

Office & Warehouse With Outside Yard **FOR LEASE**

11412 & 11416 Newkirk St.
Dallas, TX 75229



POWELL
Realty Advisors

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1.263 AC FOR LEASE
11412 & 11416 NEWKIRK

Adjacent Site For
Sale by DISD

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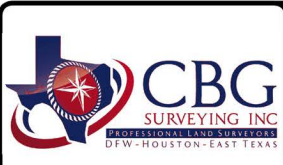
Location Highlights

- Located inside the LBJ Freeway loop
- Convenient freeway access at Interstate-35E @ Royal Lane or Interstate-635 @ Luna Road
- Traffic signal nearby at Royal Lane @ Newkirk Street



Property Highlights

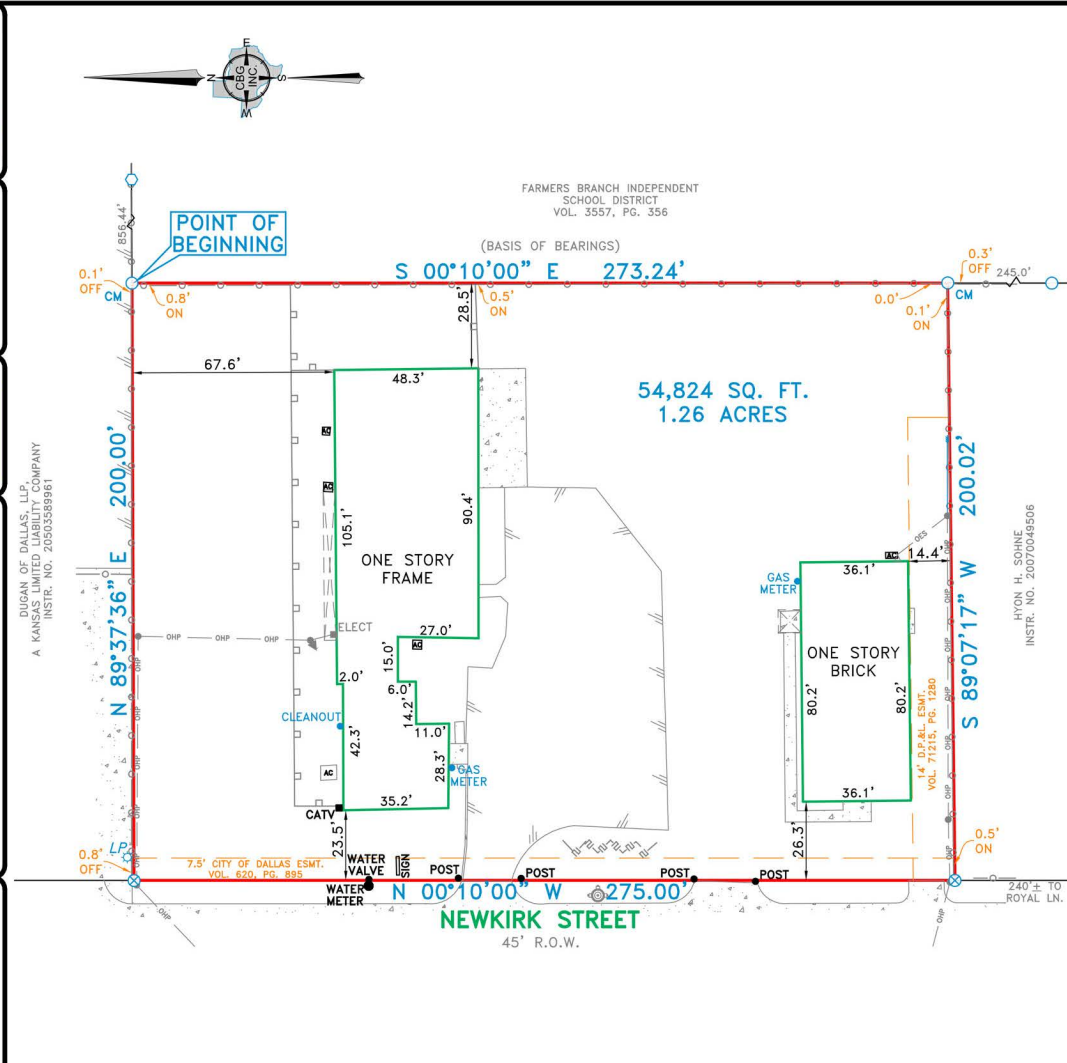
- Approximately 1.263 acres for lease
- Zoned IR – Industrial Research
- Buildings can be leased separately or together
- 2,880 SF office building at 11412 Newkirk Street
 - Open office space
 - Full kitchen
 - 2 restrooms
- 6,660 SF office/warehouse building at 11416 Newkirk Street
 - 1,980 SF office area
 - 4,680 SF warehouse area with HVAC service
 - Very level slab that accommodated commercial printing equipment
 - 2 grade level overhead doors
 - Warehouse ceiling clear height of 10 to 12 feet
 - Hazardous materials storage room
 - Not sprinklered
- Abundant fenced yard space for material storage or truck/trailer/equipment parking
- Existing monument signage available
- Utilities:
 - Water: City of Dallas water
 - Sewer: Septic
- No portion of the property is located within the 100-year flood plain



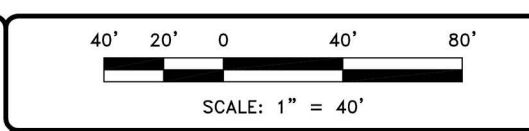
LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	□ CONTROLLING MONUMENT
○ 1" PIPE FOUND	CM AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ 60d NAIL FOUND	T TRANSFORMER PAD
■ COLUMN	● POWER POLE
▲ UNDERGROUND ELECTRIC	△ OVERHEAD ELECTRIC
—OHP— OVERHEAD ELECTRIC POWER	—II— IRON FENCE
—OES— OVERHEAD ELECTRIC SERVICE	—X— BARBED WIRE
○ CHAIN LINK	—/— EDGE OF ASPHALT
□ WOOD FENCE 0.5' WIDE TYPICAL	—/— EDGE OF GRAVEL
	▨ CONCRETE
	▨ COVERED AREA

EXCEPTIONS:



NOTES:
Bearings are based on deed recorded in Volume 554, Page 1445, Deed Records, Dallas County, Texas. (S 00°10'00" E)



Date: _____ Accepted by: _____
Purchaser Purchaser

11412 Newkirk Street

Being a tract of land situated in the William M. Cochran Survey, Abstract No. 279, in Block 6554, in the City of Dallas, Dallas County, Texas, and being the same tract of land conveyed to E.S. Hodge, Jr., by deed recorded in Volume 554, Page 1445, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Farmers Branch Independent School District, by deed recorded in Volume 3557, Page 356, Deed Records, Dallas County, Texas, and being in the South line of a tract of land conveyed to Dugan of Dallas, LLP, a Kansas limited liability company, by deed recorded in Instrument No. 20503589961, of the Official Public Records of Dallas County, Texas;

THENCE South 00 degrees 10 minutes 00 seconds East, along the West line of said School tract, a distance of 273.24 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Hyon H. Sohne, by deed recorded in Instrument No. 20070049506, of the Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 07 minutes 17 seconds West, along the North line of said Sohne tract, a distance of 200.02 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being in the East line of Newkirk Street (45 foot right-of-way);

THENCE North 00 degrees 10 minutes 00 seconds West, along the East line of said Newkirk Street, a distance of 275.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Dugan tract;

THENCE North 89 degrees 37 minutes 36 seconds East, along the South line of said Dugan tract, a distance of 200.00 feet to the POINT OF BEGINNING and containing 54,824 square feet or 1.26 acre tract of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Ranger Title Company in connection with the transaction described in GF# 0161485DA. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Roger Stephen Hodge, Sovereign Bank and Ranger Title Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 11412 Newkirk Street described in deed Volume 554, Page 1445, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material hereon are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0170K pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Roger Stephen Hodge, Sovereign Bank and Ranger Title Company are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 14th day of June, 2016

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513

Drawn By: R.G.

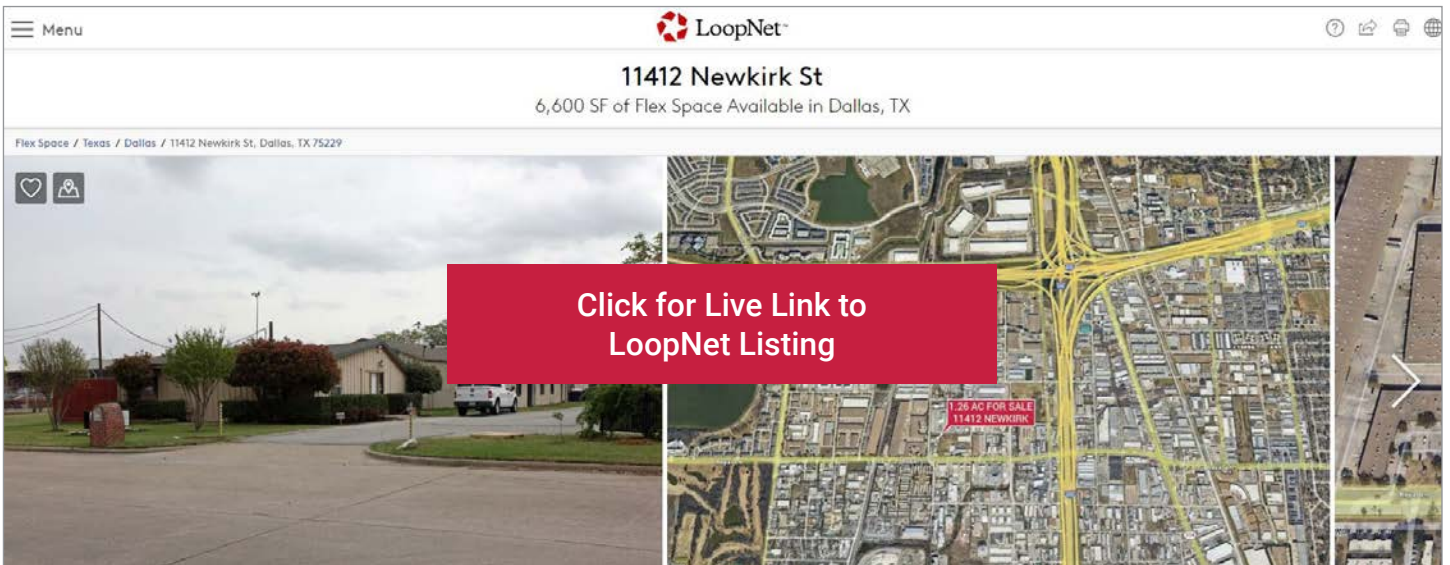
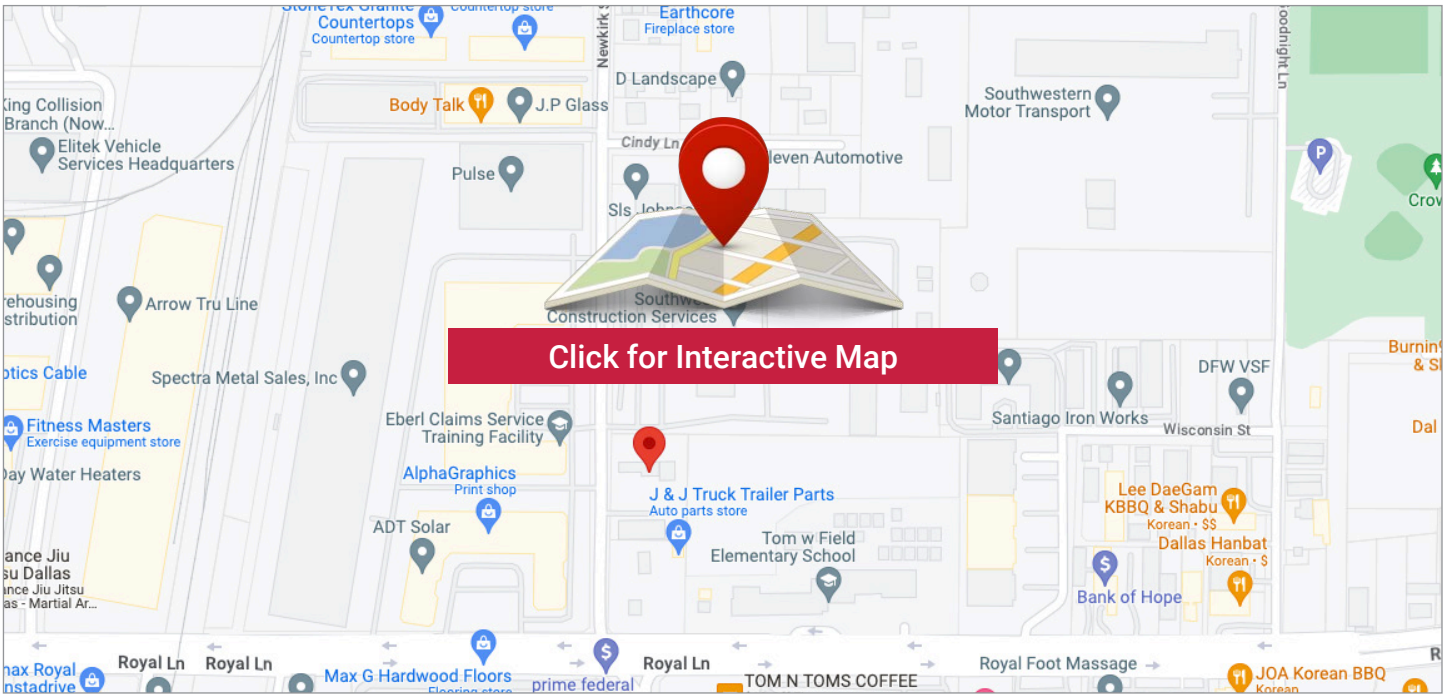
Scale: 1" = 40'

Date: 06/14/16

GF NO.: G161485DA

Job No. 1610395

This information has been obtained from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



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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.

Powell Realty Advisors, LLC	9003152	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Robert B. Powell	265365	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date