



# FOR SALE



**1812 Garden Springs Drive, Dallas, Texas**



**PROPERTY OVERVIEW**

Total Building SF: 12,000 +/- SF

Office SF: 3,000 +/- SF

Land SF: 1.3 Acres +/-

Property Type: Commercial Service (IOS)

**1812 GARDEN SPRINGS DRIVE, DALLAS, TX 75253**

Situated on approximately 1.3 acres, 1812 Garden Springs Drive offers  $\pm 12,000$  SF of versatile commercial service space, including  $\pm 3,000$  SF of well-appointed office area. The building features clear heights ranging from 16'–18' and is equipped with five grade-level doors (two 14', two 12', and one 10') to accommodate a range of operational needs. A fully sprinklered interior provides enhanced safety, while the fully fenced, concrete-paved yard delivers excellent durability and security—ideal for industrial outdoor storage (IOS) users. With convenient access to major thoroughfares, this property combines functionality, accessibility, and flexibility for service, distribution, or light industrial operations.





Property Overview

Features

Location

Contact

## PROPERTY FEATURES

Clear Height: 16'-18'

Secured Concrete Yard

Two (2) 14' Doors, Two (2) 12' Doors, One (1) 10' Door,  
All Grade Level

Fully Sprinklered



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1812 GARDEN SPRINGS DRIVE, DALLAS, TX 75253

TYLER MARKWOOD

469-475-3070

tyler@batesrealestate.com



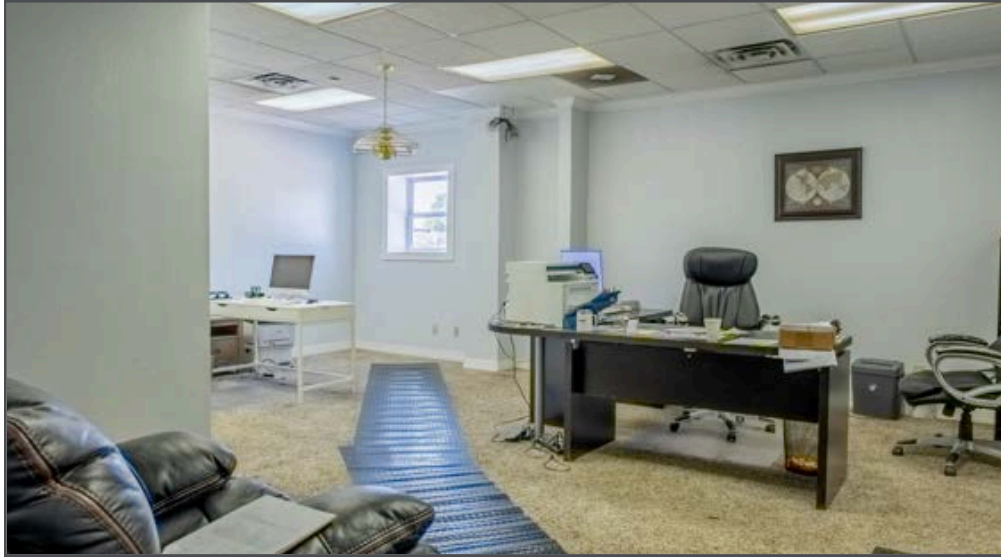


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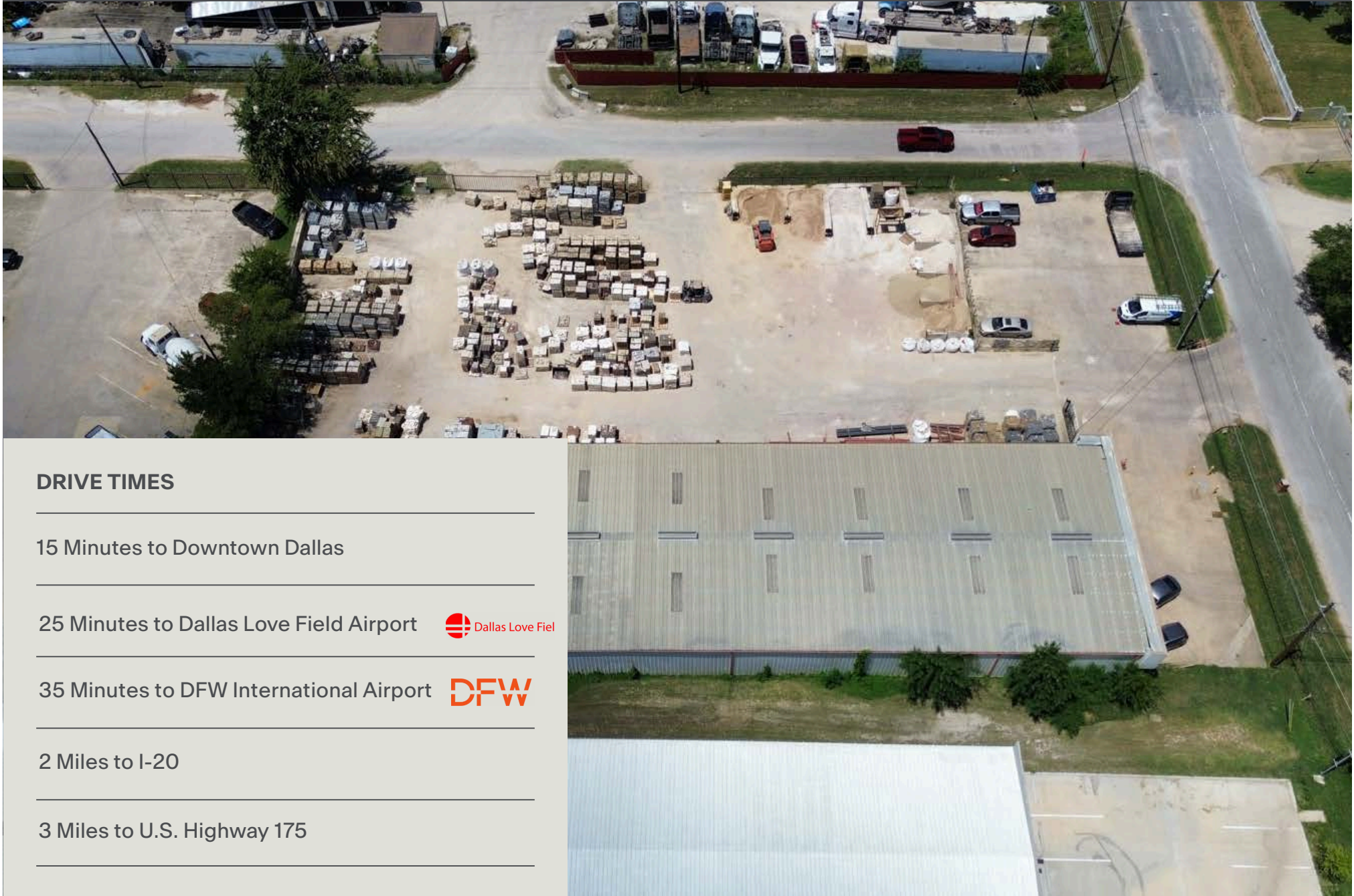
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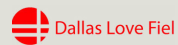




## DRIVE TIMES

15 Minutes to Downtown Dallas

25 Minutes to Dallas Love Field Airport



35 Minutes to DFW International Airport



2 Miles to I-20

3 Miles to U.S. Highway 175









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An aerial photograph of an industrial property. In the foreground, a large, long, white metal warehouse with a grey roof is visible. To its right, there are stacks of materials and a paved area with several vehicles, including a white van and a red car. In the background, there are more industrial buildings, a parking lot with several trucks, and some greenery. A large blue banner with the text 'CONTACT US' is overlaid on the right side of the image.

# CONTACT US

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DRIVE, DALLAS, TX 75253**

**TYLER MARKWOOD**



**469-475-3070**



**tyler@batesrealestate.com**





## 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:
  - 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 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.

#### Bates Real Estate, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Bates	660669	caleb@batesrealestate.com	214-797-7939
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Markwood	9014642	tyler@batesrealestate.com	469-475-3070
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_