



**1450 - 1500, 1600, & 1700 E. AIRPORT FWY.
IRVING, TX**

DAVIDSON BOGEL
INDUSTRIAL

OFFERING MEMORANDUM

LISTING TEAM



DAVID GUINN
Director of Industrial

P: 214.526.3626 x 136
E: DGuinn@db2re.com



JAKE MILNER
Partner - Urban

P: 214.526.3626 x 109
E: JMilner@db2re.com



BENNETT SIKES
Urban

P: 214.526.3626 x 132
E: BSikes@db2re.com

01. PROPERTY DETAILS

03. SUBMARKET OVERVIEW

04. DEMOGRAPHICS

05. DISCLAIMER



PROPERTY DETAILS

PROPERTY DETAILS

LOCATION

1450 - 1500, 1600, & 1700 E. Airport Fwy.

Irving, TX 75062

SIZE

1450 - 1500 E. Airport Fwy.

Land: ± 8.41 AC

5 Buildings: ± 58,839 SF

Office: ± 10,000 SF

1600 E. Airport Fwy.

Land: ± 4.08 AC Paved

Two Buildings: ± 20,800 SF

1700 E. Airport Fwy.

Land: ± 1.40 AC Paved

Office: ± 1,200 SF

ZONING

Commercial Outdoor District 2 (C-OU-2) with
S-P-2 Overlay

Car Dealership Uses Allowed by Right

Allowed Uses Include: Automotive Repair
Garage, Automotive Parts & Accessories,
Automotive Sales & Service - New or Used Cars
and Trucks, Truck or Trailer Rental



1700 E. Airport Fwy.
± 1.4 AC Paved
± 1,200 SF Office

1600 E. Airport Fwy.
Land: ± 4.08 AC Paved
Two Buildings: ± 20,800 SF

1450 - 1500 E. Airport Fwy.
Land: ± 8.41 AC Concrete
Five Buildings: ± 58,839 SF, 10,00 SF



PROPERTY SPECS

TOTAL LAND: ± 13.89 AC

Traffic Counts: 141,000 Vehicles per Day

Grade Level Door: 15

LED Lighting Throughout the Yard

TOTAL SF: ± 80,839

Fully Paved with Concrete

Fully Fenced, Gated, and Secure

Fully Sprinklered



BUILDING SPECS

1450 - 1500 E. Airport Fwy.

Building 1

- Total SF: ± 38,586
- Office SF: ± 10,000 SF
- Clear Height: 16'-18'
- Fully Equipped Service Shop - Approximately ± 20,000 SF
- Heavy Power
- Grade Level Doors: 3 (20x20)
- Dock Doors: 1
- 14 Hydraulic Lifts
- Sealed Floors with FLOOR Drains
- Pressurized Air Lines

Buildings 2-5

- Total SF: ± 15,253
- Office SF: ± 2,000 SF
- Clear Height: 16'
- Grade Level Doors: 17
- Drive-in and out Service Lanes: 2
- Floor Drains
- Heavy Power
- Wash Bays
- Climate Controlled SF: ± 2,000
- Lounge and Reception Area

Building 6

- Total SF: ± 4,686
- 100% Office
- Kitchenette/Break Room
- Gated & Secured
- Land Area: 2 AC (100% Paved)

1600 E. Airport Fwy.

Building 1

- Total SF: ± 6,552 - All Office
- 300' Frontage visibility on E. Airport Fwy.

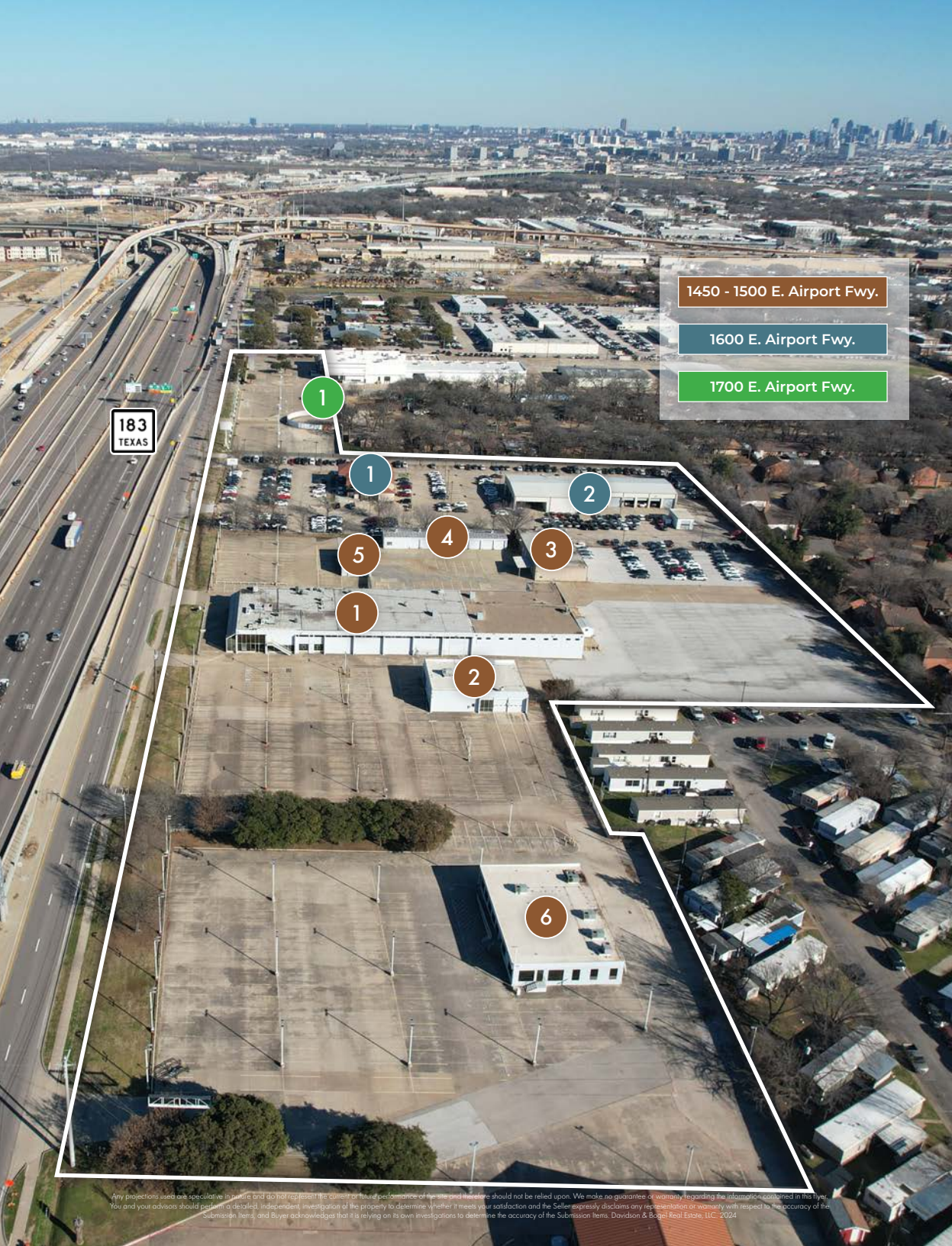
Building 2

- Total SF: ± 13,812 SF
- ~2,000 SF Office
- Clear Height: 18'
- Grade Level Doors: 14 Oversized
- Floor Drains
- Hydraulic Lifts
- Heavy Power
- Wash Bays

1700 E. Airport Fwy.

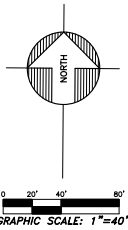
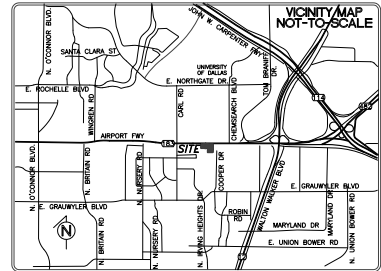
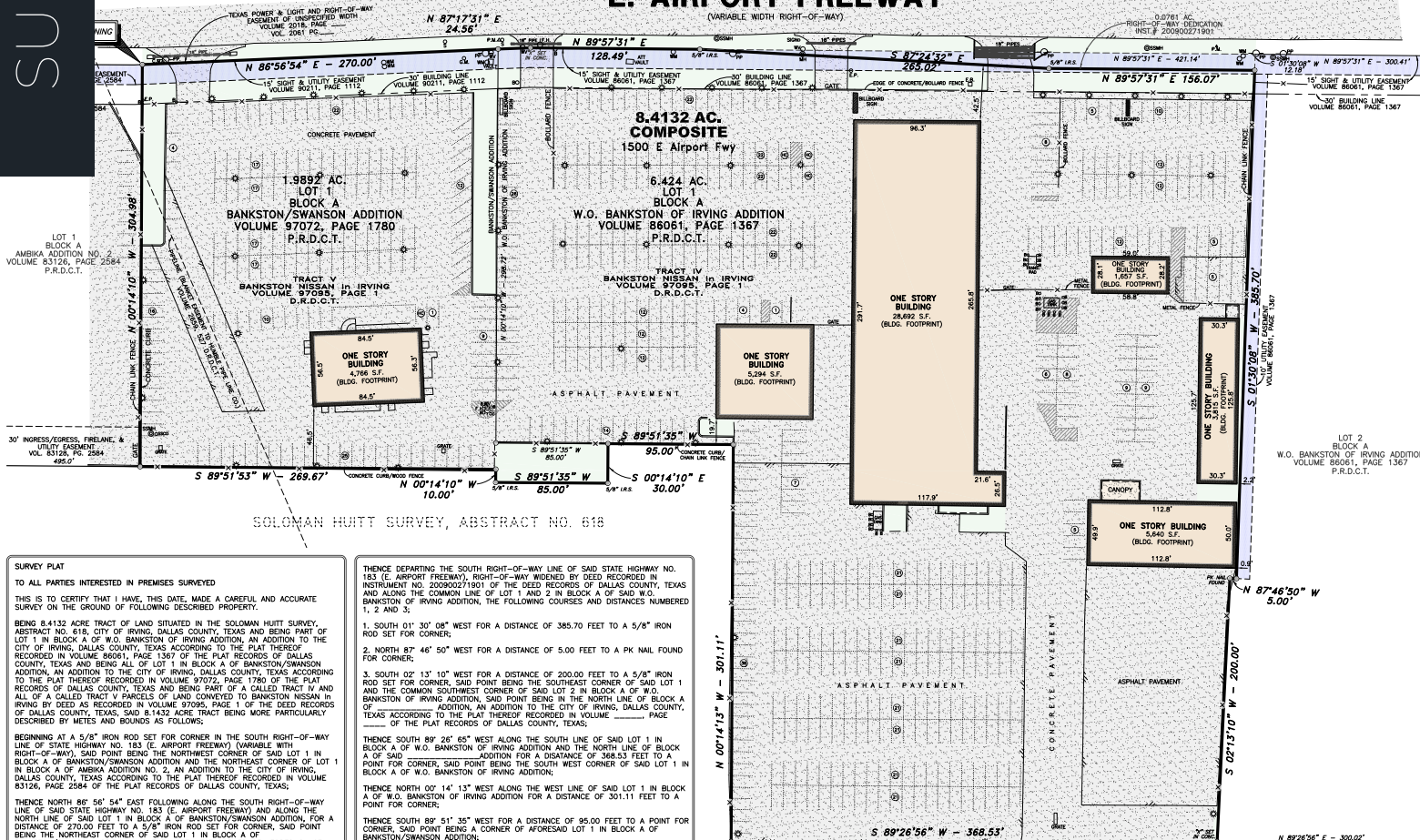
Building 1

- Total SF: ± 1,072
- GLA
- 162' Frontage on E. Airport Fwy.



STATE HIGHWAY NO. 183 E. AIRPORT FREEWAY

(VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND**
- FIRE HYDRANT
 - CHISELED "X" SET
 - IRON ROD FOUND (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ CUY
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - SAN SWP CLEAN OUT
 - GAS METER
 - WATER VALVE
 - SOLLING METER
 - SIGNAL POLE
 - SIGNAL W/UT
 - STREET SIGN
 - CABLE MARKER
 - TRANSFORMER PAD
 - LIGHT POLE
 - POT-HOLE MARKER
 - P
 - TREE

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 481300310 J, MAP REVISED, AUGUST 23, 2001, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b)1, 8, 9, & 13 OF TABLE A THEREOF.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

ALTA/NSPS LAND TITLE SURVEY
8.4132 ACRES OF LAND
BANKSTON/SWANSON ADDITION
W.O. BANKSTON OF IRVING ADDITION
CITY OF IRVING, DALLAS COUNTY, TEXAS



BLUE SKY SURVEYING
A MEMBER CORPORATION
1915 MIDWAY ROAD
DALLAS, TEXAS 75228
PHONE: (214) 388-4000
FAX: (214) 388-4000

DATE: JUNE 06, 2016
SCALE: 1"=40'
DIPETREE@BLUESKYSURVEYING.COM
TPRS REGISTRATION NO. 10100700

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY.

BEING 8.4132 ACRE TRACT OF LAND SITUATED IN THE SOLOMAN HUITT SURVEY, ABSTRACT NO. 618, CITY OF IRVING, DALLAS COUNTY, TEXAS AND BEING PART OF LOT 1 IN BLOCK A OF W.O. BANKSTON OF IRVING ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86061, PAGE 1367 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97072, PAGE 1780 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND BEING PART OF A CALLED TRACT IV AND ALL OF A CALLED TRACT V PARCELS OF LAND CONVEYED TO BANKSTON NISSAN IN IRVING BY DEED AS RECORDED IN VOLUME 97095, PAGE 1 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 8.4132 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 183 (E. AIRPORT FREEWAY) (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK A OF AMBKA ADDITION NO. 2, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83126, PAGE 2884 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 86° 56' 54" EAST FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 183 (E. AIRPORT FREEWAY) AND ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION, FOR A DISTANCE OF 270.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION AND THE NORTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK A OF W.O. BANKSTON OF IRVING ADDITION;

THENCE NORTH 87° 17' 31" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 183 (E. AIRPORT FREEWAY) AND THE NORTH LINE OF SAID LOT 1 IN BLOCK A OF BANKSTON OF IRVING ADDITION FOR A DISTANCE OF 24.56 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE NORTH 89° 57' 31" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 183 (E. AIRPORT FREEWAY) AND THE NORTH LINE OF SAID LOT 1 IN BLOCK A OF W.O. BANKSTON OF IRVING ADDITION FOR A DISTANCE OF 128.49 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN A DEED TO STATE OF TEXAS FOR RIGHT-OF-WIDENING PURPOSES AND RECORDED IN INSTRUMENT NO. 200900271901 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 87° 24' 32" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 183 (E. AIRPORT FREEWAY), RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NO. 200900271901 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 265.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 89° 57' 31" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 183 (E. AIRPORT FREEWAY), RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NO. 200900271901 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 156.07 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 0.2781 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS AND BEING IN THE WEST LINE OF LOT 2 IN BLOCK A OF AFORESAID W.O. BANKSTON OF IRVING ADDITION;

THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 183 (E. AIRPORT FREEWAY), RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NO. 200900271901 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND ALONG THE COMMON LINE OF LOT 1 AND 2 IN BLOCK A OF SAID W.O. BANKSTON OF IRVING ADDITION, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2 AND 3:

1. SOUTH 01° 30' 08" WEST FOR A DISTANCE OF 385.70 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. NORTH 87° 46' 50" WEST FOR A DISTANCE OF 5.00 FEET TO A PK NAIL FOUND FOR CORNER;
3. SOUTH 02° 13' 10" WEST FOR A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE COMMON SOUTHWEST CORNER OF SAID LOT 2 IN BLOCK A OF W.O. BANKSTON OF IRVING ADDITION, SAID POINT BEING IN THE NORTH LINE OF BLOCK A OF AFORESAID ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89° 26' 68" WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK A OF W.O. BANKSTON OF IRVING ADDITION AND THE NORTH LINE OF BLOCK A OF SAID _____ ADDITION FOR A DISTANCE OF 368.53 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTH WEST CORNER OF SAID LOT 1 IN BLOCK A OF W.O. BANKSTON OF IRVING ADDITION;

THENCE NORTH 00° 14' 13" WEST ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK A OF W.O. BANKSTON OF IRVING ADDITION FOR A DISTANCE OF 301.11 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89° 51' 35" WEST FOR A DISTANCE OF 85.00 FEET TO A POINT FOR CORNER, SAID POINT BEING A CORNER OF AFORESAID LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION;

THENCE ALONG THE SOUTH LINE OF AFORESAID LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION, THE FOLLOWING COURSES AND DISTANCES NUMBERED 4 THROUGH 7:

4. SOUTH 00° 14' 10" EAST FOR A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;
5. SOUTH 89° 51' 35" WEST FOR A DISTANCE OF 85.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;
6. NORTH 00° 14' 10" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER;
7. SOUTH 89° 51' 53" WEST FOR A DISTANCE OF 268.87 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION AND THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK A OF AMBKA ADDITION NO. 2;

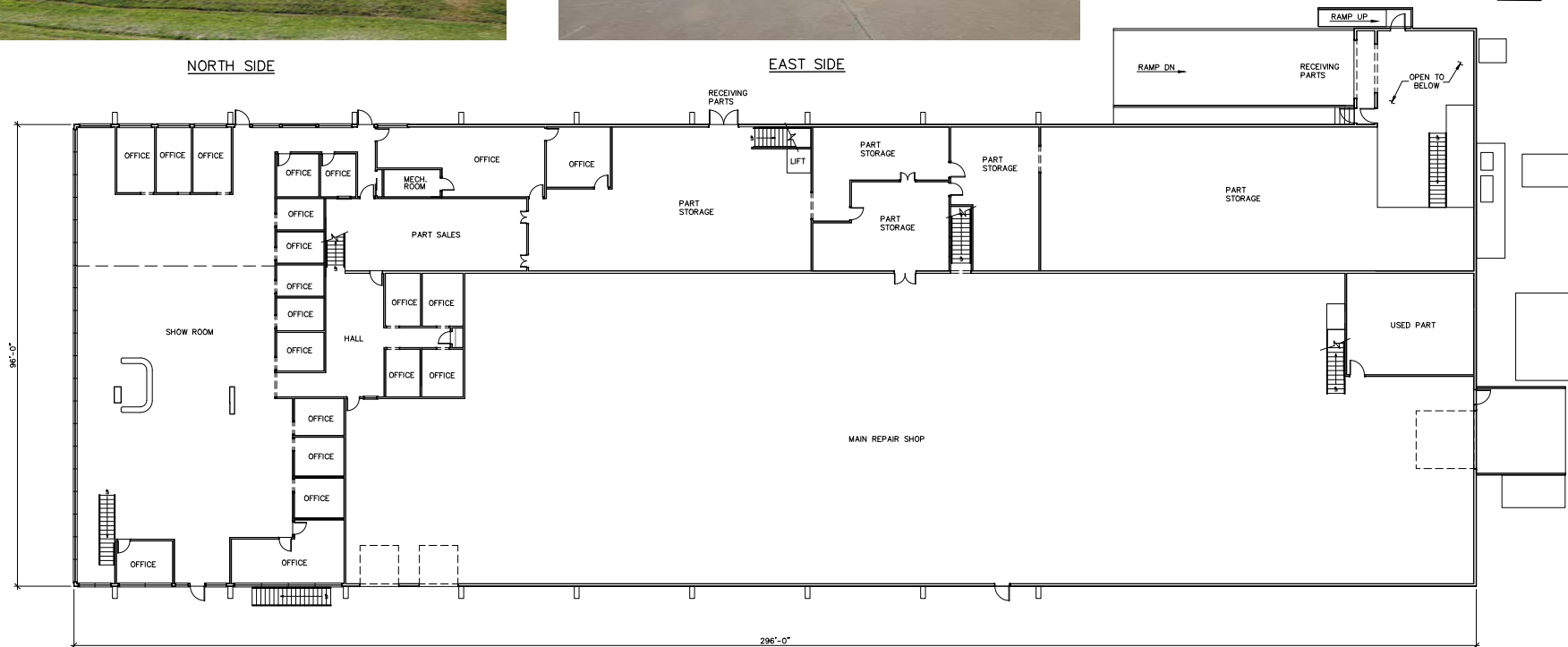
THENCE NORTH 00° 14' 10" WEST ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK A OF BANKSTON/SWANSON ADDITION AND LOT 1 IN BLOCK A OF AMBKA ADDITION NO. 2 FOR A DISTANCE OF 304.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.4132 ACRES OF LAND, MORE OR LESS.

BUILDING 1 FLOOR PLAN

1450 - 1500 E. Airport Fwy.



KEY MAP



01 AUTOMOTIVE DISPLAY
 BUILDING-1 FIRST FLOOR PLAN
 SCALE: 3/32"=1'-0"

BUILDING #1
 28,914 SF.

OWNER: CLAY COOLEY	
1500 E AIRPORT FWY, IRVING TX 75061	
CITY OF IRVING	
825 W IRVING BOULEVARD	
IRVING, TX 75060	PHONE: (972) 721-2600
BUILDING-1 FIRST FLOOR PLAN	
DRAWING PROVIDED BY:	
ELIKA CONSTRUCTION LLC (AMIR ESTERHARI) 972-904-1583	
12981 VINSON DR. FARMERS BRANCH, TX 75234	
PREPARED BY: F.E.	PROJECT: 23-120
DRAWN BY: O.A.	DATE: JULY 03, 2023
SHEET NO. A-1	

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 investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



2

SUBMARKET OVERVIEW

CLOSE AERIAL

Ex Mobil

Carl Rd

Chensearch Blvd

Stadium Logistics Center

CLAY COOLEY AUTO GROUP

ROMAR Supply & Service Corporation A Winsupply Company

Kroger AMERICA'S BEVERAGE COMPANY

A2B DATA

183 TEXAS

165,472 VPD ('22)

Allstate

NISSAN

Public Storage



REGIO



Deluxe Inn

SITE

CHRIST CHURCH

Belew St

Nursery Blvd

Carl Rd

Cooper Dr

D II B

DAVIDSON BOGEL REAL ESTATE | LAND IS OUR BUSINESS®

FREEM

WIDE AERIAL



(349 Students)

114 TEXAS

UNIVERSITY OF DALLAS
2,843 Students

111,237 VPD ('22)

12

SPUR 482

Las Vegas Sands

FedEx

DR PEPPER SNAPPLE

THE HORTON FRUIT COMPANY

Stadium Logistics Center

Grand Braniff Park

Former Dallas Cowboys Stadium

CARMAX

Working w/ DB2RE

Working w/ DB2RE

Redevelopment - Century Park

152,613 VPD ('22)

VPD ('22)

141,698 VPD ('22)

FREEMAN AUTO GROUP

HOLT CAT

Imperium

exelo TECHNOLOGIES

Future Development Site

XTRA

RDO

Elite Trailer Service

DFW-A1 Pallet Inc

183 TEXAS

FritoLay

118,298 VPD ('22)

BROOK HOLLOW GOLF CLUB

Good ES students

hwy's

FritoLay

Cantex Capital

PAN

East Fork Trinity River

ups

LOOP 12

114 TEXAS

PROLOGIS
Ahead of what's next

Caddo

Stonelake CAPITAL PARTNERS

teilly

Trinity View Park

PROLOGIS
Ahead of what's next

SVE SOUTHWESTERN POWER LINE

XPO Logistics

SOUTHERN BOTANICAL

Bachman Lake

Southwest

Harry Hines Blvd

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	16,086	96,076	267,410
% Proj Growth 2024-2029	0.00%	-0.18%	-0.10%
2024 Average Household Income	\$82,204	\$106,384	\$98,045
2024 Median Home Value	\$57,567	\$76,658	\$69,213

DFW MARKET OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World.

20
3.51 Million
34.20%
33
157
96

Fortune 500 Companies Headquartered in DFW
People in the DFW Workforce
Of the Population 25 & Older Have a Bachelor's Degree or Higher
Colleges & Universities
Public School Districts
Public Charter Schools

#1

Best States For Growth
- U.S. News

#2

**The Best Places For
Business And Careers**
- Forbes

#3

**In Fastest Growing
U.S. Cities**
- Forbes

#5

Most Tax-Friendly State
- The Tax Foundation

DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 1450 - 1500 E. Airport Fwy. "Property" has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. Suggested Pricing: This pricing is based upon the assumption of current lease rates in both properties and without having the current NOI on hand and accurate reflection of expenses & is subject to change if assumptions are incorrect.





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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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
Jake Milner	647114	jmilner@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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bennett Sikes	788242	bsikes@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



DAVIDSON BOGEL
INDUSTRIAL

DAVID GUINN

Director of Industrial

P: 214.526.3626 x 136
E: DGuinn@db2re.com

JAKE MILNER

Partner - Urban

P: 214.526.3626 x 109
E: JMilner@db2re.com

BENNETT SIKES

Urban

P: 214.526.3626 x 132
E: BSikes@db2re.com

**1450 - 1500, 1600, & 1700 E. AIRPORT FWY.
IRVING, TX**

OFFERING MEMORANDUM