PROPERTY

Square Feet	9,000 SF
Office Percentage	20%
Lot Size	0.81 Acres (35,283 SF)
Year Built/Renovated	1964/2018



2615 BRENNER DR

2615 Brenner Dr, Dallas, TX 75220

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer this Owner-User investment opportunity in Dallas, Texas. The subject property is located favorably between Harry Hines Blvd. and I-35E, two of the major thoroughfares in Dallas, with less than half-mile to each. The building was constructed in 1964 and offers both warehouse space, as well as an office/showroom area. The building consists of 9,000 square feet of office/warehouse space and sits on 0.81 acres of land. The back portion of the property, approximately 5,000 square feet, has been covered to use as storage area and contains two loading docks. The front office and kitchen were remodeled with high-quality materials and a pride of workmanship that is not often seen in warehouse spaces.

Harry Hines Blvd stretches from Interstate 635 all the way into the heart of downtown Dallas. Located less than 1/3 of a mile off of Harry Hines, 2615 Brenner sits in a very active industrial area. Most properties in the area are either Owner-User properties or single tenants, however, multiple large scale warehouses were recently built just one or two blocks away along Shady Trail, attesting to the desirability of the area.

This is an excellent opportunity to acquire an Owner-User industrial warehouse in the heart of Harry Hines Blvd and right off of I-35, providing you quick access to the DFW metroplex.

INVESTMENT HIGHLIGHTS

- The Building Is Fully Air Conditioned With A Newer AC System
- Seller Reports Newer Roof Less Than 4 Years Old, Insulated Ceiling in The Office/Showroom Area
- Entire Land is Concreted | Great for Used Car Lot
- Great Opportunity For An Owner-User | Plenty Of Parking Space Available, 7 Covered Spots
- Approximately 5,000 SF Back Area Of Property Has Been Enclosed For Use As Additional Storage
- Existing Tenant Can Either Stay or Move Out
- Nearby Dallas Love Field Airport | Located Between I-35E And Harry Hines Blvd

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

MMCC-DUKEDENNIS

Marcus & Millichap

PROPERTY DETAILS // 2615 Brenner Dr

SITE DESCRIPTION

Assessors Parcel Number	00000600517000000
Zoning	Industrial
Year Built/Renovated	1964/2018
Intersection/Cross Street	Harry Hines & Brenner

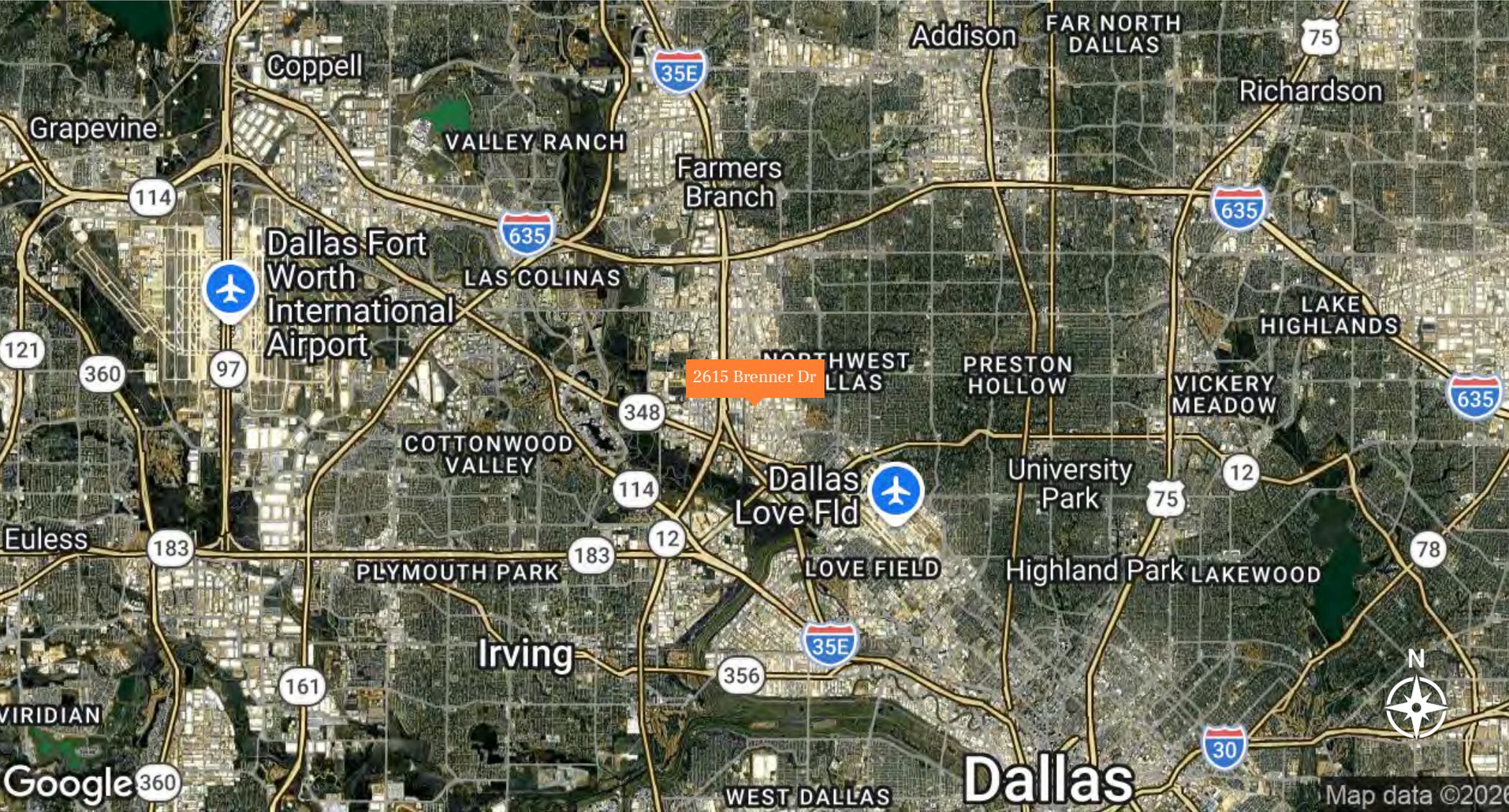
CONSTRUCTION

Exterior	Brick
Parking	Plenty
Clear Height	14 Feet
Dock Doors	1
Grade Level Doors	2

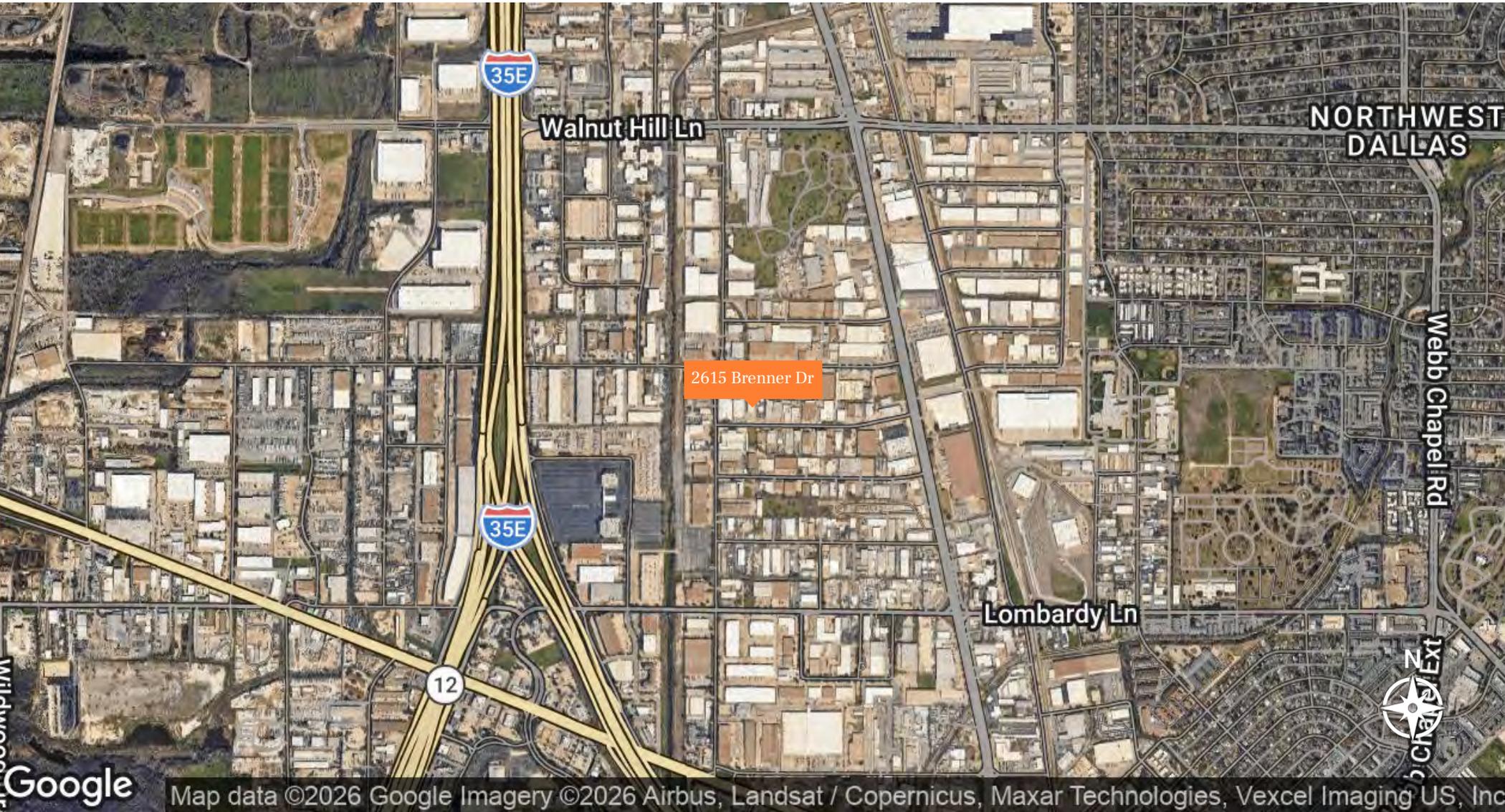
MECHANICAL

Percent with AC	Office & Warehouse 100%
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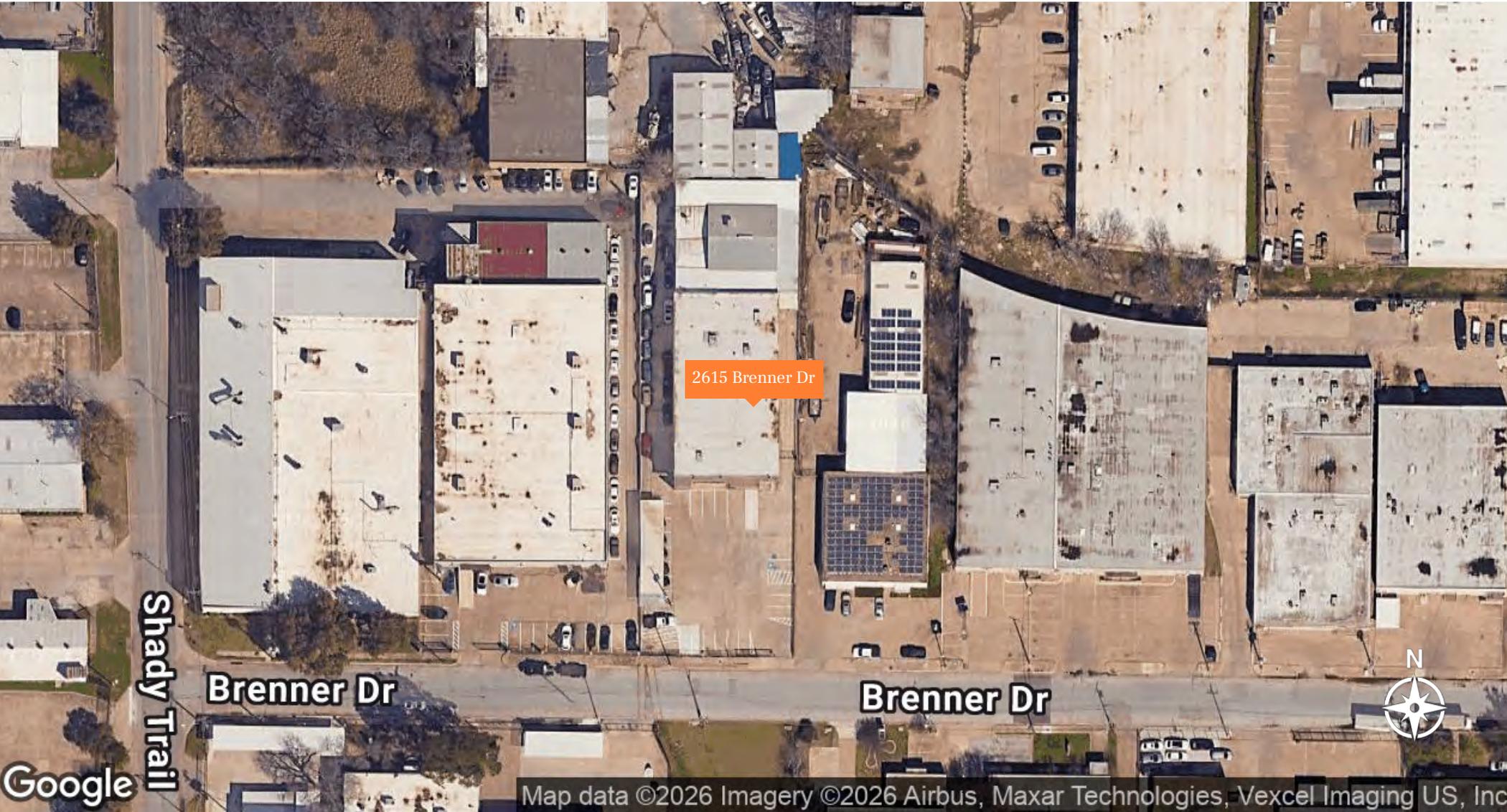
2615 Brenner Dr // REGIONAL MAP



LOCAL MAP // 2615 Brenner Dr



2615 Brenner Dr // AERIAL MAP



Google

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MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES



Duke Dennis - Director
Direct: (979) 777-9910

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada. **As the capital markets arm of the largest commercial real estate brokerage firm in the U.S., we source and structure financing for a wide variety of self-storage properties across the nation.**

Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all the pieces in the capital stack for a seamless transaction maximizing the certainty of execution. **Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms and options.**



SECTION 3

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

IABS-WILLIAM

Marcus & Millichap

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the sixth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

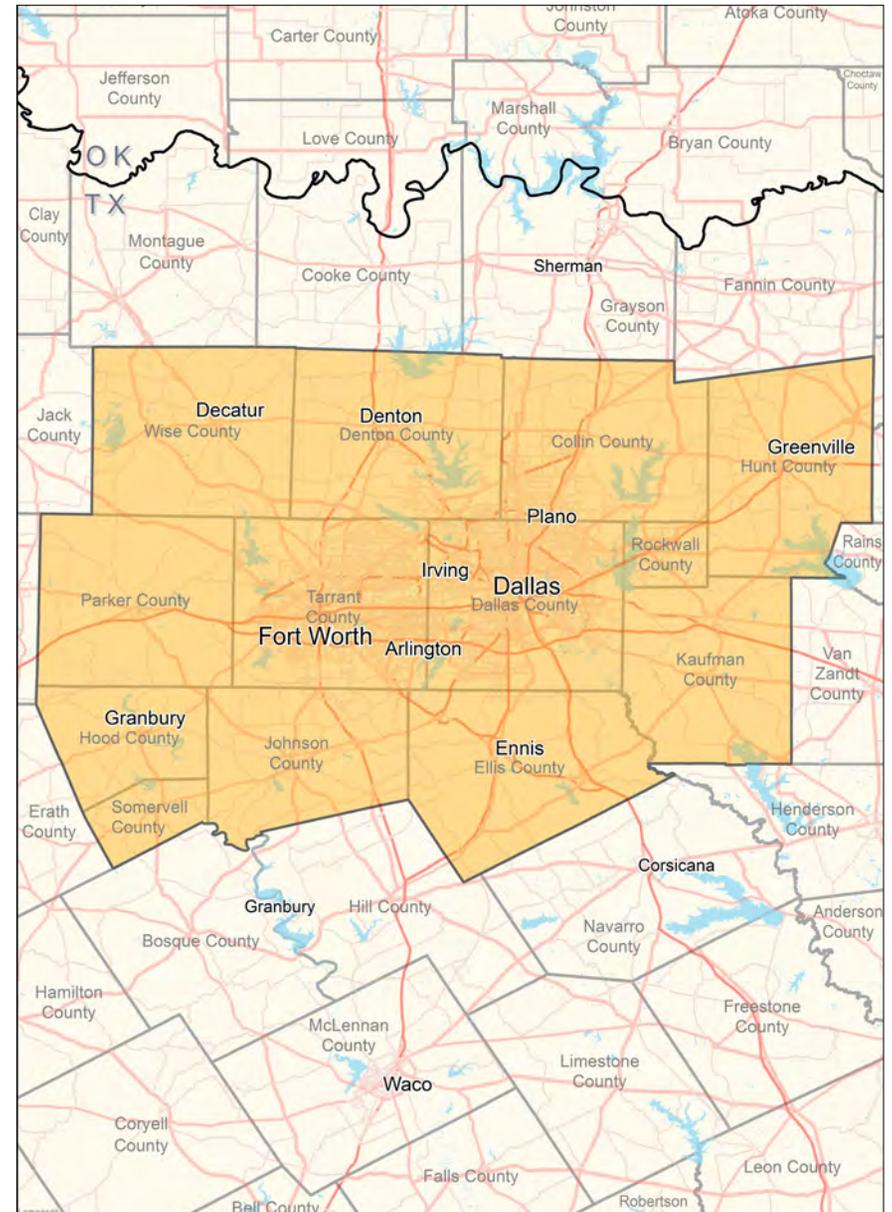


TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, consisting of buses and a light rail system. Trinity Railway Express and Amtrak provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets and trade.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area.
- The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MILES OF A LIGHT RAIL SYSTEM SERVING DALLAS AND SURROUNDING CITIES

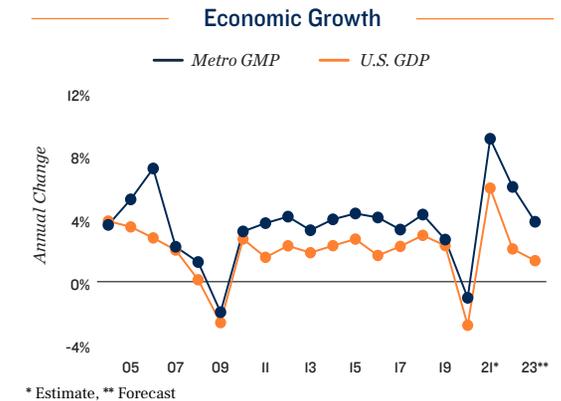


ECONOMY

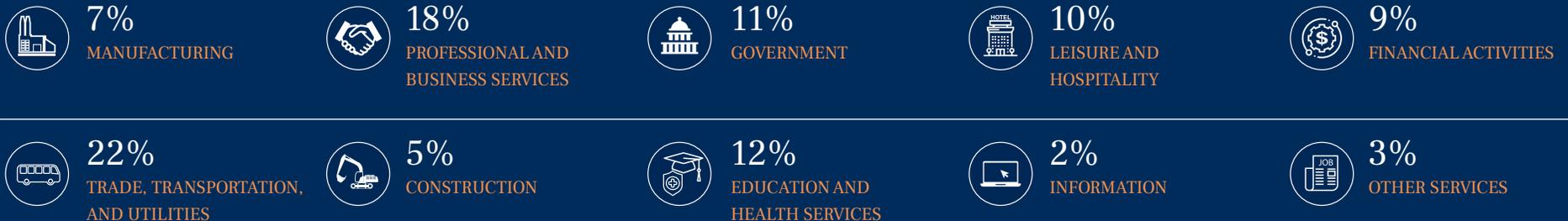
- The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.2 million jobs at the onset of 2023. The local labor force has doubled since 1990.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- The area is forecast to add the second-highest number of new positions in 2023, behind only New York.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- Texas Health Resources
- Texas Instruments
- ExxonMobil Oil Corp
- Lockheed Martin
- Verizon Business Network Services
- JPMorgan Chase
- Boeing Company
- UT Southwestern Medical Center



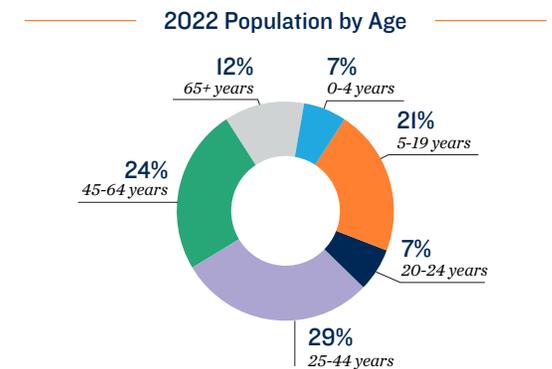
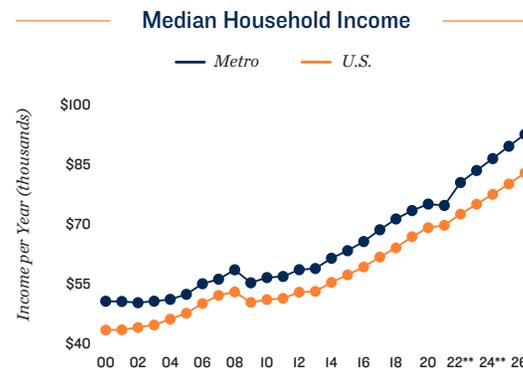
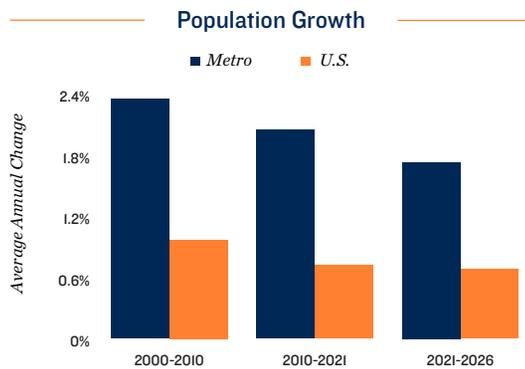
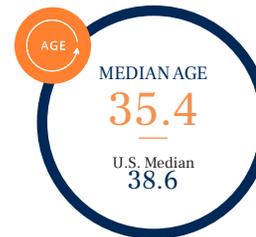
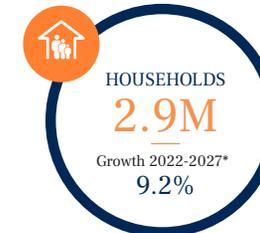
SHARE OF 2022 TOTAL EMPLOYMENT



DEMOGRAPHICS

- Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 266,800 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Almost 34 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$6,800 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 — providing a vibrant rental market.

QUICK FACTS



** Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$383,200

MEDIAN HOME PRICE



150+

VARIOUS MUSEUMS AND ART GALLERIES



150

PUBLIC AND PRIVATE GOLF COURSES

SPORTS

Baseball	MLB	TEXAS RANGERS
Football	NFL	DALLAS COWBOYS
Basketball	NBA	DALLAS MAVERICKS
Ice Hockey	NHL	DALLAS STARS
Soccer	MLS	FC DALLAS
Basketball	WNBA	DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS // 2615 Brenner Dr

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	4,466	85,797	257,329
2022 Estimate			
Total Population	4,307	82,419	244,376
2010 Census			
Total Population	3,943	73,207	213,391
2000 Census			
Total Population	5,745	78,065	211,465
Daytime Population			
2022 Estimate	9,866	147,351	472,558
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,355	33,293	101,035
2022 Estimate			
Total Households	1,298	30,828	93,832
Average (Mean) Household Size	3.4	2.7	2.6
2010 Census			
Total Households	1,167	25,680	78,989
2000 Census			
Total Households	1,672	24,993	76,073

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	0.7%	8.1%	11.2%
\$150,000-\$199,999	1.4%	5.6%	6.0%
\$100,000-\$149,999	4.2%	12.0%	13.7%
\$75,000-\$99,999	6.5%	11.7%	12.7%
\$50,000-\$74,999	25.9%	18.7%	19.3%
\$35,000-\$49,999	23.1%	16.1%	14.0%
\$25,000-\$34,999	12.6%	9.8%	8.4%
\$15,000-\$24,999	15.4%	10.5%	8.1%
Under \$15,000	10.3%	7.7%	6.6%
Average Household Income	\$48,501	\$92,479	\$109,611
Median Household Income	\$40,980	\$56,814	\$66,089
Per Capita Income	\$14,623	\$34,668	\$42,139
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	4,307	82,419	244,376
Under 20	38.7%	28.7%	26.8%
20 to 34 Years	28.2%	28.5%	25.7%
35 to 39 Years	8.4%	8.8%	8.3%
40 to 49 Years	11.9%	12.7%	12.9%
50 to 64 Years	9.2%	13.3%	15.4%
Age 65+	3.5%	8.1%	10.8%
Median Age	27.0	31.6	33.6
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,322	52,891	163,127
Elementary (0-8)	34.0%	23.6%	14.8%
Some High School (9-11)	16.2%	10.9%	8.5%
High School Graduate (12)	23.6%	16.9%	17.7%
Some College (13-15)	13.4%	13.5%	14.3%
Associate Degree Only	3.1%	3.9%	4.3%
Bachelor's Degree Only	6.3%	20.1%	24.2%
Graduate Degree	3.4%	11.1%	16.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	27.0	25.0



POPULATION

In 2022, the population in your selected geography is 244,376. The population has changed by 15.6 percent since 2000. It is estimated that the population in your area will be 257,329 five years from now, which represents a change of 5.3 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 33.6, compared with the U.S. average, which is 38.6. The population density in your area is 3,112 people per square mile.



EMPLOYMENT

In 2022, 130,258 people in your selected area were employed. The 2000 Census revealed that 58.3 percent of employees are in white-collar occupations in this geography, and 41.7 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 20.9 minutes.



HOUSEHOLDS

There are currently 93,832 households in your selected geography. The number of households has changed by 23.3 percent since 2000. It is estimated that the number of households in your area will be 101,035 five years from now, which represents a change of 7.7 percent from the current year. The average household size in your area is 2.5 people.



HOUSING

The median housing value in your area was \$263,097 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 36,621 owner-occupied housing units and 39,452 renter-occupied housing units in your area. The median rent at the time was \$607.



INCOME

In 2022, the median household income for your selected geography is \$66,089, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 44.3 percent since 2000. It is estimated that the median household income in your area will be \$74,780 five years from now, which represents a change of 13.2 percent from the current year.

The current year per capita income in your area is \$42,139, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$109,611, compared with the U.S. average, which is \$96,357.



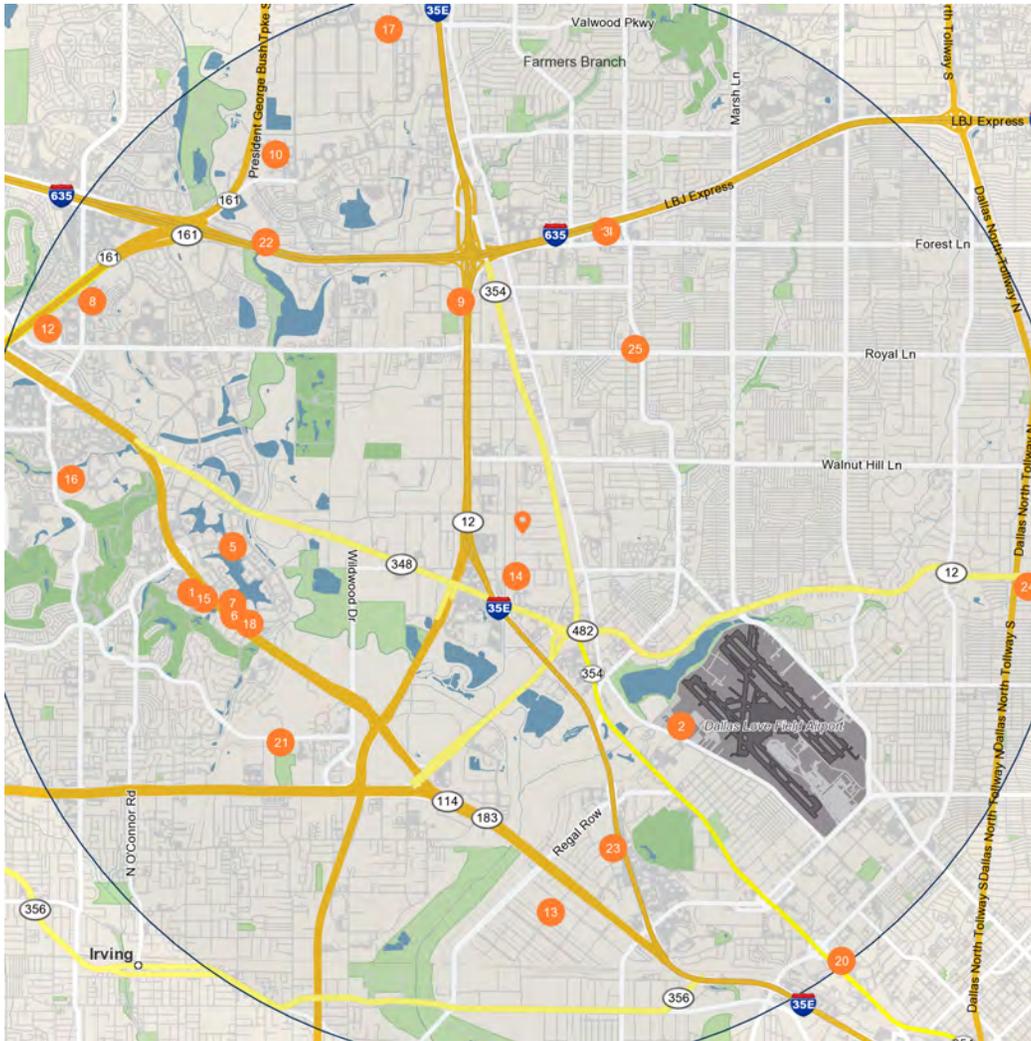
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 16.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 24.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 4.3 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 17.7 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.3 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 2615 Brenner Dr

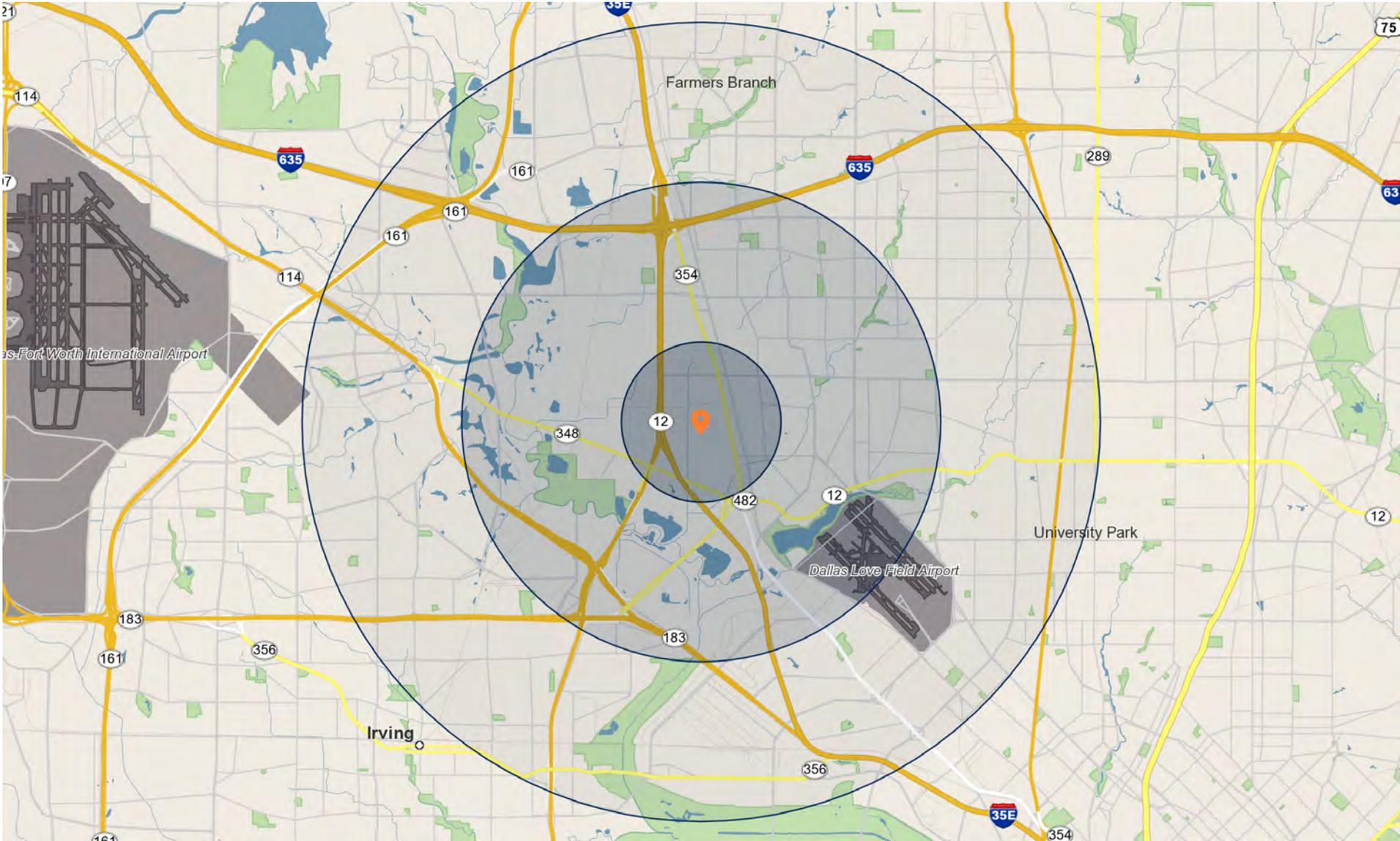


Major Employers

Employees

1	Associates Corp North America	18,000
2	Southwest Airlines Co-Southwest Airlines	12,210
3	CCA Club Optrns Holdings LLC	7,160
4	Energy Transfer Partners LLC	6,493
5	Finance Amer Equity Capitl LLC	5,900
6	Forterra US Holdings LLC	5,565
7	Martin Fitcher Assoc Hldngs In-Allied Integrated Services	5,063
8	Hercules Holding II-Las Colinas Medical Center	5,061
9	Wand Topco Inc-Caliber Collision	5,008
10	Kohlberg & Co LLC	5,005
11	Clubcorp Usa Inc	4,284
12	Vistra Corporate Services Co	4,000
13	Atrium Corporation-Hr Windows	3,900
14	Associated Bldg Services-Dallas-Associated Bldg Svcs Company-Dal	3,690
15	Pds Tech Commercial Inc	3,000
16	Christus Health Gulf Coast-Christus Saint Catherine Hosp	2,800
17	Time Warner Cable Entps LLC-Time Warner	2,705
18	Driveline Merchandising Svcs	2,598
19	Dynegy Conesville LLC	2,392
20	Dallas County Hospital Dst-Parkland Health & Hospital Sys	2,308
21	NCH Corporation-Partsmaster	2,250
22	Haggar Womens Wear Ltd-Haggar Clothing Co	2,200
23	Telvista Inc	2,000
24	PNC Bank National Association-Compass Bank	1,863
25	Brandt Engineering Company Inc-Brandt Solar	1,833

2615 Brenner Dr // DEMOGRAPHICS





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:

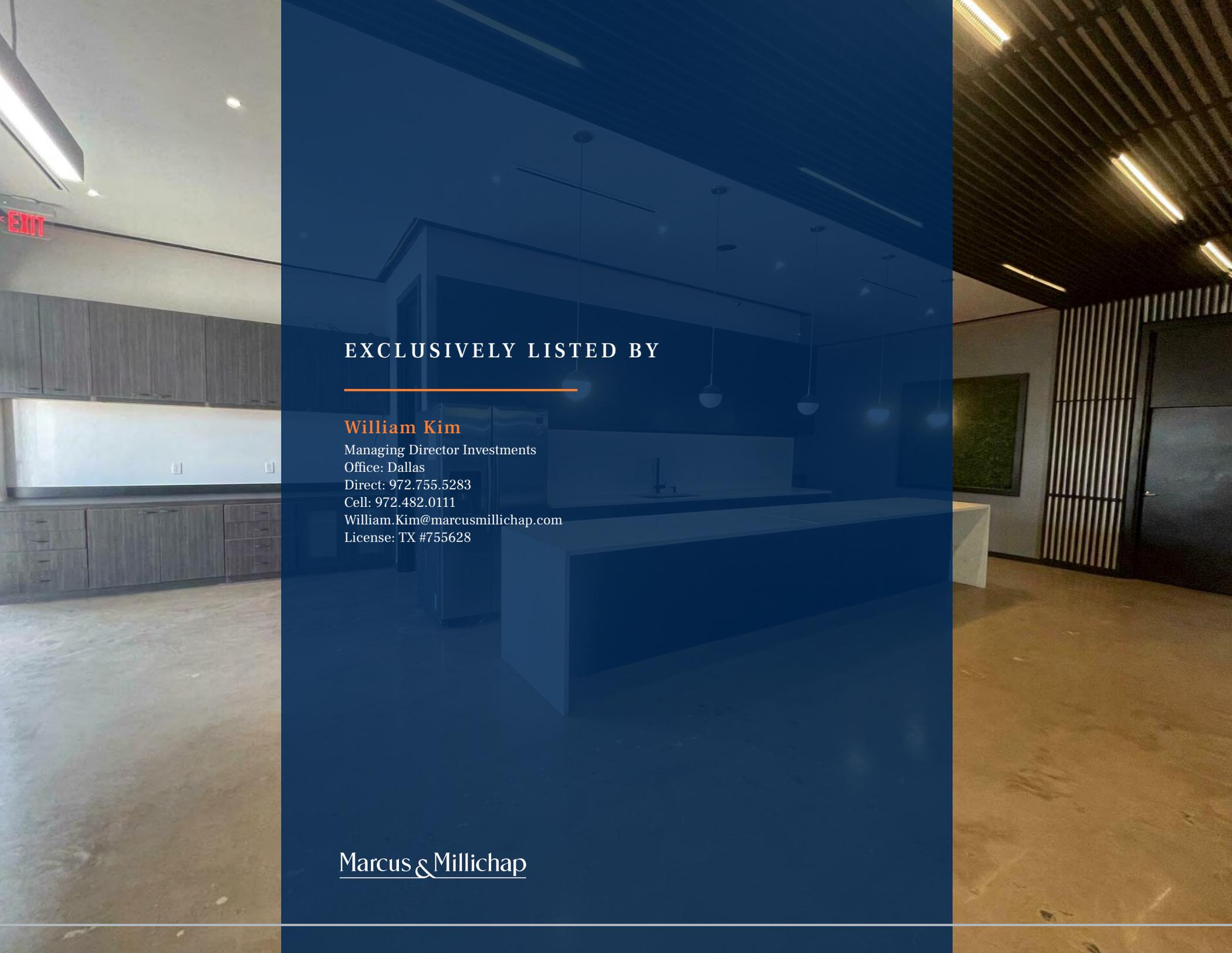
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
William Kim	755628	william.kim@marcusmillichap.com	972-482-0111
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



EXCLUSIVELY LISTED BY

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