



# 1814 & 1804 S. HARWOOD

DALLAS, TX | FOR LEASE

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2021





## PROPERTY INFORMATION



### SIZE:

Total Building:  $\pm$  42,740 SF

1804 S. Harwood |  $\pm$  20,466 SF

1814 S. Harwood |  $\pm$  22,274 SF (dry storage)

Land:  $\pm$  2.32 AC (101,000 SF)

Rentable: 20,466 - 42,740 SF

## DEMOGRAPHICS



### ZONING:

PD 317 (Subdistrict 2)



### PARKING:

Fenced Parking Court Between Buildings



### YEAR BUILT & OCCUPANCY:

Built: 1962 (Renovated in 2021)

Occupancy Date: 1/1/21

	1 Mile	2 Miles	3 Miles
2020 Population	12,890	59,414	165,755
% Proj Growth 2020-2025	3.0%	3.2%	2.6%
2020 Average HH Income	\$94,380	\$104,134	\$104,979
2020 Median HH Income	\$72,899	\$80,508	\$79,094

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Davidson & Bogel Real Estate, LLC 2021





# 1804 S. Harwood Property Details

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Total SF:  $\pm$  20,466

- $\pm$  13,500 SF of cooler/climate-controlled warehouse
  - 4,000 SF dedicated to production/processing
  - 20' clear height in production/processing area
  - 24' clear height throughout rest of climate-controlled warehouse
- $\pm$  1,300 SF equipped for freezer storage
- $\pm$  1,500 SF of unairconditioned warehouse in rear of building
- $\pm$  4,000 SF office (includes 2nd story office)
- New HVAC systems installed in 2019
- 4 dock doors
- 1 ramped door

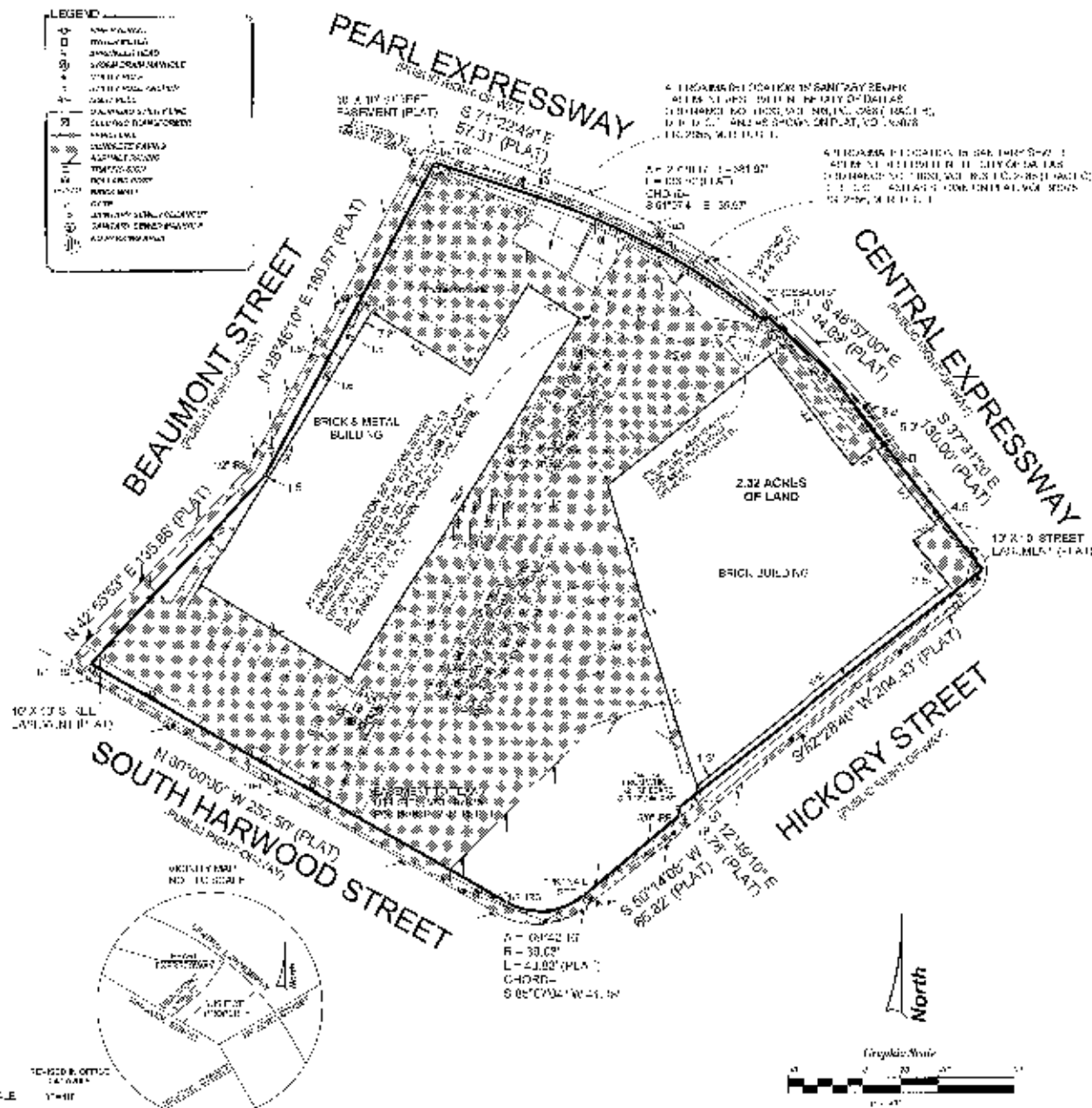
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- LEGEND**
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State of Texas  
County of Dallas

In: Slegner Real Estate Holdings Group, Ltd. Condo Properties, Ltd., North Dallas Bank and Trust Co., and Encampment Communities in connection with G.P. 2220000251

Address in property surveyed: 1814 South Harwood Street.  
Date: March 24, 2010, Houston, Texas April 17, 2010

I, Scott F. Anderson, Registered Professional Land Surveyor No. 4858, do hereby certify that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS FORTHSAID, there were no visible and apparent easements, encroachments or protrusions or significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent property as found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous boundary lines with streets and alleys where shown hereon. This survey was completed from recorded plats and deeds and other records, in conjunction with field measurements and significant and visible manifestation and evidence of boundaries found on the ground.

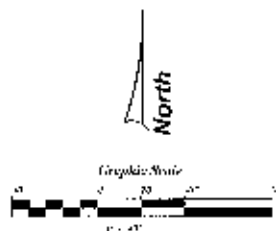
According to the Community Plan No. 481130-03-16, of the Federal Emergency Management Agency Flood Insurance Rate Map in Flood Hazard Boundary Map Dallas August 28, 2001, the property shown hereon is not located in Zone X (Area of High Flood Risk). The Property is in Zone X.

This survey was performed exclusively for the parties in connection with the G. P. Number shown hereon and is intended for a single use. This survey reflects the property of the Surveyor. Unauthorized reuse and permitted without the express written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

#### DESCRIPTION OF PROPERTY

Being Lot 1, Block 1448, Mason Addition, in Blocks 485 and 487, as Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volumes 93078, Page 2506, of the Map Records of Dallas County, Texas.

*Scott F. Anderson*  
Scott F. Anderson - Registered Professional  
Land Surveyor No. 4858



**A&W SURVEYORS, INC.**  
P.O. BOX 1170025, MESQUITE, TX 75187  
(972) 681-4075 FAX (972) 681-4964  
WWW.AWSURVEY.COM





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## WIDE AERIAL





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## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before 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; buyer: and
- (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.

**DB URBAN, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**DAVID GUINN**  
LICENSED SUPERVISOR OF SALES AGENT/  
ASSOCIATE  
**GRANT LAKE**  
SALES AGENT/ASSOCIATE'S NAME

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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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Grant Lake	718880	GLake@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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Sales Agent/Associate's Name	License No.	Email	Phone

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