



CENTURY PARK



CENTURY PARK


FULLY RENOVATED | UNIFIED FACELIFT | HIGH-END FINISH-OUT



3216 - 3308 ROYALTY ROW

**8,500 - 119,339 SF AVAILABLE FOR LEASE**

# PROPERTY HIGHLIGHTS


 Four (4) Buildings

 Total SF: 119,339 SF

 Future Parking Lot: 4.43 AC

 Zoned: Light Industrial

 Front Grade Level Loading


 Rear Dock High Loading


 Fully Sprinklered

 100% HVAC Available


 Heavy Power – 3,000a/480v

 Tenant Signage Visible From Highway

 Thick foundation for Heavy Machinery

 Direct Access to I-35 & John Carpenter Fwy.

 New Construction

 Office/Storefront Highway Frontage



# FRONT PROJECT VIEW



BUILDING C

3230 ROYALTY ROW

25,704 SF

BUILDING A

3308 ROYALTY ROW

44,940 SF

BUILDING D

3216 ROYALTY ROW



23,180 SF

BUILDING B

3300 ROYALTY ROW

25,515 SF



<b>BUILDING A</b> 3308 ROYALTY ROW	<b>BUILDING B</b> 3300 ROYALTY ROW	<b>BUILDING C</b> 3230 ROYALTY ROW	<b>BUILDING D</b> 3216 ROYALTY ROW
44,940 SF	25,515 SF	25,704 SF	23,180 SF
20' CLEAR HEIGHT	16' CLEAR HEIGHT	16' CLEAR HEIGHT	16' CLEAR HEIGHT
OFFICE: SHELL CONDITION (BUILD-TO-SUIT)	OFFICE: SHELL CONDITION (BUILD-TO-SUIT)	OFFICE: SHELL CONDITION (BUILD-TO-SUIT)	OFFICE: SHELL CONDITION (BUILD-TO-SUIT)
100% HVAC AVAILABLE	100% HVAC AVAILABLE	100% HVAC AVAILABLE	100% HVAC AVAILABLE
4:1 PARKING RATIO	3:1 PARKING RATIO	3:1 PARKING RATIO	6:1 PARKING RATIO
SUITE A - 22,470 SF 1 GRADE; 5 DOCK DOORS	SUITE A - 8,505 SF 1 GRADE; 2 DOCK DOORS	SUITE A - 8,568 SF 1 GRADE; 2 DOCK DOORS	SUITE A - 11,590 SF 1 GRADE; 2 DOCK DOORS
SUITE B - 22,470 SF 1 GRADE; 5 DOCK DOORS	SUITE B - 8,505 SF 1 GRADE; 2 DOCK DOORS	SUITE B - 8,568 SF 1 GRADE; 2 DOCK DOORS	SUITE B - 11,590 SF 1 GRADE; 1 DOCK DOOR
 CENTURY PARK	SUITE C - 8,505 SF 1 GRADE; 1 DOCK DOOR	SUITE C - 8,568 SF 1 GRADE; 1 DOCK DOOR	 CENTURY PARK





# UNRIVALED LOCATION

Located in the path of expansion out of the West Brookhollow Submarket, fronting Highway 183 W/E John Carpenter Freeway, Century Park where Highway 183 and Highway 114 converge into Downtown Dallas.

Century Park is a premier industrial warehouse/showroom destination offering fresh, best-in-class features alongside a new 4.5-acre parking lot. The prime asset combines excellent office space, fully climate controlled warehouse/production space, with a fresh landscape and efficient ingress/egress.



DALLAS  
LOVE FIELD

PARK CITIES

MEDICAL DISTRICT

DOWNTOWN DALLAS

DESIGN DISTRICT

TRINITY GROVES



ROYALTY ROW

183W/E JOHN CARPENTER FWY.

# SITE PLAN



CENTURY

TEXAS REGISTRATION #14193  
**CLAY MOORE**  
**ENGINEERING**  
 10000 W. HIGHTWAY 175, SUITE 100  
 IRVING, TEXAS 75039  
 WWW.CMENGINEERING.COM



**ROYALTY ROW  
 REDEVELOPMENT  
 IRVING, TEXAS**

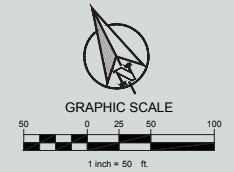
NO.	DATE	REVISION	BY

**SITE OVERVIEW**

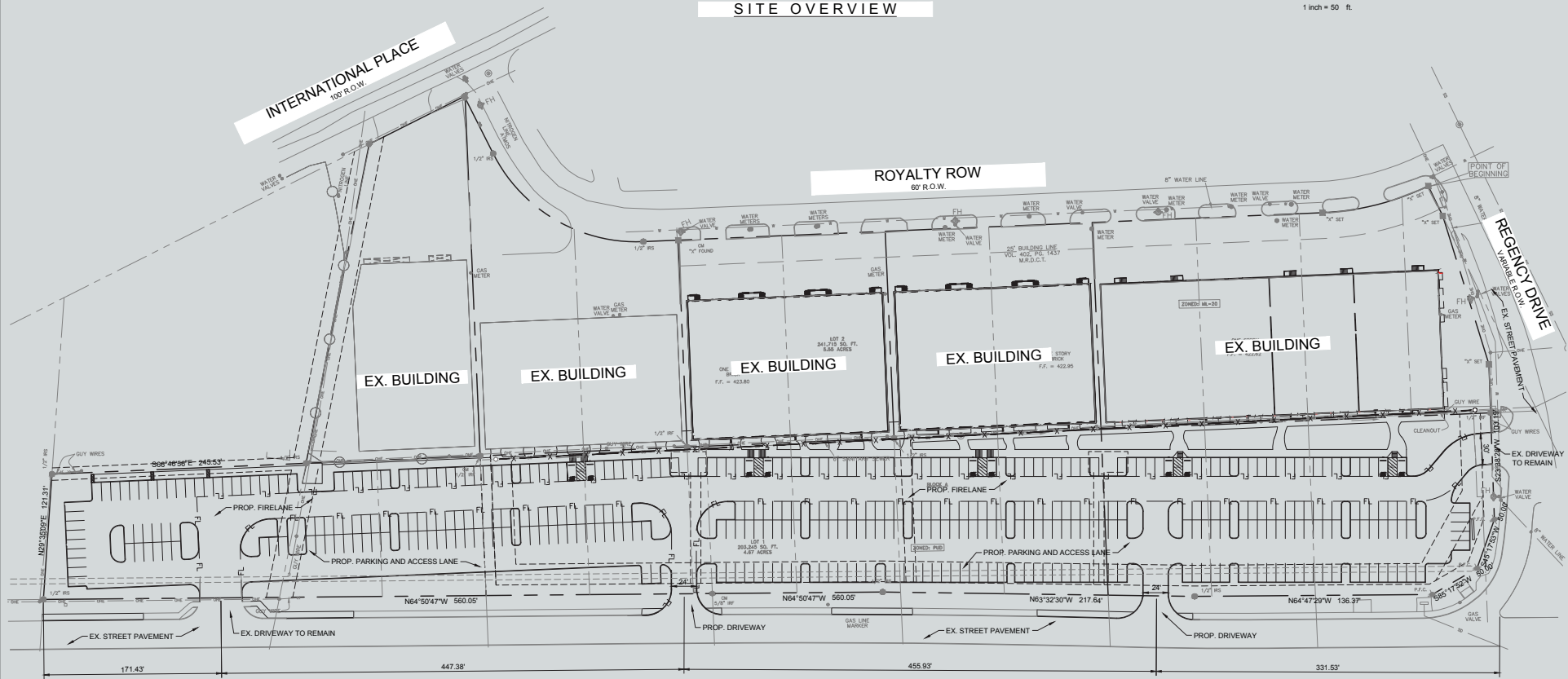
DESIGN:	MMT
DRAWN:	MMT
CHECKED:	CLC
DATE:	3/16/2024

SHEET  
**C-2**

File No. 2020-044



## SITE OVERVIEW



## E. JOHN CARPENTER FREEWAY VARIABLE WIDTH R.O.W.

**BENCHMARK:**  
 CITY OF IRVING MONUMENT STATION NAME (U-17), ELEVATION = 465.83.

PLOTTED BY: CLAY CRISTY  
 DATE: 3/16/2024 10:45 AM  
 LOCATION: 2711 PROGRESS ST 2020-044 PAUL CHAPEL IRVING, TEXAS (CADD) SHEETS PAVING AND GRADING - FULL CIVIL-C-2 SITE OVERVIEW.DWG  
 LAST SAVED: 2/19/2024 2:18 PM



# TEAM



## KEATON DUHON

KDuhon@db2re.com

214.526.3626 x 135



DAVIDSON BOGEL  
LAND IS OUR BUSINESS®



## DAVID GUINN

DGuinn@db2re.com

214.526.3626 x 136



CENTURY PARK



APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

<b>DB URBAN, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>DAVID GUINN</b>	<b>643784</b>	<b>DGUINN@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
<b>KEATON DUHON</b>	<b>701482</b>	<b>KDUHON@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 broker 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Keaton Duhon	701482	kduhon@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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](http://www.trec.texas.gov)

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

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