



1450 - 1500 E. AIRPORT FWY.

IRVING, TX | DEALERSHIP SPACE FOR LEASE | ± 58,839 SF ON ± 8.41 AC OF PAVED LAND

DAVID GUINN
DGuinn@db2re.com
214.526.3626 x 136

PHILIP CHERRICK
PCherrick@db2re.com
214.526.3626 x 134



PROPERTY INFORMATION



SIZE:

Land Area: ± 8.41 AC
 5 Buildings: ± 58,839 SF
 Office: ± 10,000 SF



TRAFFIC COUNTS:

Loop 12: 150,095 VPD



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

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	14,323	89,467	267,988
% Proj Growth 2023-2028	1.01%	0.20%	0.02%
2023 Average HH Income	\$84,790	\$111,465	\$102,541
2023 Median HH Income	\$57,211	\$77,195	\$70,320

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



PROPERTY SPECS

Total Land: ± 8.41 AC

Traffic Counts: 141,000 Vehicles per Day

Grade Level Door: 15

LED Lighting Throughout the Yard

Total SF: ± 58,839

Fully Paved with Concrete

Fully Fenced, Gated, and Secure

Fully Sprinklered

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



BUILDING SPECS

Building 1

- Total SF: ± 38,586
- Office SF: ± 10,000 SF
- Clear Height: 16'-18'
- Fully Equiped 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)



DOWNTOWN DALLAS

DRONE PHOTOS



LAS COLINAS

DAVIDSON BOGEL • LAND IS OUR BUSINESS®

Any projections and are speculative in nature and do not represent 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.

LISTING TEAM



DAVID GUINN

Director, Industrial

David Guinn serves as the Director of Industrial on the Urban Team at Davidson Bogel Real Estate, LLC. He is responsible for the management and organic growth of the industrial team specializing in urban industrial, property leasing, tenant representation, dispositions, acquisitions, covered land, industrial land, 1031 exchange relocation, and sale-leasebacks. Since arriving at Davidson Bogel, David's clients have transacted over 1.35 million square feet of industrial buildings with a total aggregate transaction value of over \$155,000,000.



PHILIP CHERRICK

Associate

Philip Cherrick is an Associate on the Urban team specializing in Industrial Acquisitions, Industrial Dispositions, Leasing, and Industrial Outside Storage (IOS). Cherrick focuses on gathering intelligence in all DFW markets to promote business transactions. Before joining Davidson & Bogel, Philip worked for Edge Realty Partners & Paladin Partners within their off-market land division in Dallas, where he specialized in the DFW industrial sector and learned skills to suit any client's needs. He received a bachelor's degree in Real Estate Finance from the Cox School of Business at SMU. He also received a minor in Spanish and is fluent in the language.

1450 - 1500 E. AIRPORT FWY.

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
PHILIP CHERRICK
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
643784
LICENSE NO.
791998
LICENSE NO.

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

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE
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
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Cherrick	791998	pcherrick@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date