

FOR SALE

# 707 W. COMMERCE ST.

DALLAS, TEXAS 75208 (DALLAS COUNTY) - NEAR DOWNTOWN

MULTIFAMILY

16 units ranging from  
1516-2124 sq ft



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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



All photographs and visual representations are provided for reference only and are not guaranteed to reflect the current condition of the property. No representations or warranties are made regarding accuracy. Prospective buyers should conduct their own due diligence.

# PROPERTY SUMMARY

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- TOTAL BUILDING SIZE 26,178 SF
- 16-UNIT - INDIVIDUALLY PLATTED UNITS PRESENTING AN EXCEPTIONAL OPPORTUNITY FOR INVESTORS SEEKING A STRATEGIC ACQUISITION WITH VALUE ADD POTENTIAL.
- SITUATED JUST 2 MILES WEST OF DOWNTOWN DALLAS IN THE TRENDY TRINITY GROVES NEIGHBORHOOD, A PREMIER DINING AND ENTERTAINMENT DISTRICT.
- POSITIONED WITH TENANTS IN MIND, THIS ASSET IS NEAR INTERSTATE 30, TEXAS STATE HIGHWAY SPUR 366, AND INTERSTATE 35E, SWIFTLY CONNECTING THROUGHOUT.
- WITHIN WALKING DISTANCE TO MANY RETAILERS AND RESTAURANTS, INCLUDING COMMERCE FORK FOOD, ANOTHER ROUND, JUICELAND, LAREDO TACO COMPANY, AND MANY MORE.
- MAJOR RE-DEVELOPMENT IN IMMEDIATE AREA.

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## Amenities

- MODERN DESIGN
- STAINLESS STEEL APPLIANCES
- QUARTZ COUNTERTOPS

## Present Condition

THE PROPERTY IS 100% VACANT.

## Parking

OFF STREET PARKING - GARAGE AND RESERVED

## Trash

COMMUNITY DUMPSTER

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## Airports

	DRIVE	DISTANCE
DALLAS LOVE FIELD	14 MIN	6.3 MI
DALLAS-FORT WORTH INTERNATIONAL	27 MIN	19.8 MI

# AS-BUILT PLANS 707 W. COMMERCE ST.



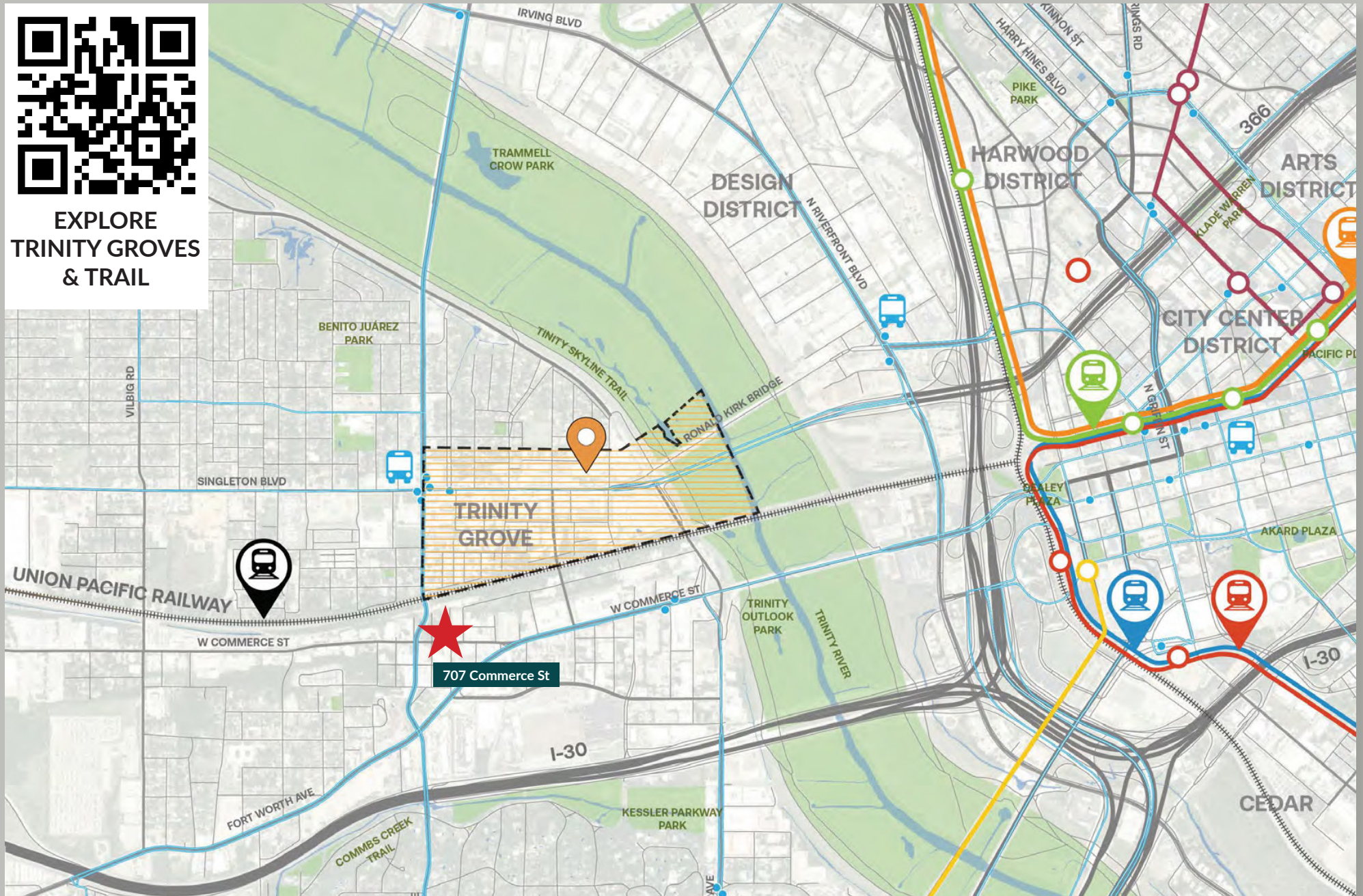
# TRINITY GROVES & TRAIL

.8 MILES (6-MINUTE WALK OR 3 MINUTE DRIVE)





EXPLORE  
TRINITY GROVES  
& TRAIL

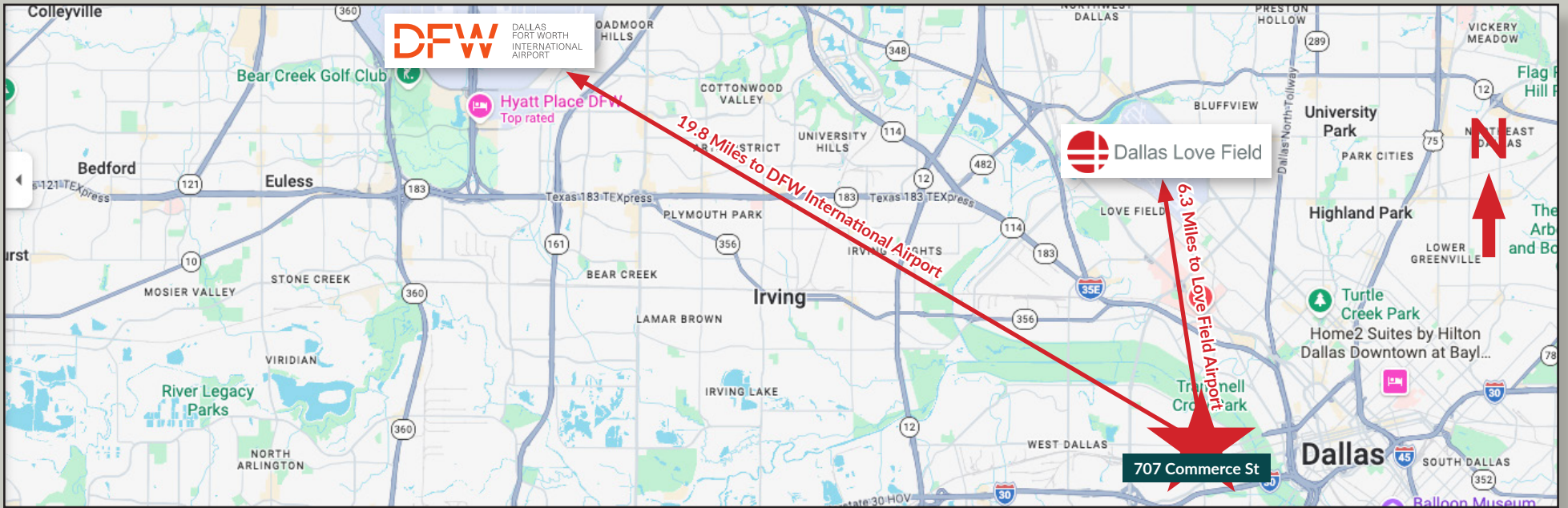
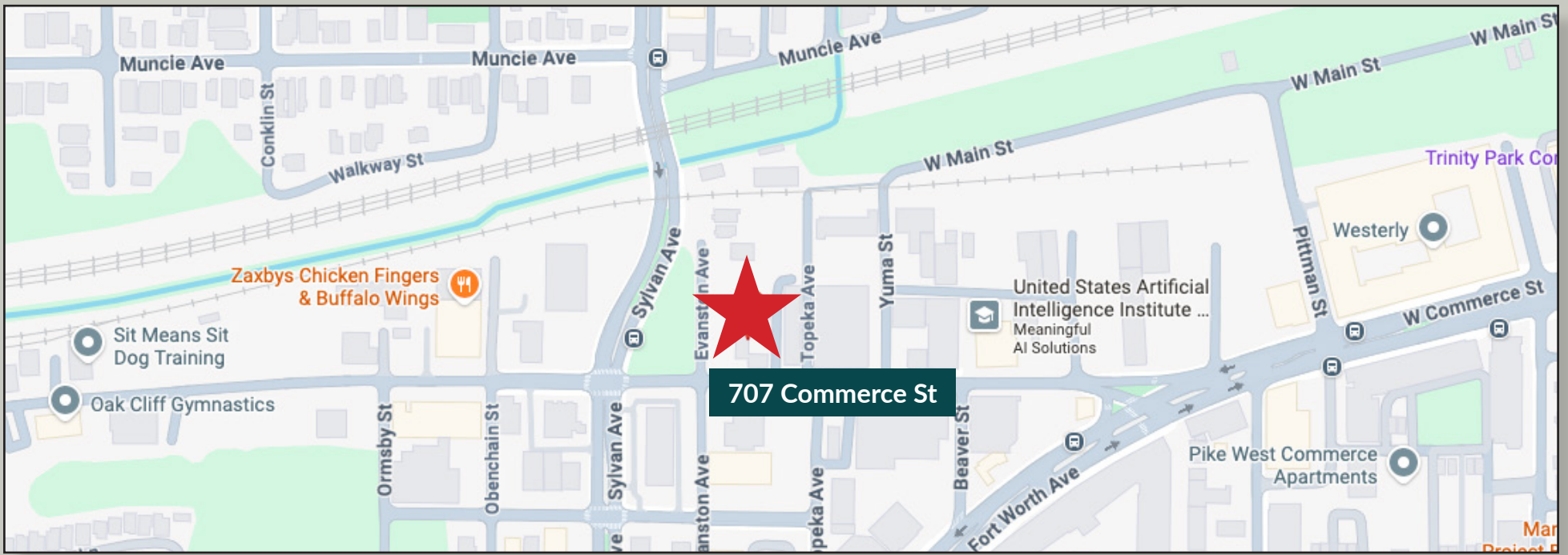


# HAROLD SIMMONS PARK

BUILDING A PARK FOR EVERYONE



SCAN FOR  
MORE INFO





## Rick Scheurer

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  - Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived.



# 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. **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.

<b>CMS Strategic Partners</b>	<b>9002538</b>	<b>info@cmsstrategicpartners.com</b>	<b>(214) 874-0902</b>
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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