

FOR LEASE

625 Cow Alley
Waxahachie, TX



1,800 sq. ft. @ \$2,600 per month

- Zoned Retail/Office
- 2 Offices + large open area w/2 10 x10 grade level doors
- Spacious canopied work area in back w/concrete parking



For leasing information contact:

Eric English

2315 "C" Roosevelt
Arlington, TX 76016
817.860.0074

eric@englishrealty.net



ENGLISH
REALTY LLC

Broker

www.englishrealty.net

Licensed in the State of Texas

The information contained herein was obtained from sources believed reliable; however, English Realty makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without prior notice.

L 43B Ferris Second Addition to City of Waxahachie

625 Cow Alley
Waxahachie, TX



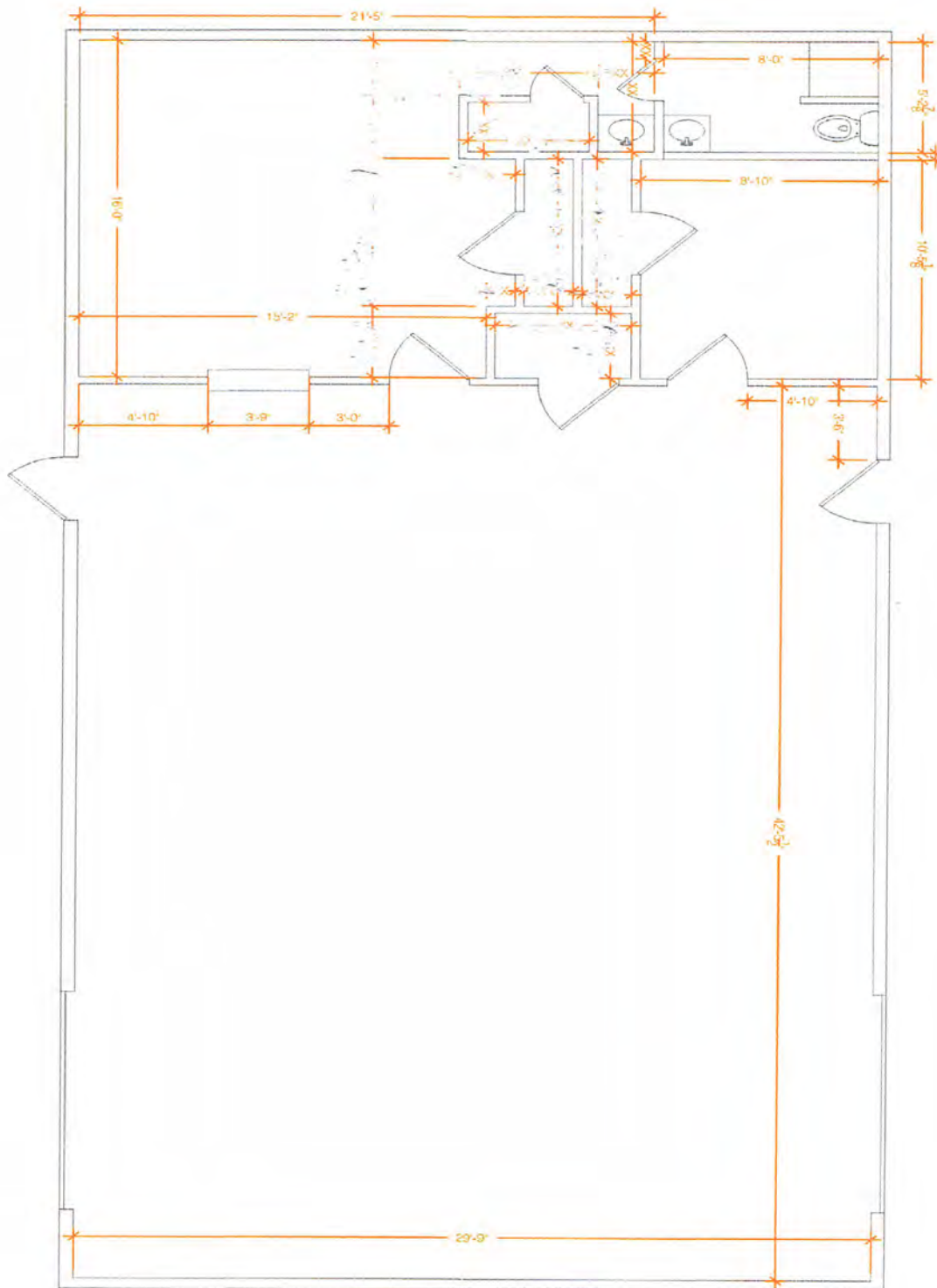
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625 Cow Alley Floorplan



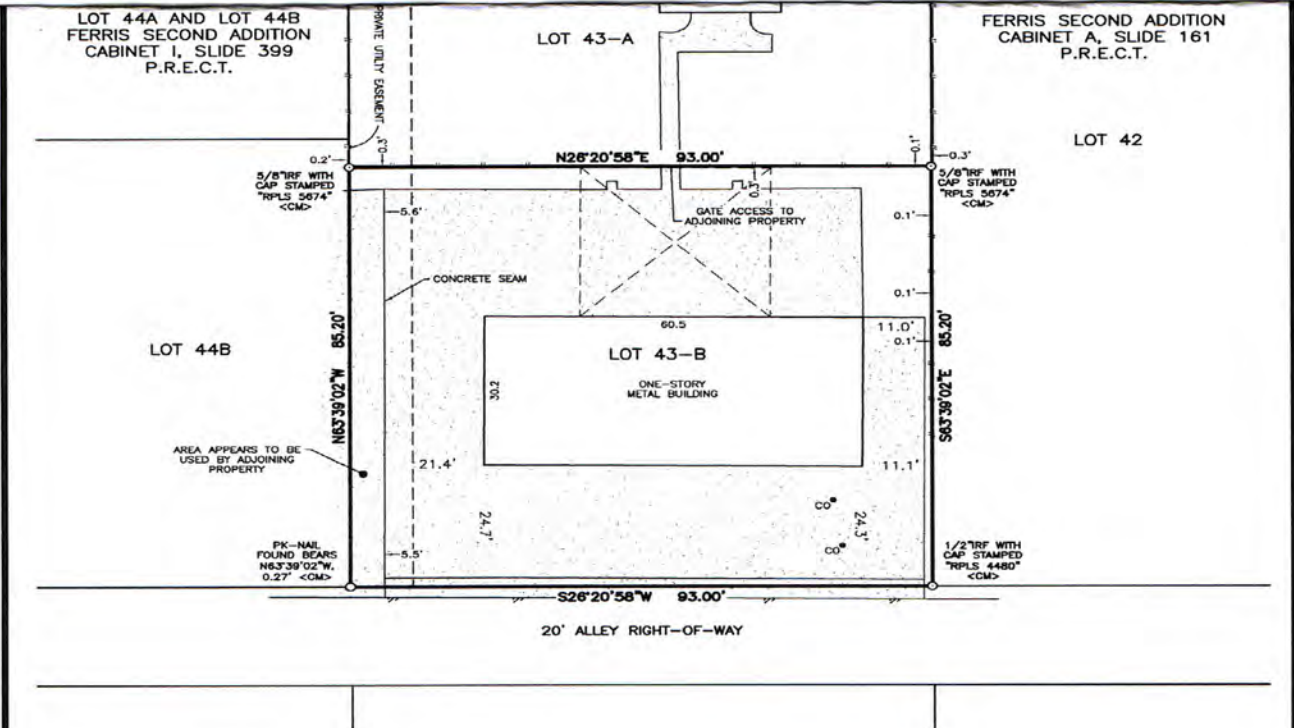
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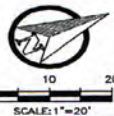
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625 Cow Alley Survey



LEGEND

- P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS
- <CM> CONTROL MONUMENT
- IRON ROD FOUND
- 5/8" IRON ROD SET WITH CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
- CONCRETE CLEANOUT
- CO WOOD FENCE
- //— ASPHALT



NOTES

1. ALL BEARINGS, DISTANCES AND EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY ONLY ADDRESSES THOSE ITEMS LISTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, CF NO. FT-44139-9001392100527, WITH AN EFFECTIVE DATE OF JULY 22, 2021. NO EASEMENT RESEARCH WAS PERFORMED BY SURVEYOR.

I, SEAN SHROPSHIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION AND ALL CORNERS ARE MONUMENTED AS SHOWN HEREON. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND.



Sean Shropshire
 SEAN SHROPSHIRE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5674



PROJECT NO.: 200061 ADDRESS: 625 COW ALLEY (PER T.C.)

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SURVEY DATE: JULY 22, 2021



Eric English
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Information About Brokerage Services

11-2-2015

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.

<u>English Realty, LLC</u>	<u>0561844</u>	<u>eric@englishrealty.net</u>	<u>(817) 860-0074</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Eric English</u>	<u>0377863</u>	<u>eric@englishrealty.net</u>	<u>(817) 860-0074</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Eric English</u>	<u>0377863</u>	<u>eric@englishrealty.net</u>	<u>(817) 860-0074</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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