



4012 W. ILLINOIS AVE.

DALLAS, TX | ± 110,800 SF | FOR SALE: \$7,995,000 | FOR LEASE : \$4.95 NNN
± 3.5 ACRES OF FENCED OUTSIDE STORAGE (ONLY INCLUDED IF LEASED, NOT PART OF SALE)



DAVID GUINN
DGuinn@db2re.com
214.526.3626 x 136



PROPERTY INFORMATION



SIZE:

± 110,800 SF
 ± 3.5 AC of Outside Storage Fully Fenced
 & Secured Included Only for Lease
 ± 10,000 SF Office



TRAFFIC COUNTS:

Loop 12: 143,265 VPD
 I-35E: 165,952 VPD



ZONING:

Light Industrial (LI)

PROPERTY SPECS

Newly Renovated!



3-Phase/Heavy Power



Paint Booth (+/- 1,500 SF)



Four (4) 16' x 16' Grade Level Doors



Floor Drains in Place



Crane-Served:
 Three (3) Ten (10) Ton Cranes
 One (1) Five (5) Ton Crane



Pressurized Air Lines



New LED Lights Installed Throughout
 the Warehouse



40,000 SF – 25' Clear Height
 65,000 SF – 14' Clear Height

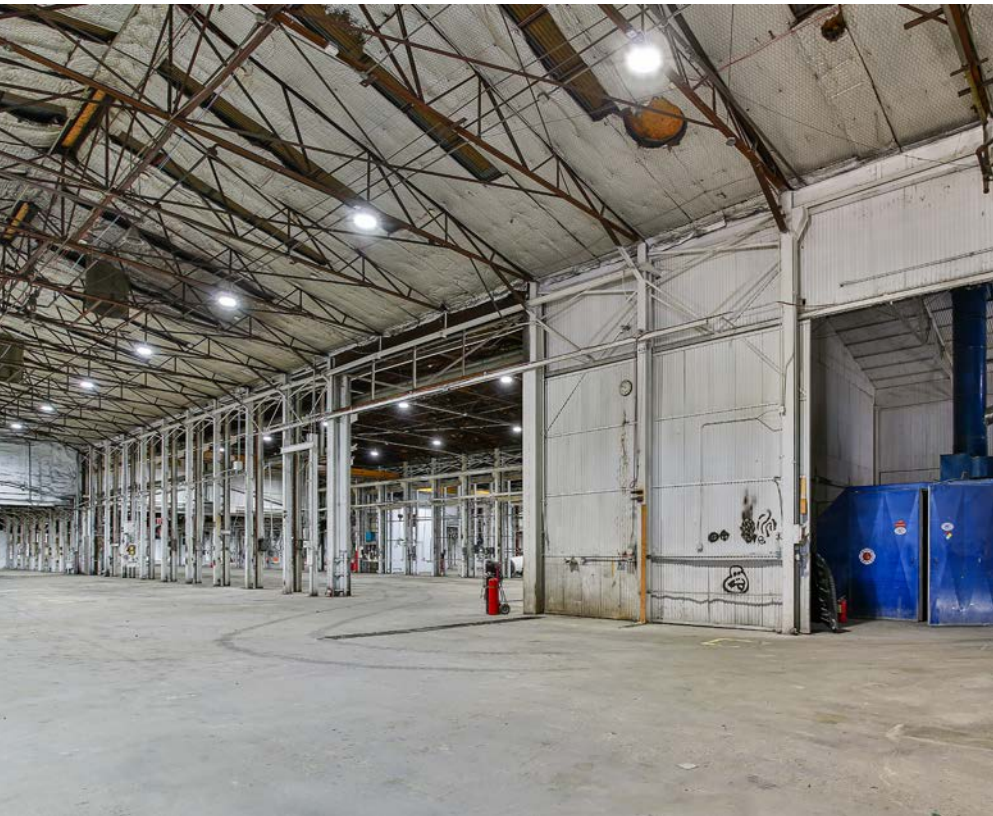


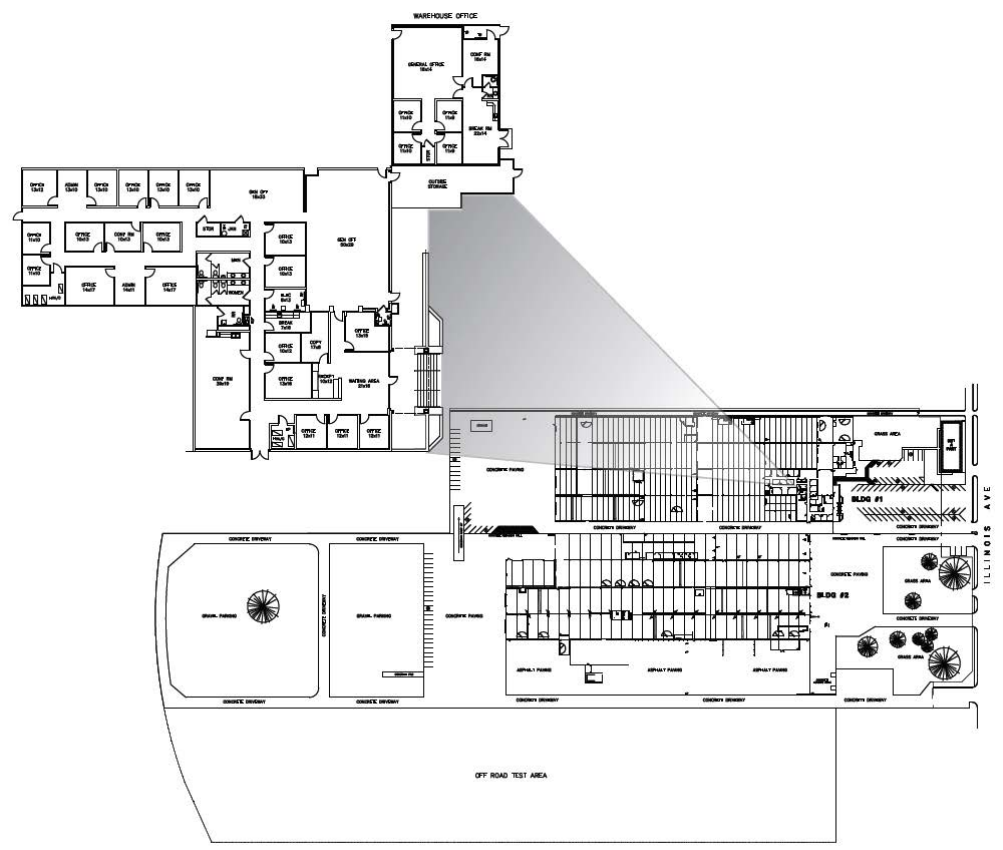
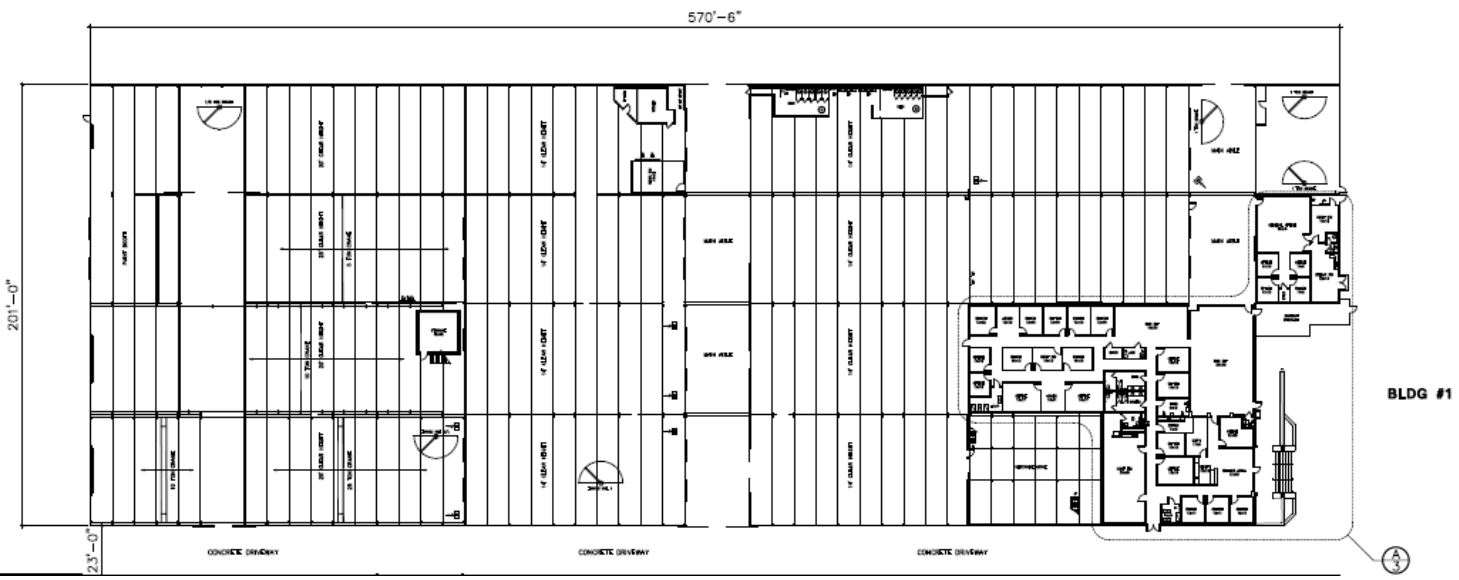
3 Phase Heavy Power -
 4000 Amps/ 480 V



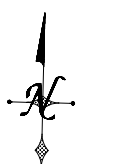
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, 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 2024







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 2024



TRACT 1

BEING part of Lots 1 and 2, and being a part of Blocks 6114 and 6990, R.L. Kirby's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 17, Page 7, Map Records, Dallas County, Texas (M.R.D.C.T.), and being a tract of land described in deed to Illinois Avenue Capital Partners, LLC, recorded under Instrument No. 20140007051, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of West Illinois Avenue, at the Northwest corner of Lot 5, Block A/6114, JNR Development Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded under Instrument No. 20090062788 (M.R.D.C.T.), at the Northeast corner of said Illinois Avenue Capital Partners, LLC tract;

THENCE South 00 deg. 32 min. 35 sec. East, a distance of 1205.41 feet to a 1/2 inch iron pipe found for corner at the Southwest corner of a tract of land described in deed to Gloria Vaz De Arangel, recorded under Instrument No. 20200020936 (D.R.D.C.T.);

THENCE North 89 deg. 23 min. 21 sec. East, a distance of 28.00 feet to a 1/2 inch metal disk found for corner in the South line of said Arangel tract, at the Northwest corner of a tract of land described in deed to North Central Texas Dirt Works, INC., recorded under Instrument No. 20200030520 (D.R.D.C.T.);

THENCE South 00 deg. 43 min. 15 sec. East, a distance of 281.66 feet to a 1/2 inch iron pipe found for corner in the North line of Burlington Northern Railroad Right of way, at the Southwest corner of said North Central Dirt Works, INC. tract;

THENCE South 66 deg. 20 min. 02 sec. West, a distance of 125.68 feet to a point for corner, being the beginning of a curve to the right having a central angle of 31 deg. 36 min. 29 sec., a radius of 917.78 feet, and a chord bearing and distance of South 82 deg. 14 min. 01 sec. West, 499.91 feet;

THENCE Southwesterly along said curve to the right an arc distance of 506.31 feet to a point for corner at the Southeast corner of a tract of land described in deed to City of Dallas, recorded in Volume 4240, Page 416 (D.R.D.C.T.);

THENCE North 01 deg. 02 min. 04 sec. West, a distance of 598.28 feet to a magnetic found for corner at the Northeast corner of said City of Dallas tract;

THENCE South 89 deg. 23 min. 21 sec. West, a distance of 240.00 feet to a point for corner in the East line of a tract of land described in deed to the City of Dallas, recorded in Volume 4124, Page 266 (D.R.D.C.T.), at the Northwest corner of said City of Dallas Tract (Vol. 4240, Pg. 416), from which a look for reference bears South 52 deg. 51 min. 23 sec. West, a distance of 2.69 feet;

THENCE North 01 deg. 02 min. 04 sec. West, a distance of 210.02 feet to an "X" found for corner at the Southeast corner of said O'Reilly Auto Enterprises, LLC tract;

THENCE North 01 deg. 25 min. 43 sec. West, a distance of 294.02 feet to a point for corner in the South line of said West Illinois Avenue, at the Northeast corner of said O'Reilly Auto Enterprises, LLC tract;

THENCE North 89 deg. 23 min. 21 sec. East, with the said East line a distance of 798.36 feet to a spindle found for corner at the Southwest corner of a tract of land described in deed to O'Reilly Auto Enterprises, LLC, recorded under Instrument No. 20160003738 (D.R.D.C.T.);

THENCE North 89 deg. 23 min. 21 sec. East, with the said South line a distance of 357.01 feet to a 1/2 inch iron pipe found for corner at the Northwest corner of a tract of land described in deed to Eric Cardoza and Valerie Cardoza, recorded under Instrument No. 20200012066 (D.R.D.C.T.);

THENCE North 01 deg. 14 min. 00 sec. East, a distance of 354.97 feet to a 3 inch disk for corner at the Southwest corner of a tract of land described in deed to Crown Comm, Inc., recorded in Volume 20020201, Page 4575 (D.R.D.C.T.);

THENCE North 89 deg. 23 min. 21 sec. East, a distance of 65.66 feet to a point for corner at the Southeast corner of said Crown Comm, Inc tract;

THENCE North 01 deg. 23 min. 04 sec. West, a distance of 59.99 feet to a point for corner in the East line of said Cardoza tract;

THENCE North 89 deg. 23 min. 21 sec. East, a distance of 143.00 feet to a point for corner;

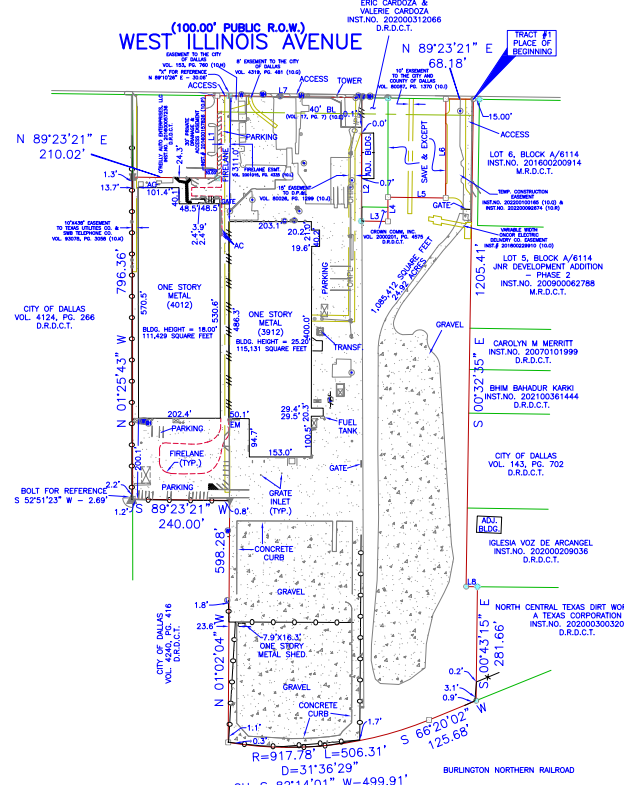
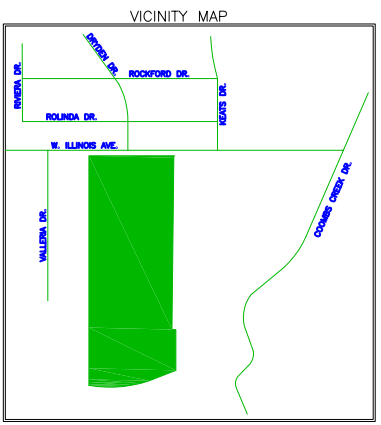
THENCE North 01 deg. 21 in. 04 sec. West, a distance of 245.00 feet to a point for corner in the said South line of West Illinois Avenue;

THENCE North 89 deg. 23 min. 21 sec. East, a distance of 68.18 feet to the PLACE OF BEGINNING and containing 1,085.412 square feet or 24.92 acres of land.

TRACT 2: (EASEMENT ESTATE)
Non-exclusive easement rights created pursuant to that certain Easement Agreement and Restrictive Covenant, by and between Illinois Avenue Capital Partners, LLC, a Texas limited liability company and O'Reilly Auto Enterprises, LLC, a Delaware limited liability company, dated 12/01/2015, filed 12/14/2015, recorded in cdf 20150032960, Real Property Records, Dallas County, Texas together with Consent to Easement filed 12/15/2015, recorded in cdf 20150032962, Real Property Records, Dallas County, Texas and Modification of Easement Agreement and Restrictive Covenant filed 06/13/2016, recorded in cdf 20160015726, Real Property Records, Dallas County, Texas, and containing 61.21 square feet or 0.14 of an acre of land.

TRACT 3: (EASEMENT ESTATE)
Non-exclusive easement rights created pursuant to that certain Declaration of Easements, by Illinois Avenue Capital Partners, LLC, a Texas limited liability company, dated 03/28/2022, filed 04/04/2022, recorded in cdf 202200002674, Real Property Records, Dallas County, Texas.

- 1. The following tracts are the Schedule A, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 2. The following tracts are the Schedule B, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 3. The following tracts are the Schedule C, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 4. The following tracts are the Schedule D, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 5. The following tracts are the Schedule E, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 6. The following tracts are the Schedule F, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 7. The following tracts are the Schedule G, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 8. The following tracts are the Schedule H, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 9. The following tracts are the Schedule I, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 10. The following tracts are the Schedule J, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 11. The following tracts are the Schedule K, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 12. The following tracts are the Schedule L, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 13. The following tracts are the Schedule M, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 14. The following tracts are the Schedule N, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 15. The following tracts are the Schedule O, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 16. The following tracts are the Schedule P, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 17. The following tracts are the Schedule Q, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 18. The following tracts are the Schedule R, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 19. The following tracts are the Schedule S, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.
- 20. The following tracts are the Schedule T, First Addition 1910, C.F. No. 1848494141, issued March 19, 1910.



THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4811300406K.

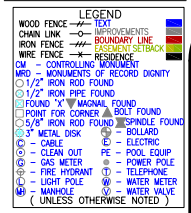
PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS: CDF 20150032960; CDF 20150032962; CDF 20160015726; VOL. 4319, PG. 481 VOL. 155, PG. 760. BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE. CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL.

LINE TABLE with columns for LINE, LENGTH, and BEARING. Includes lines L1 through L8 with measurements like 204.02, 304.97, 65.66, etc.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR PUBLIC TITLE OF TEXAS, CAMTEX REALTY, ILLINOIS AVENUE CAPITAL PARTNERS, LLC, SHIMMERS BANK, CAMTEX ILLINOIS, LLC, FIRST AMERICAN TITLE, LLC, 2555 AMERICAN TITLE...

TITLE AND ABSTRACTING WORK FURNISHED BY FIRST AMERICAN TITLE

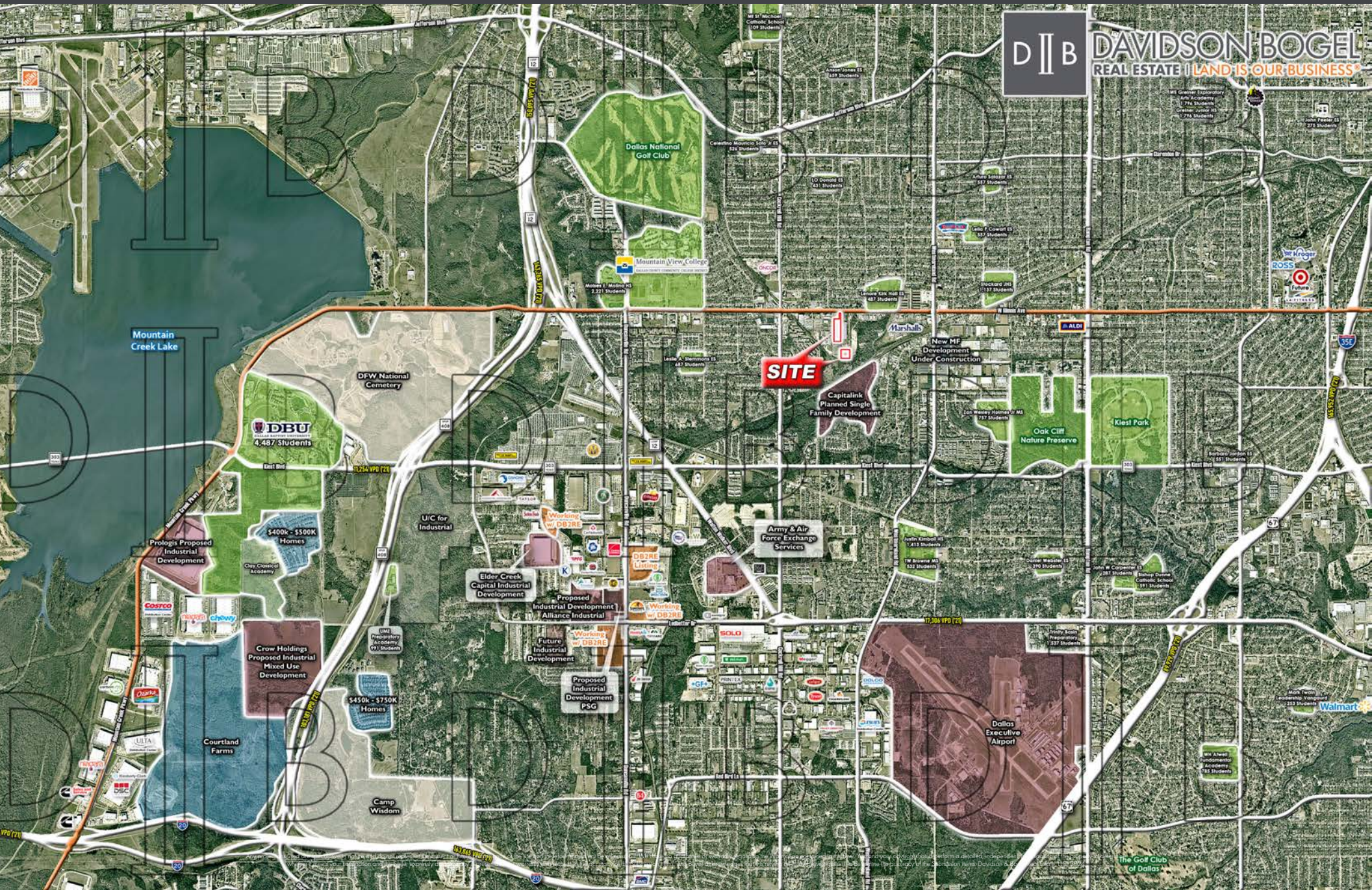
ACCEPTED BY:



ALTA SURVEY logo and contact information for BARRY S. RHODES, Registered Professional Land Surveyor (214) 326-1090, located at No. 3912 & 4012 WEST ILLINOIS AVENUE in Dallas, Texas. Includes a list of services and a surveyor seal.

4012 W. ILLINOIS AVE.

WIDE AERIAL



DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®

SITE

DBU
4,407 Students

Dallas National Golf Club

Mountain View College

DFW National Cemetery

Mountain Creek Lake

New MF Development Under Construction

Oak Cliff Nature Preserve

Kiest Park

Capitalink Planned Single Family Development

Army & Air Force Exchange Services

Prologis Proposed Industrial Development

Crow Holdings Proposed Industrial Mixed Use Development

Elder Creek Capital Industrial Development

Proposed Industrial Development Alliance Industrial

Future Industrial Development

Proposed Industrial Development PSG

U/C for Industrial

Courtyard Farms

Dallas Executive Airport

The Golf Club of Dallas

4012 W. ILLINOIS AVE.

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.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
DAVID GUINN
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
643784
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
DGUINN@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
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214-526-3626
PHONE



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
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
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
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date