

# For Sale – Investment Property – Multi-Tenant-Flex-Warehouse

2345 Dalworth St., Grand Prairie, Texas



## Property Description

- Location:** 2345 Dalworth St.,  
Grand Prairie, Texas 75050
- Size:** (Multi-Tenant – Flex - Warehouse)  
**Building:** +/- 20,000 SF  
 Material – Concrete /Tilt  
 18 Units – Approx. +/- 1,111 SF Each  
**Land:** 51,150 SF
- Zoned:** C – Commercial District
- Sale Price:** \$ 700,000/ \$35.00 PSF
- Description:** +/-20,000 sf, Multi-tenant – Flex - Warehouse Building available on 51,150 sf of land. 12 spaces currently suited for tenants, Space can be divided into 16 spaces, (All fully leased) tenant leases are month to month, Total Rent \$ 7,415 per month. 16 grade level doors. Easy access to I-30, President George Bush Tollway, and Highway 180.

## Demographics

	2010	2014	2019 (est)
Population	175,396	183,816	195,865
Number of Households	58,171	70,436	81,842
Average Household Income	\$58,171	\$60,361	\$63,970

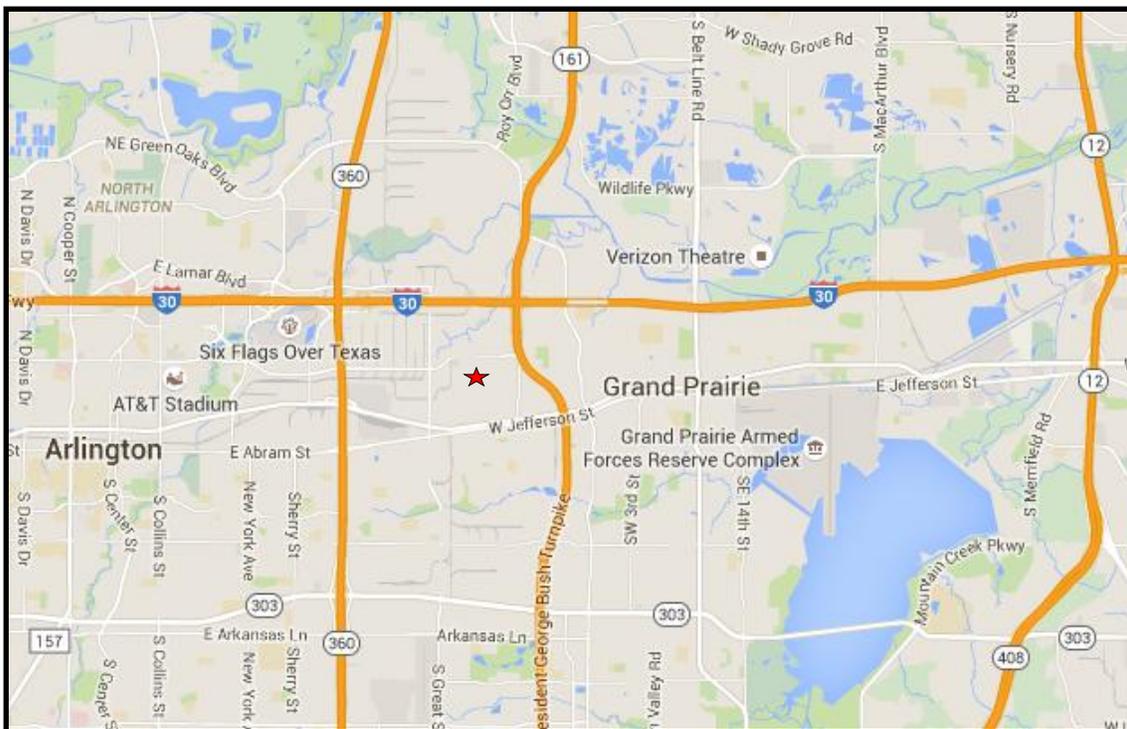
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Conveniently located just minutes from DFW International Airport, Grand Prairie offers easy access to both Dallas and Fort Worth. Stay in one of many area hotels, and you're just a few minutes' drive from dozens of Dallas tourist attractions, including Six Flags Over Texas, the Ballpark at Arlington, and Cowboys Stadium. Other amenities close to the location include diverse housing, schools, churches, fitness centers and country clubs.

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Corporate Real Estate Asset & Occupancy Solutions Worldwide

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## Investment Information

Sales Price Per SF: \$35.00

Rentable SF: +/- 20,000

Cap Rate: 8.3%

Land Acres: +/- 1.17

Estimated Annualized Operating Data		Monthly	Yearly
Suite Number	SF Used:		
Suite 101-102	3000	860.00	10,320.00
Suite 103	1000	460.00	5,520.00
Suite 104-106	4000	1,150.00	13,800.00
Suite 107 & 109	2000	860.00	10,320.00
Suite 108	1000	460.00	5,520.00
Suite 110-111	2000	750.00	9,000.00
Suite 112	1000	450.00	4,860.00
Suite 113	1000	405.00	4,860.00
Suite 114	1000	405.00	4,860.00
Suite 115	1000	460.00	5,520.00
Suite 116	1000	400.00	4,800.00
Suite 117-118	2000	810.00	9,720.00
<b>Gross Operating Income</b>		<b>\$7,305.00</b>	<b>\$87,660.00</b>
Less Expenses		-\$2,456.32	-\$29,475.84
Water/Trash			
Insurance			
Tax			
CAM			
<b>Net Operating Income</b>		<b>\$4,848.68</b>	<b>\$58,184.16</b>

Estimated Annualized Expenses		Monthly	Yearly
Expense:	Water/ Trash	513.69	6164.28
	Insurance	571.05	6852.60
	Tax	956.58	11,478.96
	Management	350.00	4,200.00
	Mowing	65.00	780.00
	<b>Total</b>	<b>\$2,456.32</b>	<b>\$29,475.84</b>

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# NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## INFORMATION ABOUT BROKERAGE SERVICES

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*This is not a contract.*

*The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

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Alliance Commercial Real Estate Group, Inc.  
Real Estate Broker Company

\_\_\_\_\_  
Real Estate Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer, Seller, Tenant or Landlord

\_\_\_\_\_  
Date

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Buyer, Seller, Tenant or Landlord

\_\_\_\_\_  
Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.