

INDUSTRIAL PROPERTY FOR LEASE

3139 NATIONAL CIRCLE GARLAND, TX 75041



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WINGERT REAL ESTATE COMPANY

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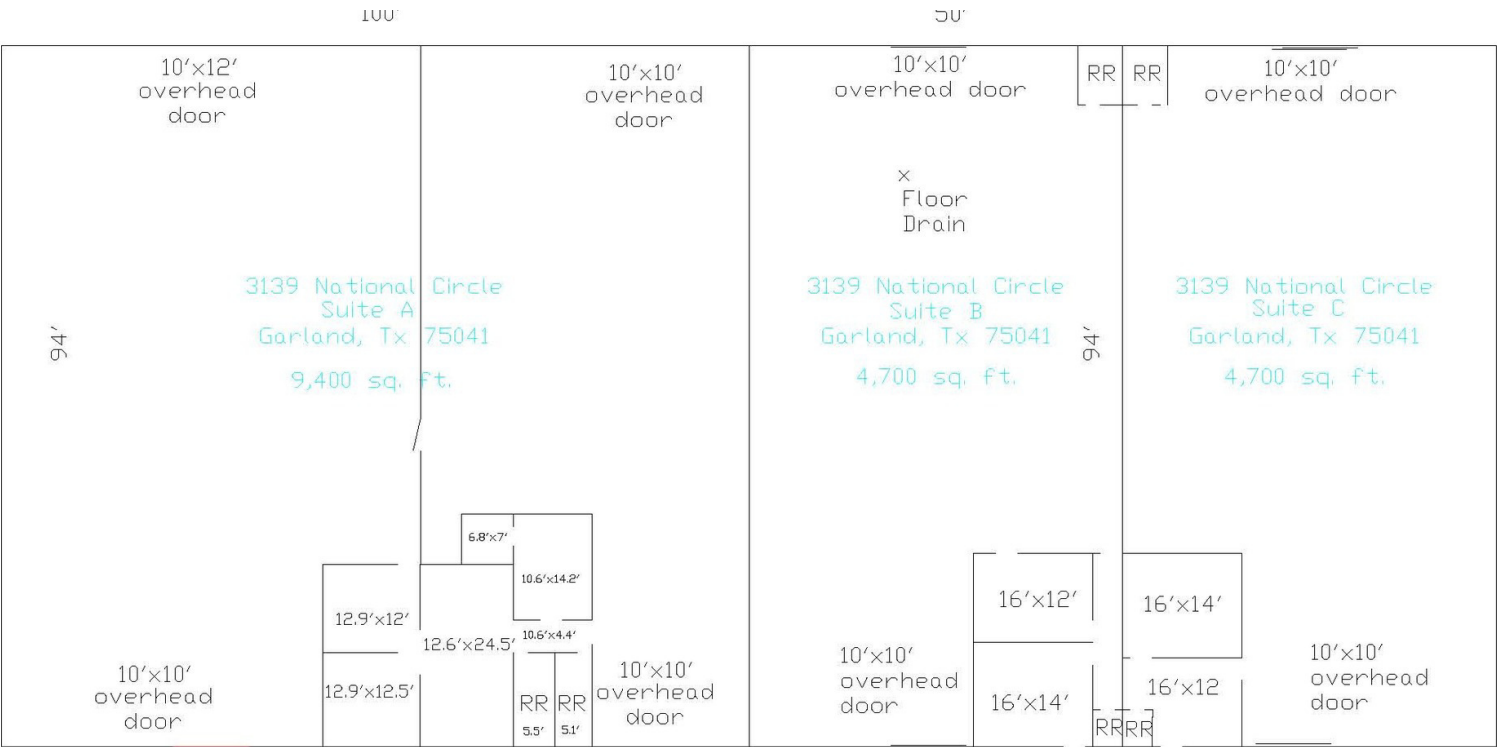
WINGERT OFFICE

214.675.7583

3500 Maple Ave, Suite 1000
Dallas, TX 75219

PROPERTY SUMMARY

3139 NATIONAL CIRCLE GARLAND, TX 75041



PROPERTY DESCRIPTION

18,800 square foot multi-tenant flex property built in 1972, located at the northwest quadrant of National Drive and National Circle, with convenient access to Interstate 635 and Highway 78. The property features two dock-high loading docks, two ramped docks at the front, and four grade-level doors at the back. It is rail-served by the Dallas, Garland, and Northeastern Railroad (DNGO).

PROPERTY HIGHLIGHTS

- Flex property built in 1972
- Easy access to I-635 and Hwy 78
- 16' clear height
- Rail-served by the DNGO railroad
- Zoning- Industrial District (IN)

OFFERING SUMMARY

Lease Rate:	\$11.00 - 14.00 SF/yr (MG)
Number of Units:	3
Available SF:	4,700 - 9,400 SF
Lot Size:	1.17 Acres
Building Size:	18,800 SF

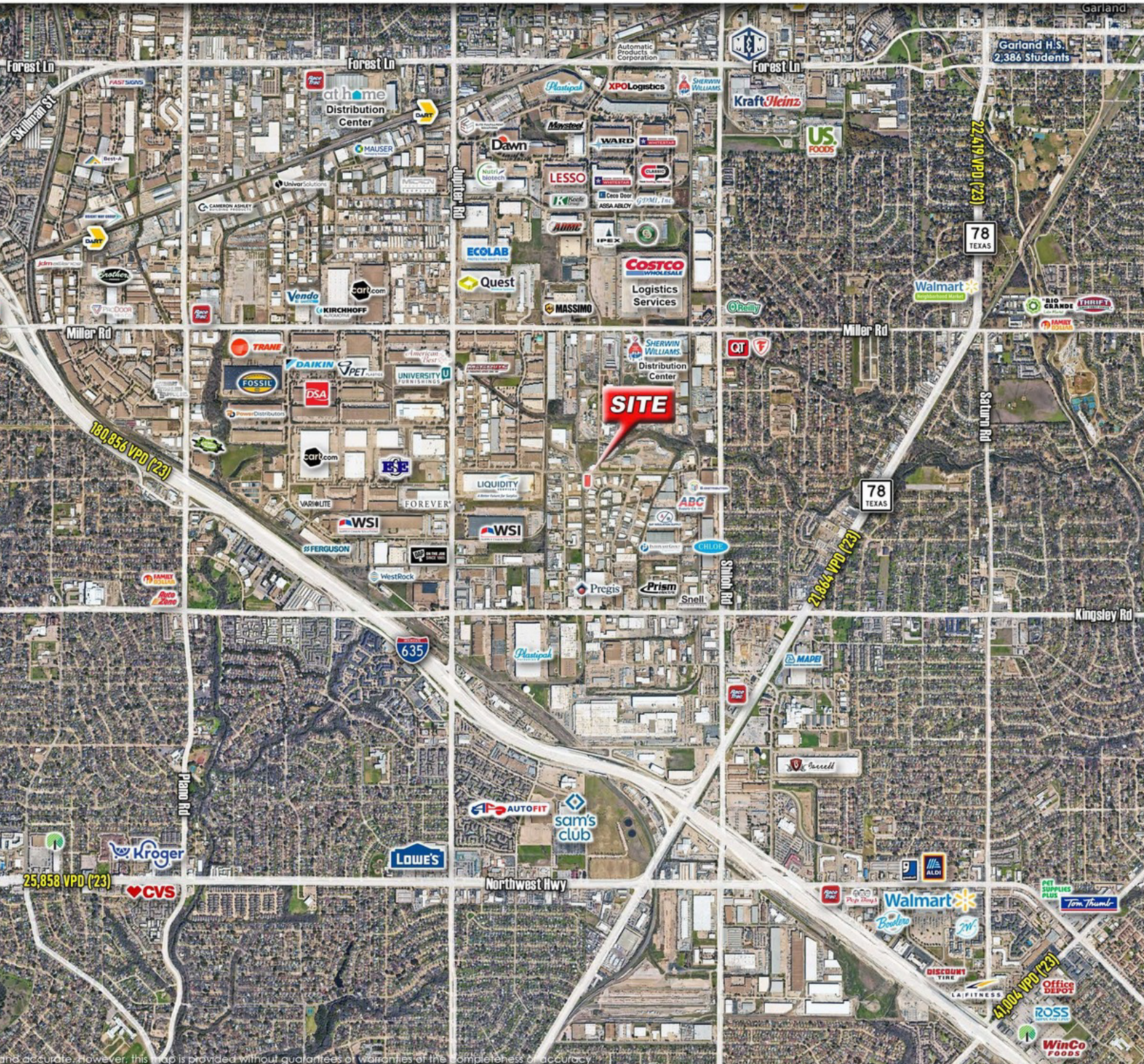
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,264	49,570	145,057
Total Population	3,694	142,039	398,398
Average HH Income	\$78,140	\$89,455	\$90,017

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AERIAL MAP

3139 NATIONAL CIRCLE GARLAND, TX 75041



and accurate. However, this map is provided without guarantees or warranties of the completeness or accuracy.

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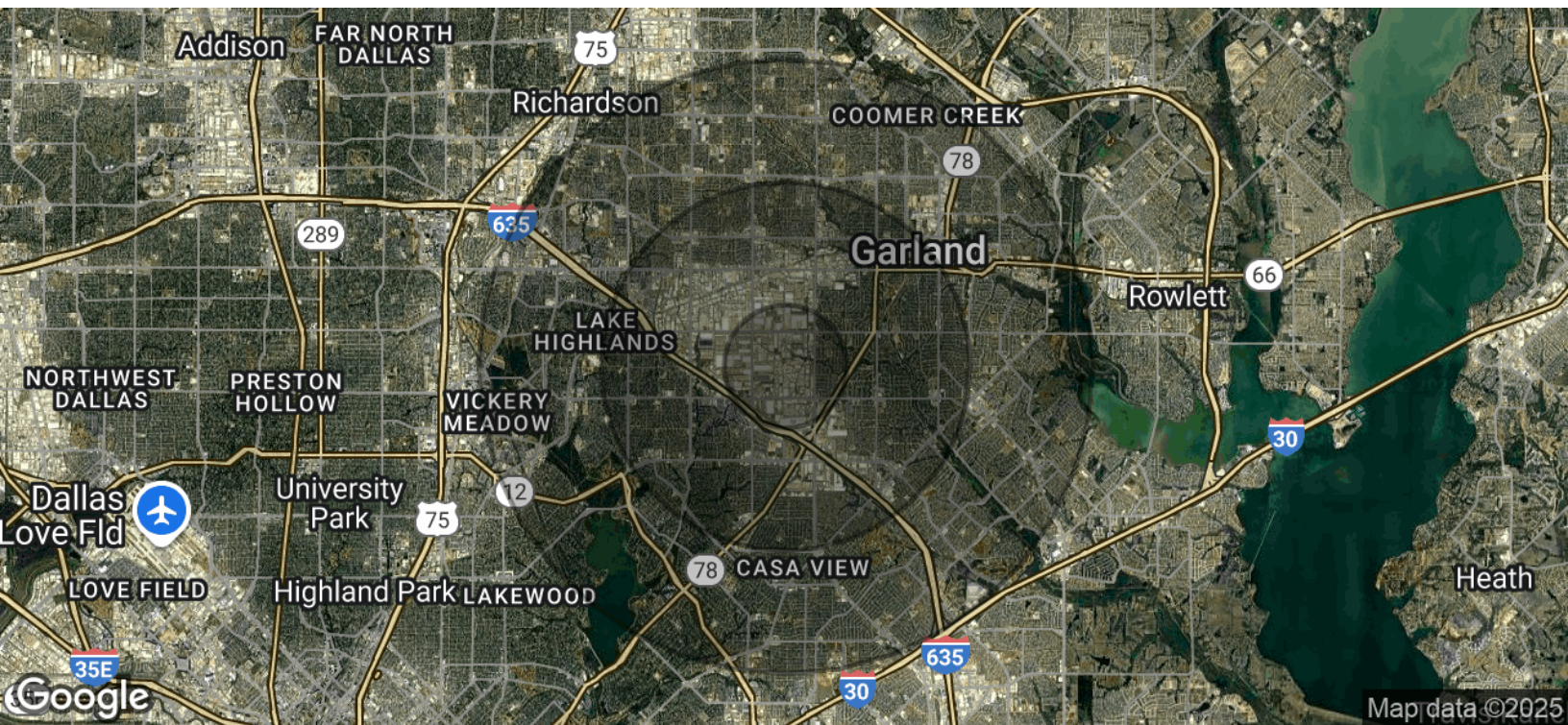
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DEMOGRAPHICS MAP & REPORT

3139 NATIONAL CIRCLE GARLAND, TX 75041



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,694	142,039	398,398
Average Age	36	36	37
Average Age (Male)	35	36	37
Average Age (Female)	36	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,264	49,570	145,057
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$78,140	\$89,455	\$90,017
Average House Value	\$254,966	\$321,784	\$321,242

Demographics data derived from AlphaMap

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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.

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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date