

Unique Owner / User / Investor Opportunity

For Sale or For Lease

100 % Occupied, 20,319 SF, 3.02 AC Parcel, 7.4% CAP

Great cash flow on day One

689 Airport Freeway, Hurst Texas



Exclusively Marketed by:

Maxx Lovern

William Roth Company

(945) 259-0707

maxx.lovern@gmail.com

Lic: 624179

William Roth

William Roth Company

(972) 231-2424

wmroth@aol.com

Lic: 279620

WILLIAM ROTH COMPANY

11551 Forest Central Drive Suite 110
Dallas, TX 75243

689 AIRPORT FREEWAY, HURST, TEXAS

MARKETING SUMMARY

ADDRESS

689 Airport Fwy
Hurst, TX 76053

PROPERTY SPEC

20,319 SF (Building)
3.02 AC (Land)

ASKING PRICE

\$3,850,000.00

OCCUPANCY

100% *
*Flexible Tenant/User
willing to discuss vacating
unused space of
10,000 sq.ft.-20,000 sq.ft.
for additional income

Fully outfitted Office Space
Fully renovated 2019
170 Parking Spaces
8.36/1000 Ratio

IN PLACE NOI

\$284,500
Average CAP Rate over
remaining term \$294,640 is
7.65%CAP

INVESTMENT GRADE

Corporate Tenant backed
by Large Equity Fund

REMAINING LEASE TERM

Current Lease ends 6/30/2030
2 Renewal Options @ Market
Value



Exclusively Marketed by:

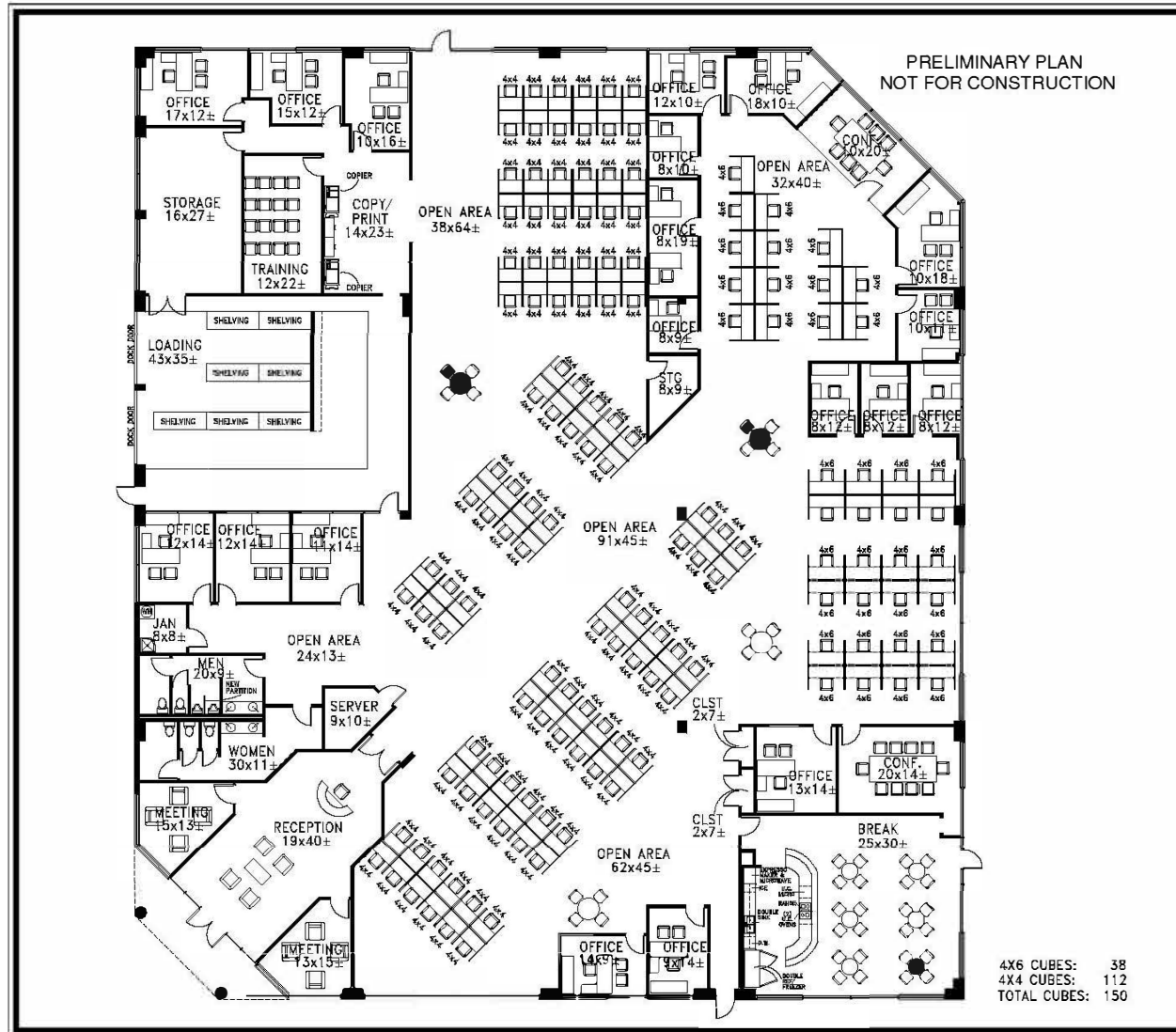
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689 Airport Fwy



International Capital, LLC
COMMERCIAL REAL ESTATE SERVICES

Proposed Facility for...
**CALL CENTER
SPACE SUITE**
689 AIRPORT FREEWAY
IRVING, TX

Space Plan

date: 02-26-09
rev. date:
rev. date:
scale: NOT TO SCALE
SF: 20,319

LEGEND

EXISTING WALLS
NEW WALLS

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

William Roth Company	0376001	wmroth@aol.com	(972)231-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William N. Roth	279620	wmroth@aol.com	(972)231-2424
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maxx Lovern	624179	Maxx.Lovern@gmail.com	(972)231-2424
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
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