

# Small Subdivision Ready For Development Approximately 162,416 SF

Located at 4483 North Polk Street, Dallas, TX 75232



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

# PROPERTY FOR SALE – Apx. 162,416 SF @ 4483 N Polk Street, Dallas



## PROPERTY INFORMATION –

- ◆ LAND CONTAINS APX. 162,416 SF
- ◆ CORNER OF S POLK ST AND W LEDBETTER DR
- ◆ PARTIALLY GRADED WITH RETAINING WALLS IN PLACE AND HAS WATER/SEWER TO THE PROPERTY
- ◆ PRELIMINARY PLAT PREPARED BY PACHECO KOCH LLC

- EASY ACCESS TO MARVIN D LOVE FREEWAY (HWY 67) OR IH 35E
- JUST MINUTES FROM DALLAS EXECUTIVE AIRPORT
- CLOSE TO THE REDBIRD MALL REDEVELOPMENT AT HWY 67 & IH 20

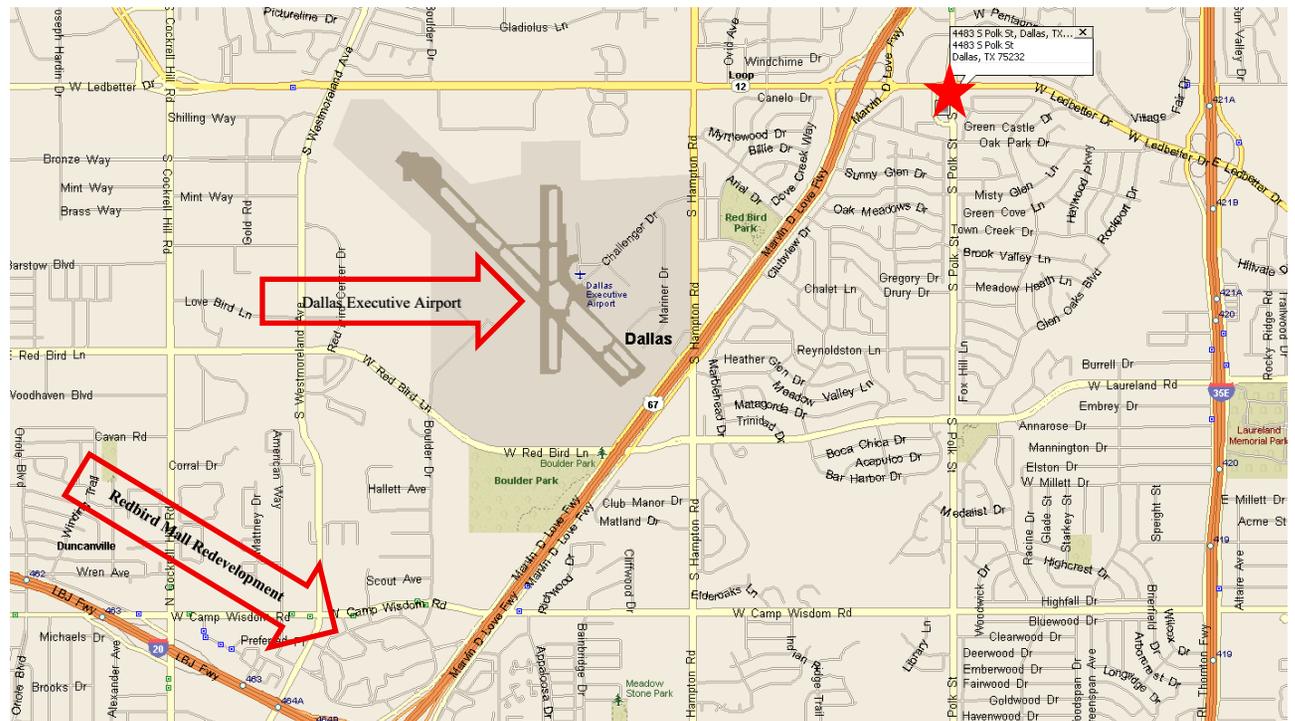
### FOR MORE INFORMATION:

**CANDACE RUBIN**

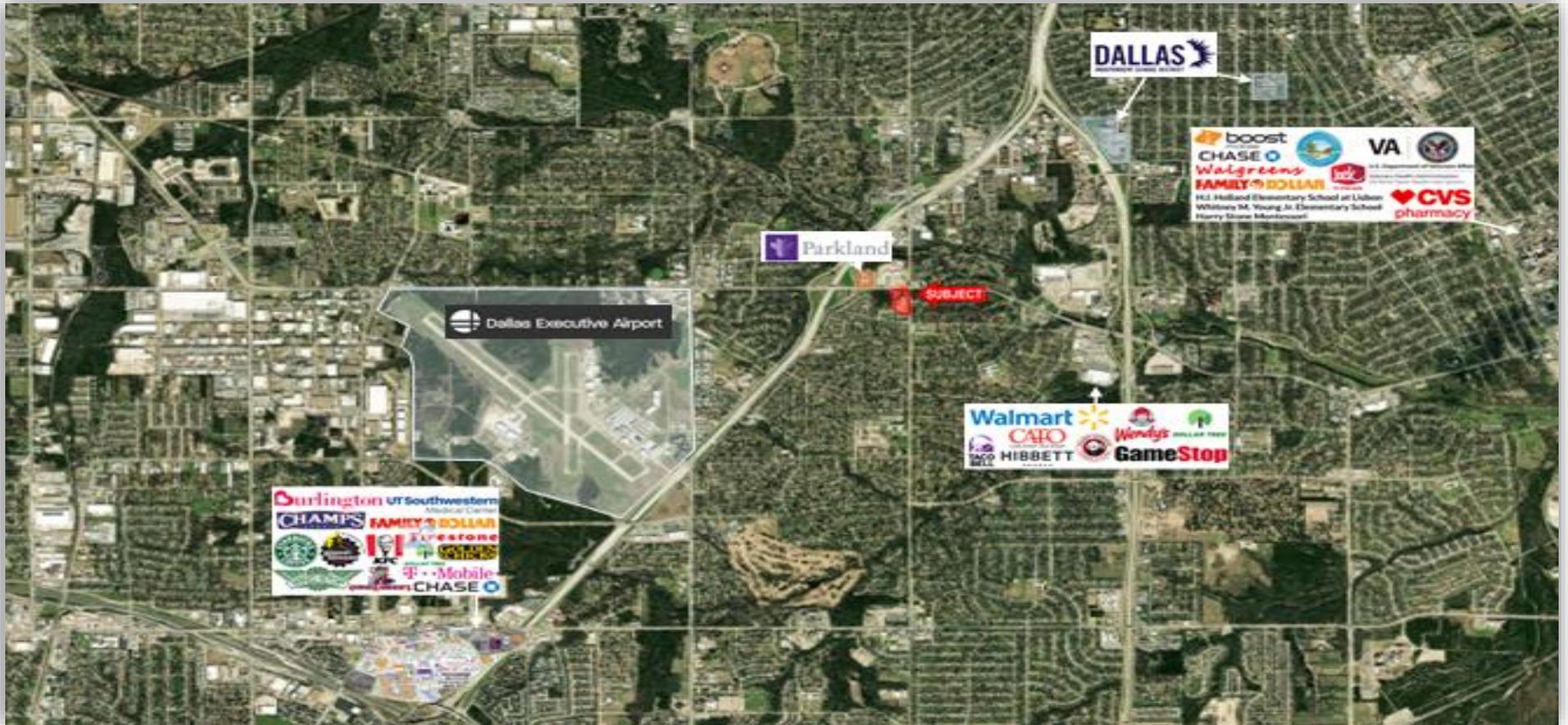
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**Great Location & Easy Access to Major Thoroughfares such as Loop 12, IH 35E, and Hwy 67**

Within a few short miles from the Dallas Executive Airport, the Redbird Mall Redevelopment Area. Property is centrally located to various retail, office, medical and community businesses which gives future homeowners a variety of places for shopping, entertainment, and restaurants.

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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.

**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

**Adem Sumer** 683161 adem@candacerubin.com 843-338-6556 cell  
Licensed Supervisor of Sales Agent/ Associate License No. Email Phone Sales Agent/Associate's Name

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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