

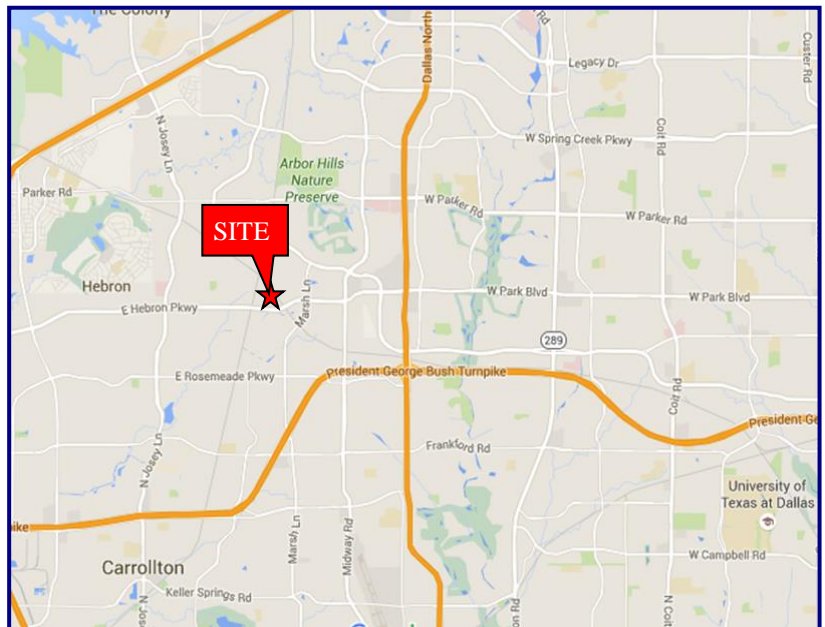
**AVAILABLE
4309 REEDER RD.
CARROLLTON, TX 75010**

**OFFICE – FLEX – WAREHOUSE BUILDING
+/- 8,389 SF**



PROPERTY INFORMATION

Total Available: +/- 8,389 SF
Min. Divisible: +/- 8,389 SF
Max Contiguous: +/- 8,389 SF
Lease Rate: \$12.50 PSF/YR + NNN
Office Area: +/- 5,109 SF
Total Building Size: +/- 8,389 SF
Site Size: +/- 1.004 Acres



PROPERTY FEATURES

- Large Breakroom/Kitchen & Conference Room
- 3 Grade Level Doors
- Built in 2006
- Fenced Outside Storage & Parking
- 6 Covered Parking Spaces
- Zoned Commercial Office



EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.

**Brian Buell
(214) 914-9500**

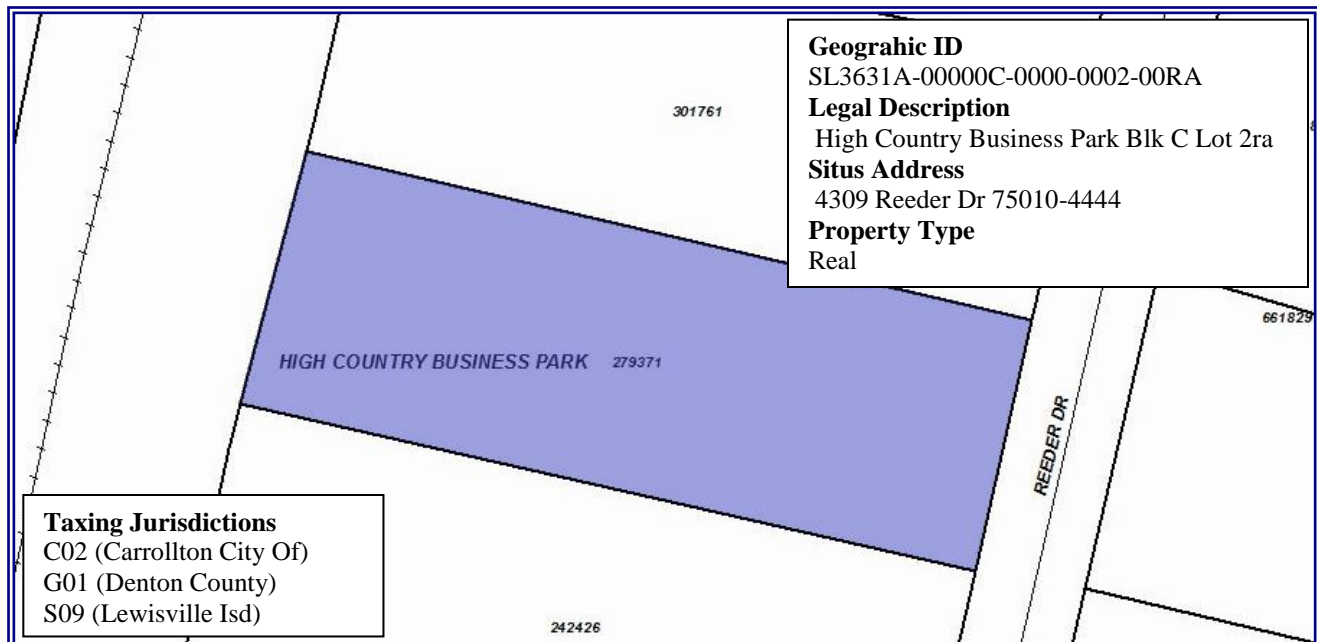
**b.buell@alliance-commercial.com
www.alliance-commercial.com**

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ELEVATION

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

OPENING CALCULATIONS

**ACCESS TECHNOLOGY SYSTEMS, INC.
HIGH COUNTRY BUSINESS PARK
PHASE I
LOT 2R-A
CARROLLTON, TEXAS**

**ELEVATION PLAN
SCALE = 1/8" = 1'-0"
REVISION DATE : NOVEMBER 01-2005**

**HOMESTEAD DESIGNS
Byron L. Phillips - Designer
Phone - 214-215-1013
Fax - 972-635-9291
e-mail - homestead.designs@verizon.net**

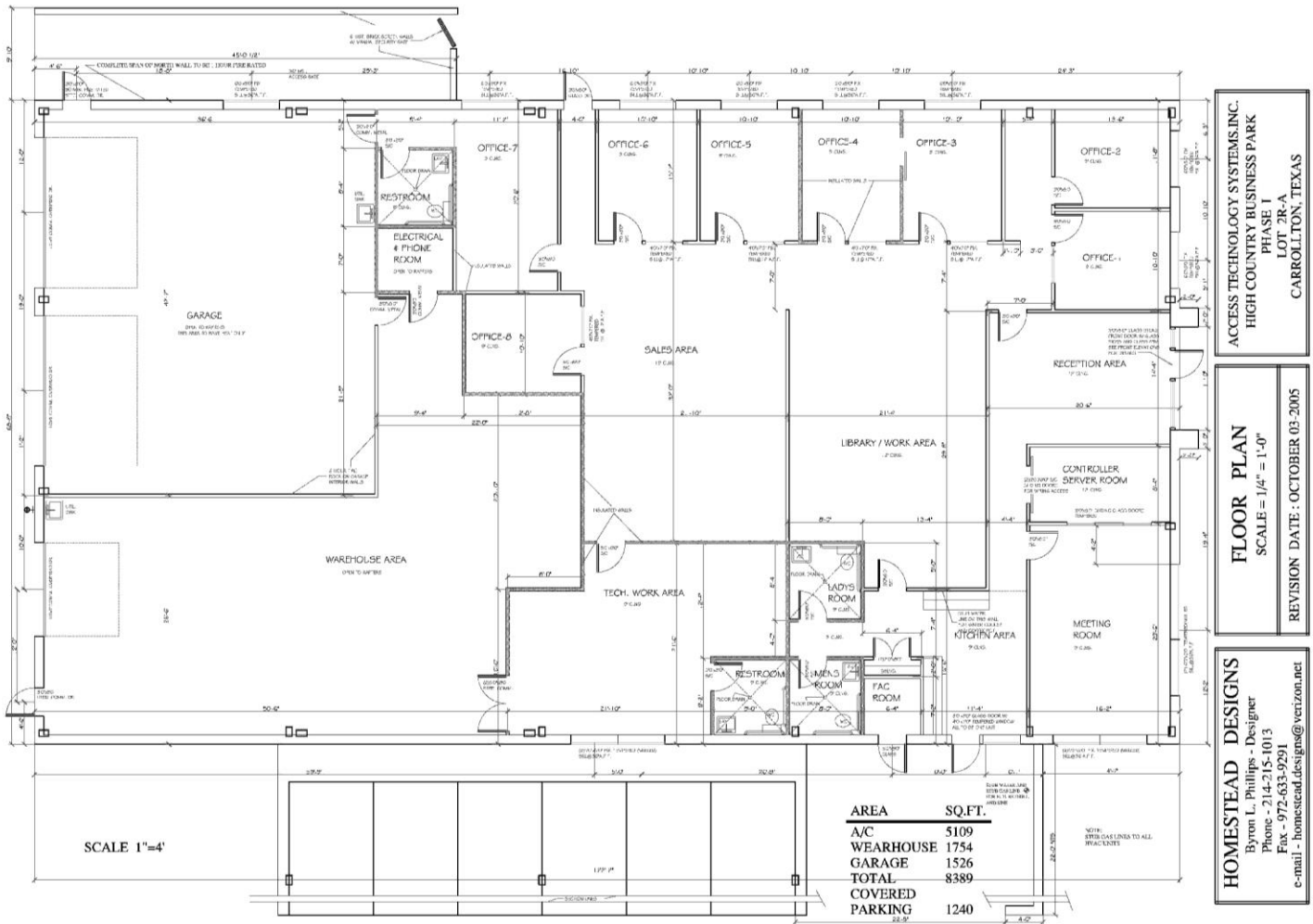
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**OFFICE – FLEX – WAREHOUSE BUILDING
+/- 8,389 SF**

FLOOR PLAN BLUEPRINT



ACCESS TECHNOLOGY SYSTEMS, INC.
HIGH COUNTRY BUSINESS PARK
PHASE 1
LOT 2R-A
CARROLLTON, TEXAS

FLOOR PLAN
SCALE = 1/4" = 1'-0"
REVISION DATE: OCTOBER 03-2005

HOMESTEAD DESIGNS
Byron L. Phillips - Designer
Phone - 214-215-1013
Fax - 972-633-9291
e-mail - homestead.designs@verizon.net

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**OFFICE – FLEX – WAREHOUSE BUILDING
+/- 8,389 SF**

FLOOR PLAN COLOR BLUEPRINT



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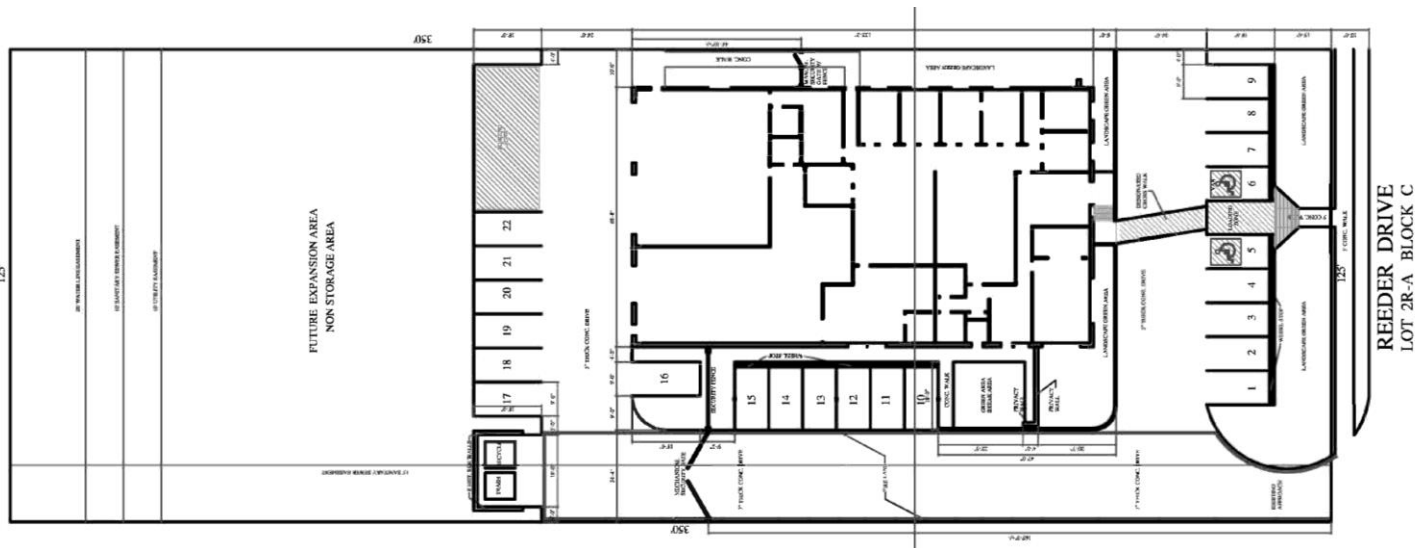
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**OFFICE – FLEX – WAREHOUSE BUILDING
+/- 8,389 SF**

PLOT PLAN



BUILDING INFORMATION

AREA	SQ. FT.
OFFICE	5,109
WAREHOUSE	1,785
GARAGE	1,526
TOTAL BUILDING	8,389
COVERED PARKING	1,240
FRONT BUILDING	68.10 L.FT.

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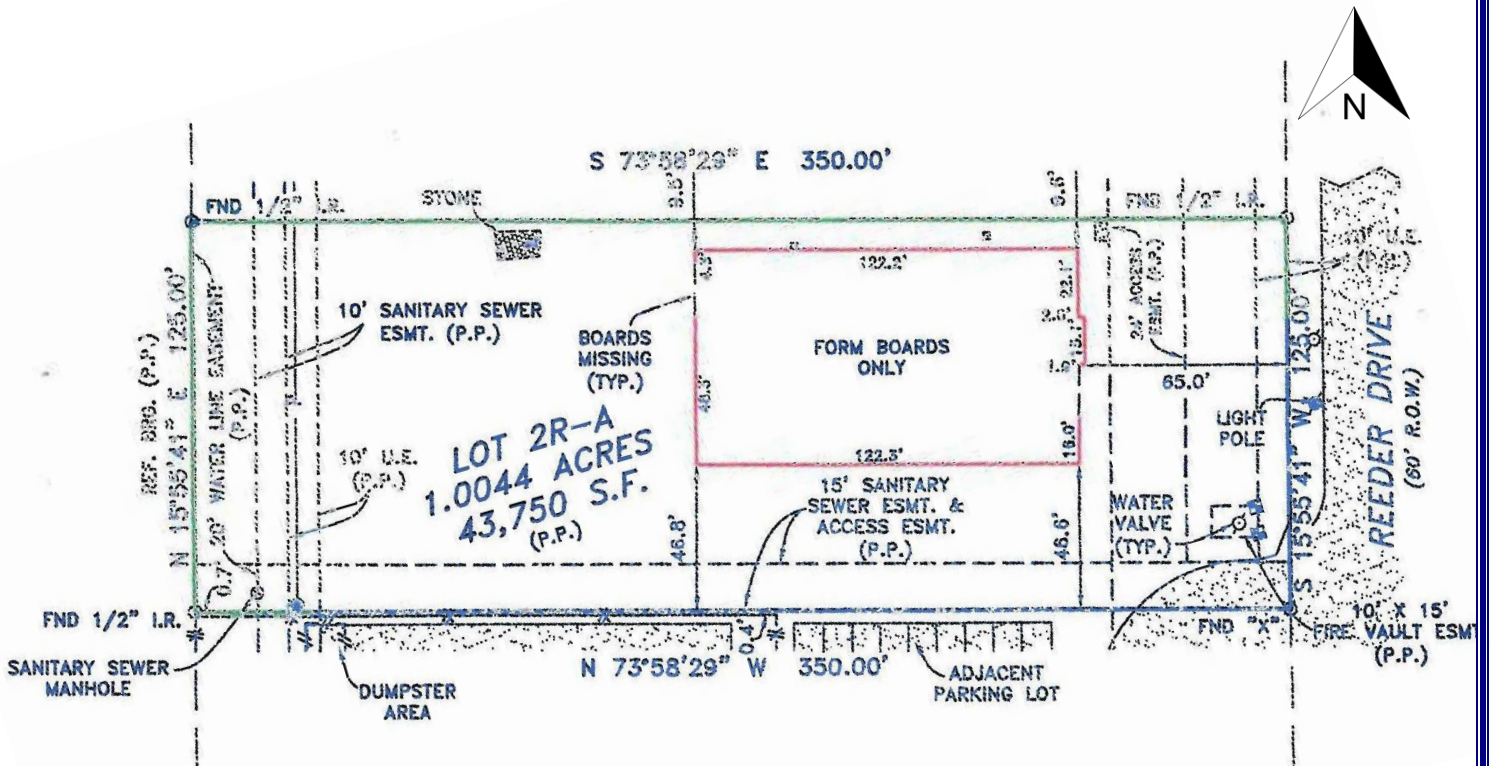
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SURVEY



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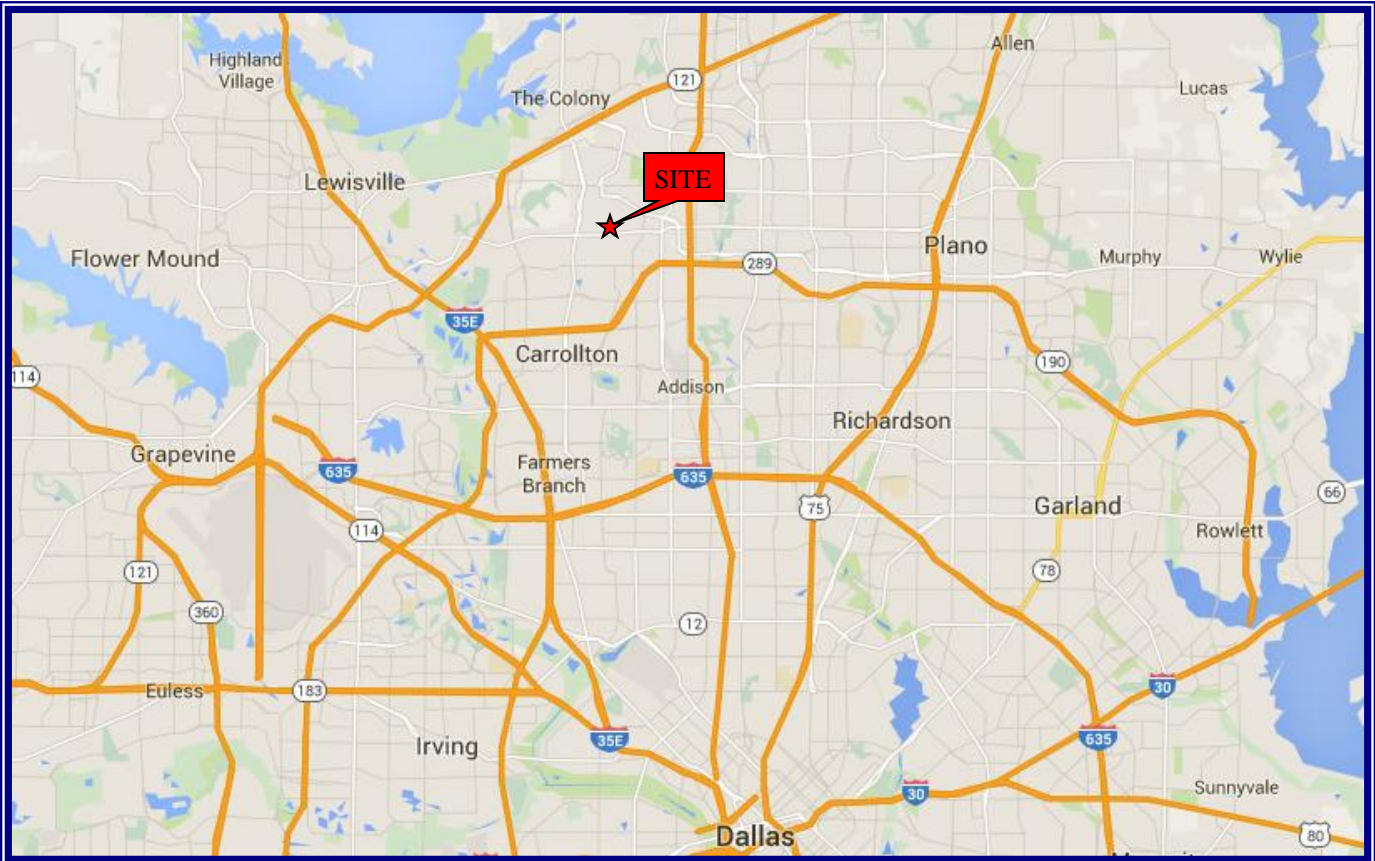
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4309 Reeder Dr., Carrollton, TX 75010 is an upscale office building. Conveniently located close to the intersection of Marsh Lane and Hebron Parkway in the High Country Business Park and North Dallas growth area. The property is constructed in beautiful brick exterior and immaculate park-like landscaping. With excellent demographics, close proximity to high-net worth residents, restaurants, Glen Eagles and Brookhaven Country Club, Indian Creek Golf Club, Willow Bend Shopping Mall. Multiple Freeway access points, The North Dallas Tollway, George Bush - 190, Hwy 121, I - 35 E - Stemmons Freeway and I-635 – LBJ. Convenient access to DFW International Airport, Love Field Airport easy access to Dallas and Fort Worth Metro-Plex and 20 minutes to Downtown Dallas, Las Colinas Urban Center or 35 minutes to Downtown Fort Worth.



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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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