

2415 MAGNA VISTA DR.

Nice 1.7 acre commercially zoned property with a 2000 SQFT building available! This improved site features a freestanding brick building with adaptable interior space making it suitable for retail, offices, and institution opportunities. This large area of property offers high potential for site expansion, redevelopment, additional structures, and parking expansion.



FEATURES & AMENITIES

- LARGE 73,921 SQFT lot - approximately 1.7 acres
- Well established building included with property.
- Great location with nearby Restaurants, Retail, Entertainment, Parks & Recreation.
- Access to major Highways and Public Transportation

Candace Rubin
Commercial Real Estate

.....
Transforming Your Vision into
Reality.
.....

COMMERCIAL IMPROVEMENTS

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PROPERTY PHOTOS
2415 MAGNA VISTA DR

CANDACE RUBIN REAL ESTATE
214.522.8811



Construction
Construction: D-WOOD FRAME
Foundation (Area): CONCRETE SLAB (2,000 sqft)
Net Lease Area : 2,000 sqft
Stories: 1
Units: 0
Basement (Area): NONE
Heat: CENTRAL HEAT
A/C: CENTRAL A/C



ARIAL VIEW



LAND:

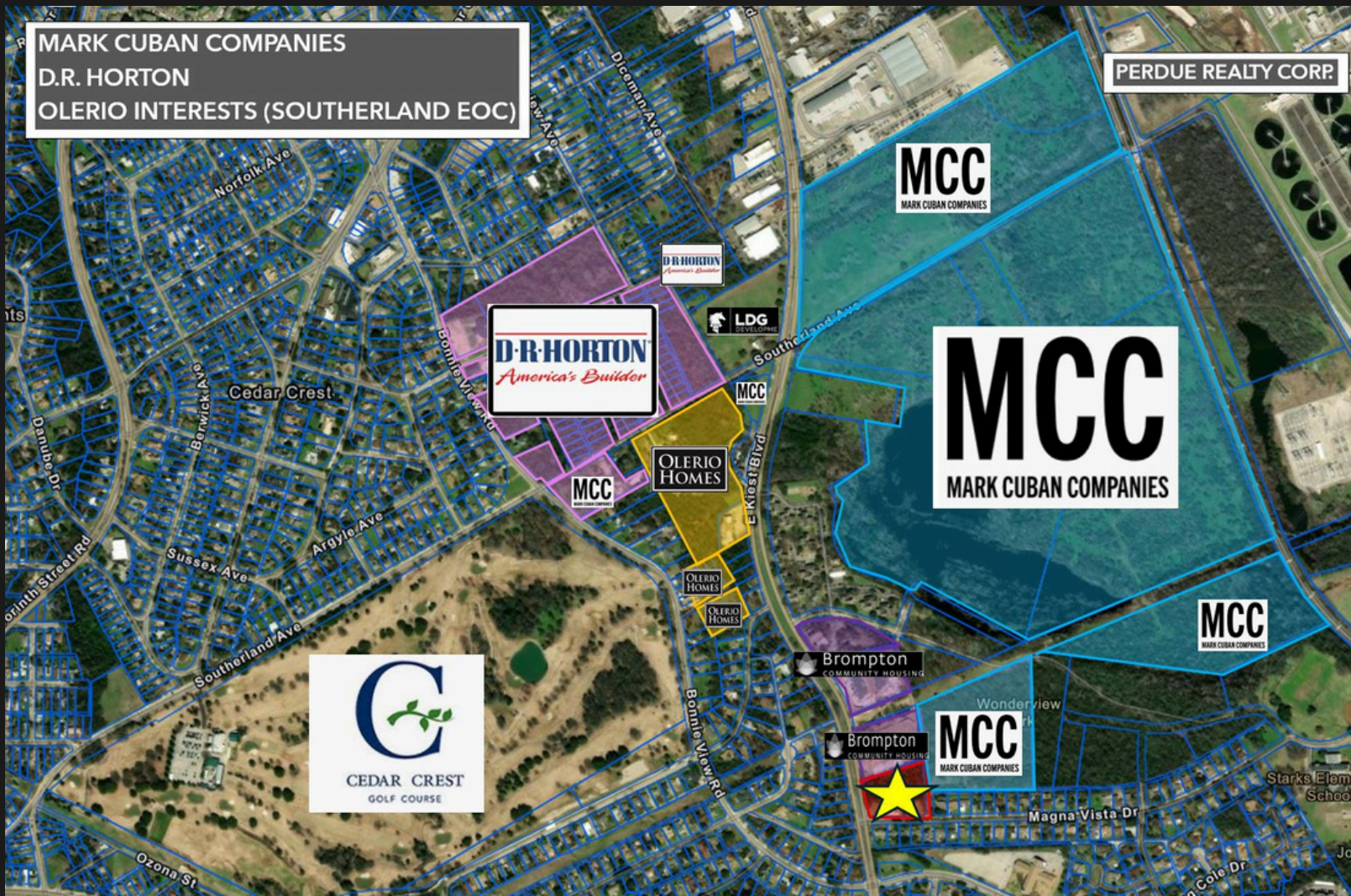
73,900 SQFT \approx 1.7 Acres

BUILDING:

2000 SQFT



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LAND:

73,900 SQFT \approx 1.7 Acres

BUILDING:

2000 SQFT



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BLOCK 7372



Being all or CITY OF DALLAS BLOCK NO. 5/7332, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 47, Page 121, Map Records, Dallas County, Texas

[illegible]

John S. Turner
JOHN S. TURNER
RPLS 5316



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Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

This property is subject to the following easement, recorded in Volume 3734, Page 321, R.P.R.D.C.T.

**2415 MAGNA VISTA DRIVE
DALLAS, TEXAS**

*A professional company operating in your best interest



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.

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.

Candace Rubin Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0265315 License No.	candace@candacerubin.com Email	214-522-8811 ofc Phone
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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 _____