

# Redevelopment Opportunity on W Commerce For Sale

Apx. 2.64 Acres just East of Hampton between Ivanhoe and Brundrette St



**Entire Block Available!**  
**New Development within Blocks of Property!**

**FOR MORE INFORMATION:**

**CANDACE RUBIN**

214-522-8811; 214-384-3536 CELL

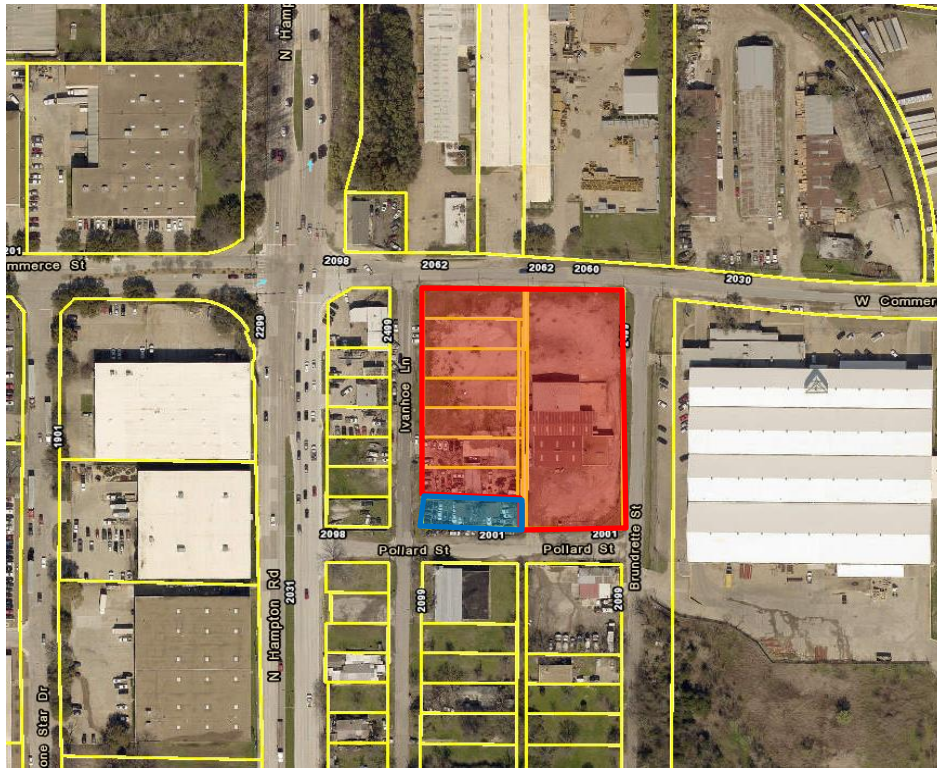
[CANDACE@CANDACERUBIN.COM](mailto:CANDACE@CANDACERUBIN.COM)

- ◆ COMBINED BUILDING - APX. 15,380 SF
  - ◆ COMBINED LAND - APX. 115,125 SF (2.64 ACRES)
  - ◆ LOCATED IN A MIXED USE AREA – COMMERCIAL AND RESIDENTIAL SURROUNDING THE PROPERTY
  - ◆ EASY ACCESS OFF OF W COMMERCE, IVANHOE, BRUNDRETTE & POLLARD
- ★ 2102 IVANHOE POSSIBLY INCLUDED – 7,605 SF ADDITIONAL

The information provided in this presentation has been obtained from various sources which include personal observation of the property, data from the owner and his employees and/or other reliable sources. Our best efforts have been utilized to verify and document all outside material. However, we do not assume any responsibility whatsoever for change in price, corrections, errors and omissions, prior sales or withdrawal without notice. All information is subject to verification by tenant/buyer. In accordance with the law, this property is offered without respect to race, color, creed, or national origin.

# PROPERTY FOR SALE – Apx. 2.64 Acres

# 2060 W Commerce Street



## PROPERTY INFORMATION – Addresses:

Address	Bldg SF	Land Sf
2060 W Commerce	14,250	58,000
2062 W Commerce		3,000
2214 Ivanhoe Ln		7,650
2210 Ivanhoe Ln		7,245
2210 Ivanhoe Ln		1,150
2206 Ivanhoe Ln		7,235
2202 Ivanhoe Ln		7,235
2202 Ivanhoe Ln		1,125
2114 Ivanhoe Ln		7,235
2110 Ivanhoe Ln		7,250
10 Ivanhoe Ln		750
2106 Ivanhoe Ln	1,130	7,250
<b>COMBINED:</b>	<b>15,380</b>	<b>115,125</b>

**\*\*2102 Ivanhoe: 250 7,605**

**Just East of N Hampton Road, with frontage on  
W Commerce Street, between Ivanhoe  
and Brundrette**

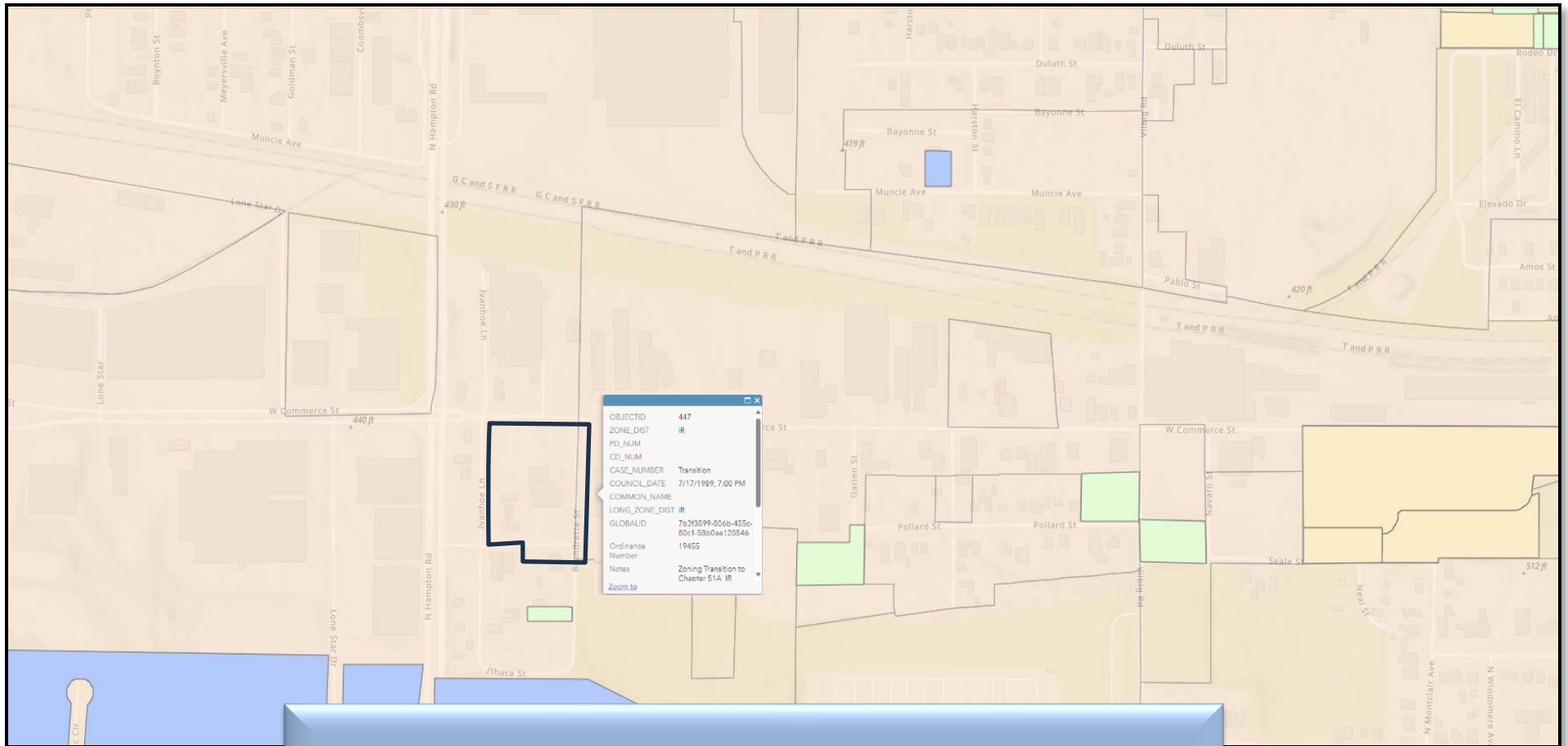
For More Information, Contact: **Candace Rubin** 214-522-8811; 214-384-3536 cell; [candace@candacerubin.com](mailto:candace@candacerubin.com)

**Adem Sumer** 214-522-8811; 843-338-6556 cell [adem@candacerubin.com](mailto:adem@candacerubin.com)

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**Zoning: "IR" – Industrial Research**

**All zoning information should be verified with the City of Dallas**

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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.

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 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.

<b>Candace Rubin</b>	<b>0265315</b>	<b>candace@candacerubin.com</b>	<b>214-522-8811 ofc</b>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Candace Rubin</b>	<b>0265315</b>	<b>candace@candacerubin.com</b>	<b>214-384-3536 cell</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Adem Sumer</b>	<b>683161</b>	<b>adem@candacerubin.com</b>	<b>843-338-6556 cell</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
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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