

#### COMMERCIAL REAL ESTATE



### 2424 CONVERSE ST.

## DALLAS, TX | FOR LEASE

#### FLOYD BATES

Broker

214-797-8500

☑ fbates@batesandmyers.com

The information contained herein was obtained from sources believed reliable; however, Bates & Myers Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

# BATES MYERS

## PROPERTY LOCATION

\$IO.OO/SF NNN APPROX. \$3.50 OPEX SIZE 6.420 S.F. OFFICE/SHOWROOM/WAREHOUSE



ZONING

INDUSTRIAL RESEARCH (IR)

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#### HIGHLIGHTS

KITCHENETTE 100% HVAC AMPLE OFF STREET PARKING ONE (I) DOCK-HIGH DOOR TONS OF NATURAL LIGHT SEALED FLOORS

### BATES MYERS

COMMERCIAL REAL ESTATE

DOWNTOWN

2.7 MI.

## PROPERTY LOCATION

 I-35
 DALLAS LOVE FIELD

 0.25 MI.
 4 MI.

 I-30
 DFW AIRPORT

 2.2 MI.
 16 MI.

(0)

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Texas law requires all real est brokerage services to pro	Information About Brokerage Services as law requires all real estate licensees to give the following information s brokerage services to prospective buyers, tenants, sellers and landlords.	Information About Brokerage Services Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.	11/2/2015 If
<ul> <li>TYPES OF REAL ESTATE LICENSE HOLDERS:</li> <li>A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.</li> <li>A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.</li> </ul>	<ul> <li>sactivities, including acts performe broker and works with clients on t</li> </ul>	ed by sales agents sponsored by the b behalf of the broker.	oroker.
<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):</li> <li>Put the interests of the client above all others, including the broker's own interests;</li> <li>Inform the client of any material information about the property or transaction received by the broker;</li> <li>Answer the client's questions and present any offer to or counter-offer from the client; and</li> <li>Treat all parties to a real estate transaction honesty and fairly.</li> </ul>	JTIES REQUIRED BY LAW (A client is the person or party that the broker client above all others, including the broker's own interests; material information about the property or transaction received by the broker; stions and present any offer to or counter-offer from the client; and il estate transaction honestly and fairly.	or party that the broker represents): rests; received by the broker; ie client; and	
A LICENSE HOLDER CAN REPRESENT A PAR	REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	SACTION:	
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's usually in a written listing to sell or property management agreement. An owner's agent above and must inform the owner of any material information about the property or information disclosed to the agent or subagent by the buyer or buyer's agent.	ANDLORD): The broker becomes the proproperty management agreement. An of any material information about the bagent by the buyer or buyer's agent.	(SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, to sell or property management agreement. An owner's agent must perform the broker's minimum duties he owner of any material information about the property or transaction known by the agent, including agent or subagent by the buyer or buyer's agent.	agent through an agreement with the owner, must perform the broker's minimum duties transaction known by the agent, including
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.	ar becomes the buyer/tenant's ag gent must perform the broker's i isaction known by the agent, inc	gent by agreeing to represent the bu minimum duties above and must in cluding information disclosed to the	uyer, usually through a form the buyer of any agent by the seller or
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: A wust treat all parties to the transaction impartially and fairly;	<b>INTERMEDIARY:</b> To act as an intermediary between the parties the br the transaction. The written agreement must state who will pay the br broker's obligations as an intermediary. A broker who acts as an intermediary: he transaction impartially and fairly;	<b>INTERMEDIARY:</b> To act as an intermediary between the parties the broker must first obtain the written the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or broker's obligations as an intermediary. A broker who acts as an intermediary: ne transaction impartially and fairly;	first obtain the written a conspicuous bold or
<ul> <li>May, with the parties' written consent, appoint a different license holder associated with the broker to each pe buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.</li> <li>Must not, unless specifically authorized in writing to do so by the party, disclose:         <ul> <li>that the owner will accept a price less than the written asking price;</li> </ul> </li> </ul>	ppoint a different license holde s and advice to, and carry out the iting to do so by the party, disclose an the written asking price;	written consent, appoint a different license holder associated with the broker to each party (owner and with, provide opinions and advice to, and carry out the instructions of each party to the transaction. ally authorized in writing to do so by the party, disclose: ccept a price less than the written asking price;	ach party (owner and action.
<ul> <li>that the buyer/tenant will pay a price greater than the price submitted in a written offer; and</li> <li>any coincidental information or any other information that a party specifically disclose, unless required to do so by law.</li> </ul>	air	a written offer; and party specifically instructs the broker in writing not	er in writing not to
<b>AS SUBAGENT:</b> A license holder acts as a buyer. A subagent can assist the buyer but does n	subagent when aiding a buyer not represent the buyer and must p	holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the the buyer but does not represent the buyer and must place the interests of the owner first.	nent to represent the
<ul> <li>TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY E</li> <li>The broker's duties and responsibilities to you, and your obligations under the representation agreement.</li> <li>Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.</li> </ul>	WEEN YOU AND A BROKER SH I, and your obligations under the ri- to you, when payment will be made	AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: esponsibilities to you, and your obligations under the representation agreement. or services provided to you, when payment will be made and how the payment will be calculated.	RLY ESTABLISH: lated.
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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/Ten	Buyer/Tenant/Seller/Landlord Initials	Date	
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