

Redevelopment Site On N Buckner just North of IH 30 Ready for Immediate Sale!



PROPERTY DESCRIPTION

**LOCATION: N BUCKNER BLVD AT 3100 PEAVY RD,
DALLAS, TX 75228**

LAND SIZE:

N BUCKNER: Apx 225,767 SF

3100 PEAVY RD: Apx 24,450 SF

COMBINED SF: Apx 250,217 SF

BLDG SIZE: (GLA)

RETAIL @ N BUCKNER:
Apx 65,315 SF (per DCAD)

Priced to Sell!

FOR MORE INFORMATION:

CANDACE RUBIN

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

CANDACE@CANDACERUBIN.COM



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.

Retail Property

N Buckner @ Peavy Rd

PROPERTY INFORMATION – 95% Occupied & Income Producing!

DESCRIPTION: There are 2 separate buildings containing combined 65,000 SF NLA:

Retail Strip: 52,500 SF approximately

- Built in 1977 and was a former Kroger; Ceiling height 14'5" throughout; Clear Height to deck is 17'5"
- This suite is on a short term basis

Retail Strip: 12,500 SF approximately

- Built in 1977
- 5,000 SF NLA: This suite is on a short term basis
- 2,500 SF NLA: This suite is on a short term basis
- 3,000 SF NLA: This suite is on a short term basis.
- 2,000 SF NLA: This suite is on a short term basis

ICE HOUSE: ● 200 SF: This lease is for a coin operated ice & water vending machine. This is on a short term basis

All buildings have been maintained. The buildings have a TPO roof, is less than 3 years old and has an assignable warranty. The properties have great access and visibility from N Buckner Boulevard, Peavy Road and John West Road! This property is located in a mature area of Dallas with new development beginning within a mile or two of the property.

This property can make a great investment or redevelopment site!

Plans upon request

FOR MORE INFORMATION:

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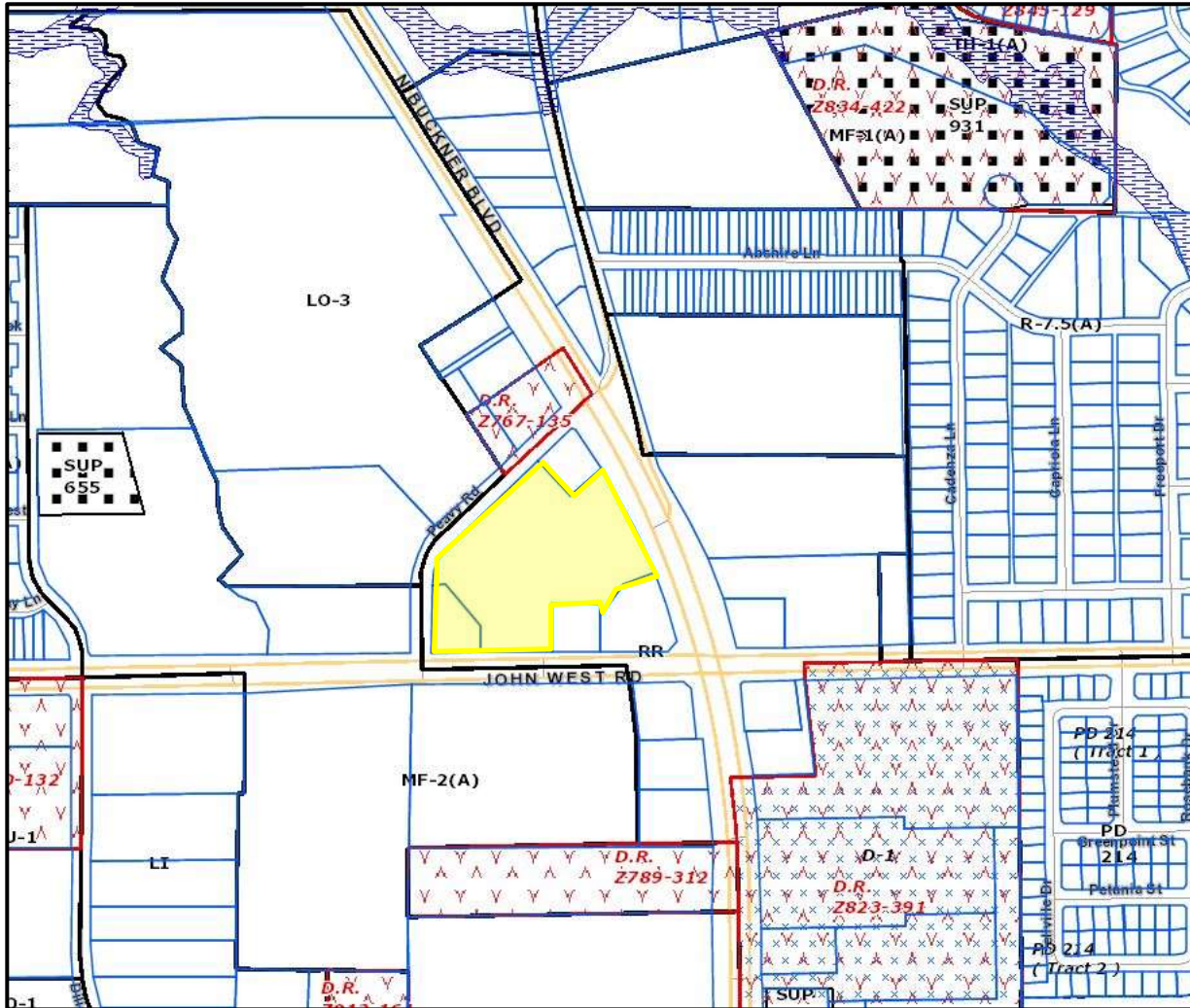
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Retail Property

N Buckner @ Peavy Rd



Zoning: “RR”: Regional Retail

Included Uses: Regional Serving Uses, Personal Service and Office Use

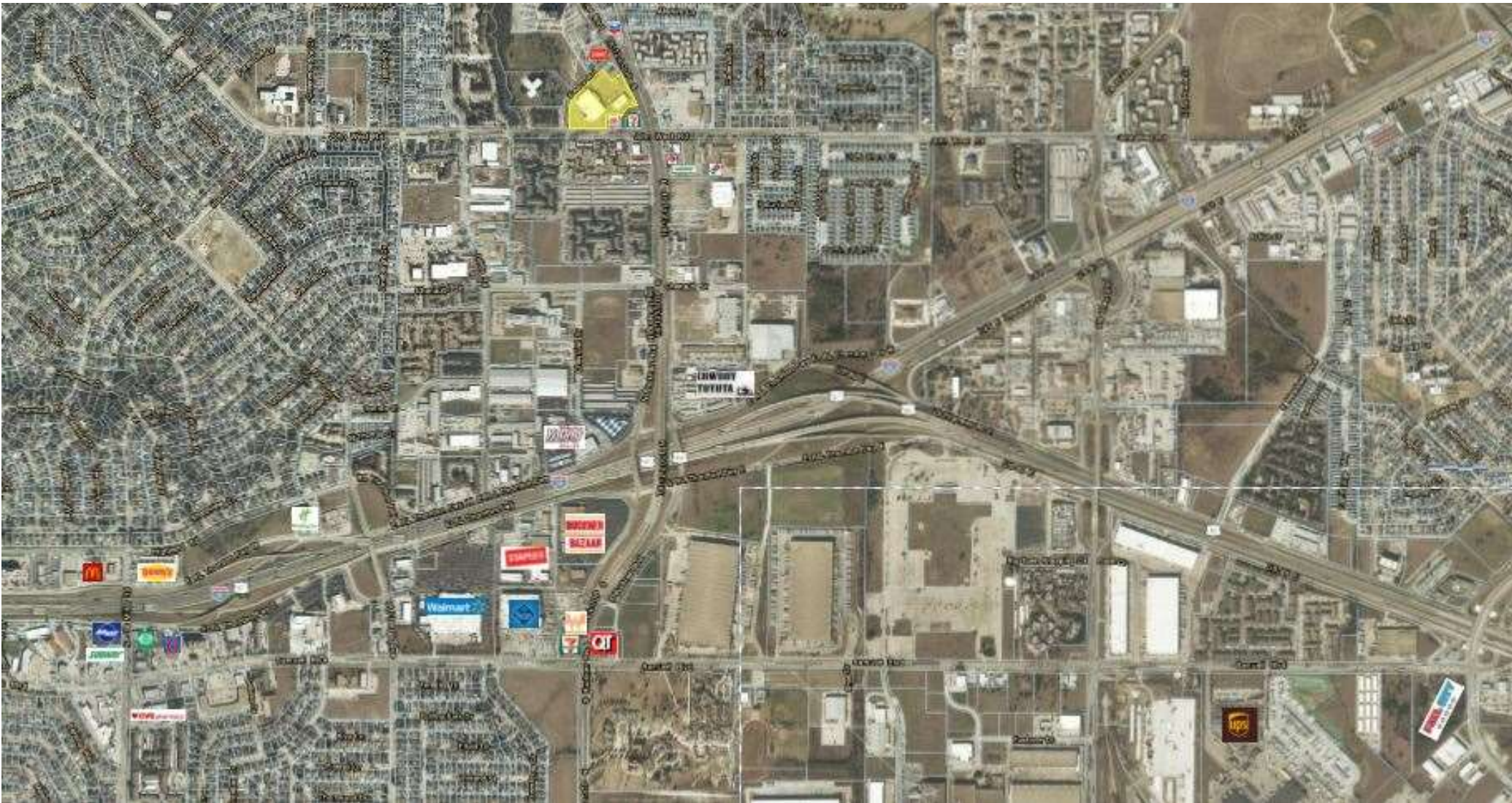
Zoning should be verified with the City of Dallas

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Proforma

N Buckner Retail

GROSS INCOME

Annual Rents	\$278,436	
Less 5% Vacancy	<u>(13,921)</u>	***Currently 95% Occupied ***
Adjusted Gross Income	\$264,515	
Plus OTHER (NNN) Income	<u>0.00</u>	
Total ANNUAL Income	\$264,515	

EXPENSES

Management Fee (3% of Gross)	7,935	
TAX Expense	53,637	
Insurance Expense	19,503	
Repairs & Maintenance	15,000	
Utilities	<u>4,962</u>	***outside lights and vacancy utilities

Total Annual Proforma Expenses **\$101,037**

NET OPERATING INCOME: **\$163,478**

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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:
 - 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.

Candace Rubin	0265315	candace@candacerubin.com	214-522-8811 ofc
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Candace Rubin	0265315	candace@candacerubin.com	214-384-3536 cell
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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____