



BATES MYERS

COMMERCIAL REAL ESTATE

9525 & 9535 SKILLMAN ST.

DALLAS, TX | FOR SALE



CALEB BATES
Broker

📞 214-797-7939

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KARSON CONRAD
Agent

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PROPERTY HIGHLIGHTS



SIZE

BUILDING: APPROX. 19,203 S.F.
TOTAL LAND: APPROX. 46,535 S.F. (1.07 ACRES)

9525

BUILDING: APPROX. 19,203 S.F.
LAND: APPROX. 39,976 S.F. (0.918 ACRES)

9535

LAND: APPROX. 6,559 S.F. (0.151 ACRES)
INCLUDES BILLBOARD

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



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PRICE

\$2,900,000.00



DOORS

- 1 DOCK HIGH
- 2 SEMI DOCK HIGH
- 10 GRADE LEVEL
- CLEAR HEIGHT: 20'



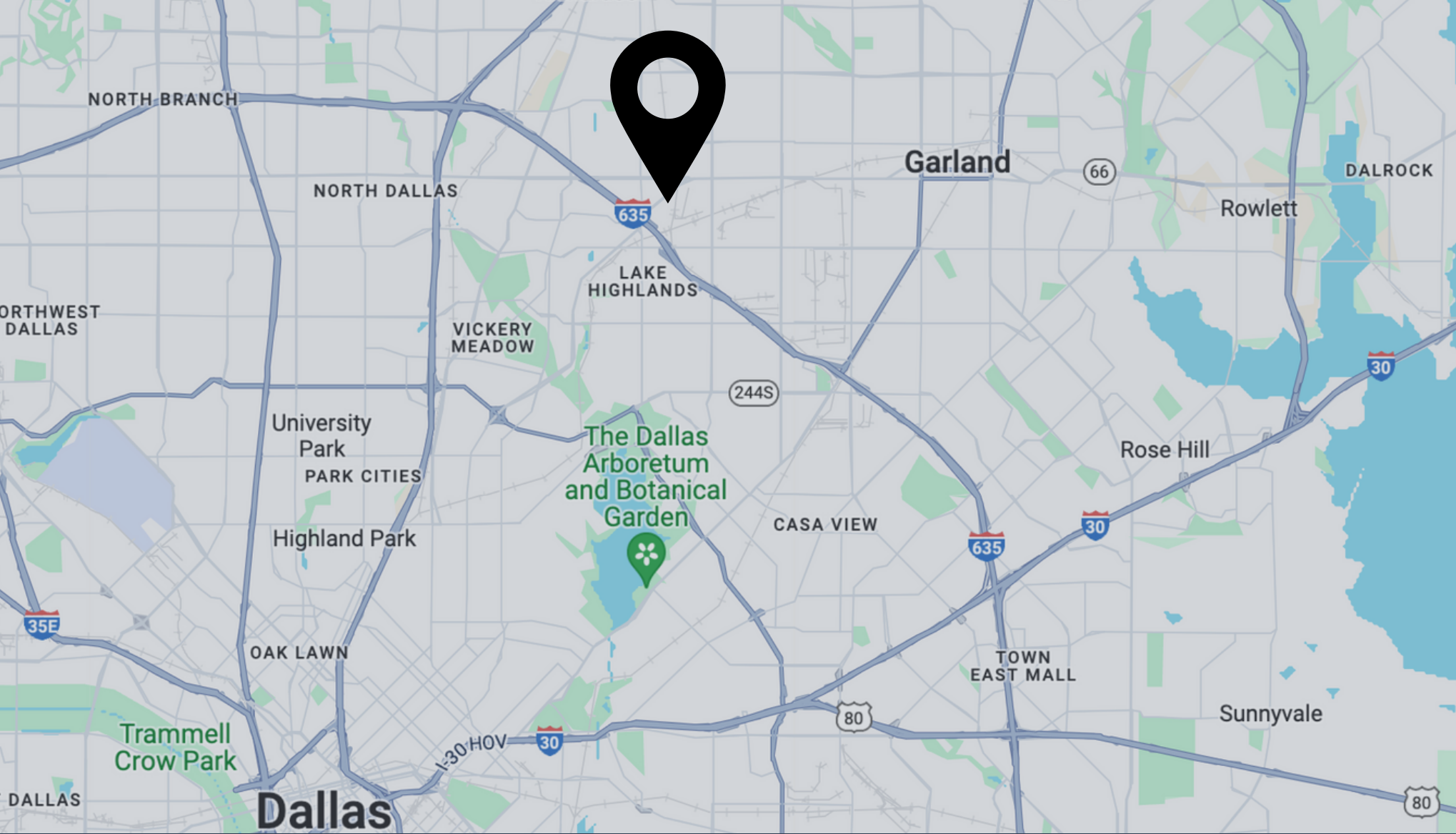
HIGHLIGHTS

- NEW TPO ROOF 2024
- INCLUDES BILLBOARD
- 180' OF FRONTAGE ON SKILLMAN ST.
- SECURED/FENCED YARD W/ ASPHALT MILLINGS BASE
- AMPLE PARKING
- CLEAR SPAN WAREHOUSE



ZONING

COMMERCIAL SERVICES- CS
(PER DCAD)



PROPERTY LOCATION



I-635

1.5 MI.

DALLAS LOVE FIELD

15.4 MI.

I-30

9.6 MI.

DFW AIRPORT

22.7 MI.

- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - 1/2" IRON ROD SET W/ CAP "6870"
 - ✕ CUT "X" IN CONCRETE
 - △ POINT FOR CORNER
 - BOUNDARY LINE
 - - - - - CASCMINT
 - - - - - CHAIN LINK FENCE
 - / - / - METAL FENCE
 - - - - - OVERHEAD WIRES
 - OVERHEAD WIRES
 - UTILITY POLE
 - GUY WIRE
 - WATER METER
 - GAS METER
 - BOLLARD
 - STORM DRAIN MANHOLE
 - COVERED
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - M.R.D.C.T. PLAT RECORDS DALLAS COUNTY TEXAS
 - D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

LEGAL DESCRIPTION

BEING LOTS 6 AND 7, IN BLOCK B/8074 OF FOREST LANE-SKILLMAN CENTER THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 727, PAGE 2436 OF THE MAP OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

BEING LOT 6-A IN BLOCK B/8074 OF FOREST LANE-SKILLMAN CENTER THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 88008, PAGE 5947 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Research of Easements by this Surveyor was limited to a Title Policy Prepared by Old Republic National Title Insurance Group, GF No. 22-498-NY, Effective Date: August 12, 2022, 12:00 am and Issued August 23, 2022.

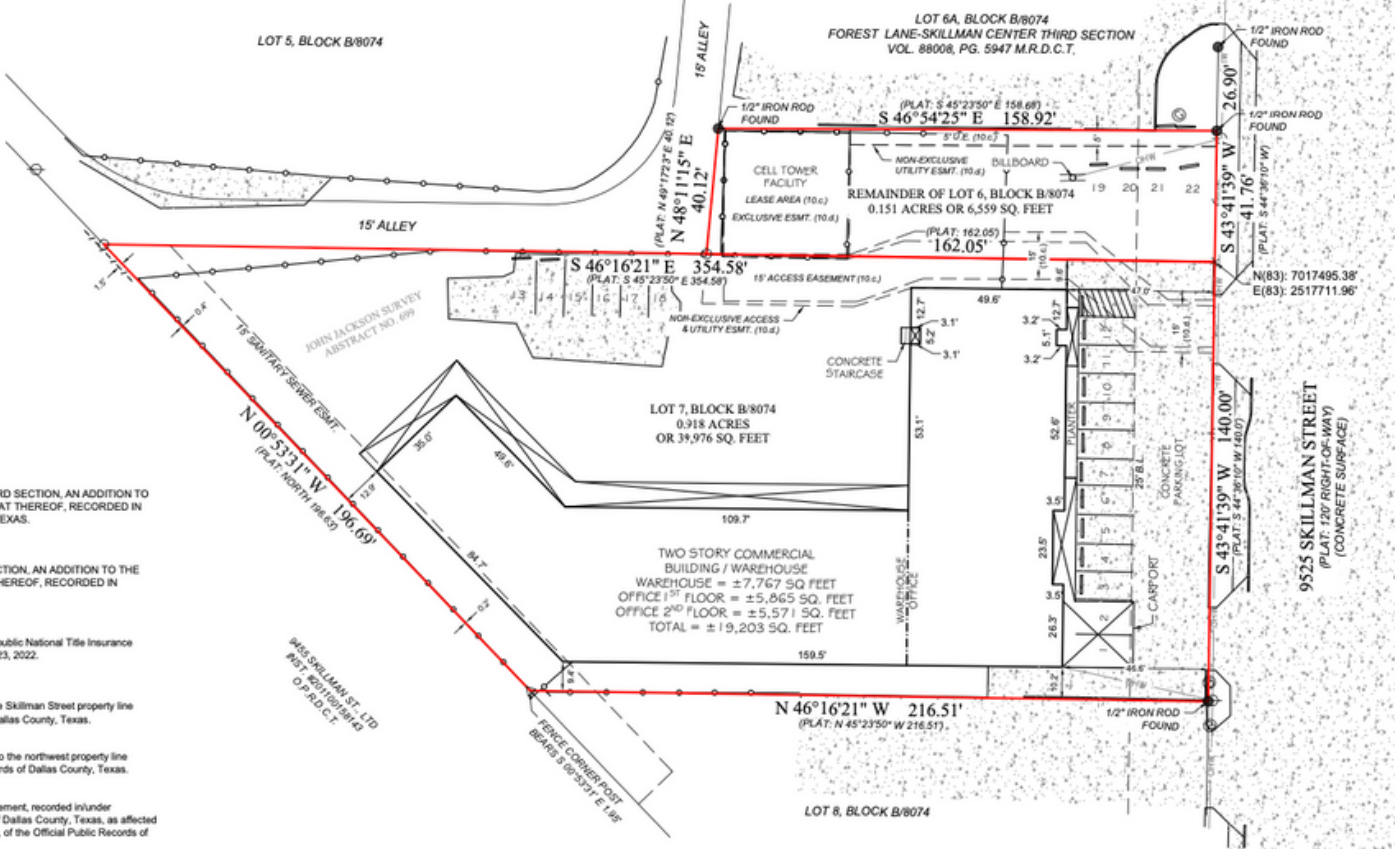
- Schedule B Item:
- 10.a. A building setback line, 25 feet in width, located along, adjacent, and parallel to the Skillman Street property line as stated on the Plat recorded in Volume 727, Page 2436, of the Plat Records of Dallas County, Texas.
AS SHOWN ON SURVEY
 - 10.b. A sanitary sewer easement, 15 feet in width located along, adjacent, and parallel to the northwest property line as shown on the Plat recorded in Volume 727, Page 2436, of the Map or Plat Records of Dallas County, Texas.
AS SHOWN ON SURVEY
 - 10.c. Terms, conditions, provisions, and stipulations contained in Memorandum of Agreement, recorded in/under Document No. 201000193630 and 201000193631, of the Official Public Records of Dallas County, Texas, as affected by Assignment of Site Agreement recorded in/under Document No. 201000262321, of the Official Public Records of Dallas County, Texas.
AS SHOWN ON SURVEY
 - 10.d. Terms, conditions, provisions, and stipulations contained in Easement Agreement, recorded in/under Document No. 20180078144, of the Official Public Records of Dallas County, Texas.
AS SHOWN ON SURVEY

To: OLD REPUBLIC NATIONAL TITLE INSURANCE GROUP, JUNIPER TITLE INC, BBE PHOENIX FUND, LP AND NOELLE C. YINGLING, The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, and the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

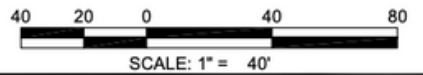
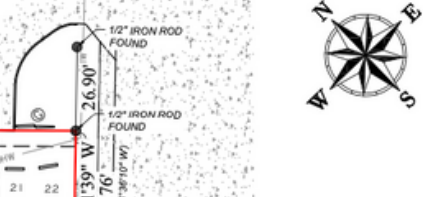
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICES REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.
SURVEY DATE: 09-07-2022



ONSITE PARKING STALLS	
DESIGNATED HANDICAP	0
MARKED COVERED	2
MARKED UNCOVERED	16
UNMARKED W/ CONCRETE BUMPER	4



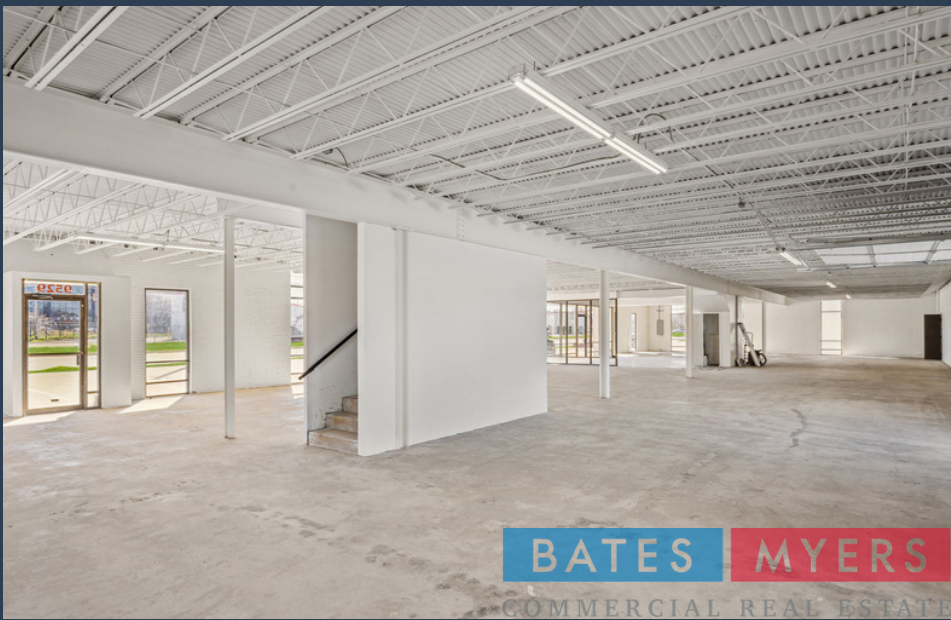
- NOTES:**
- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATIONS AT THE NORTHEAST CORNER OF LOT 7.
 - 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
 - 3.) ADDRESS OF SUBJECT PARCEL: 9525 SKILLMAN ST., DALLAS, TEXAS 75243.
 - 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE "X", DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48113C0215K EFFECTIVE ON 07/07/2014.
 - 5.) INSTRUMENT OF RECORD: SPECIAL WARRANTY DEED RECORDED IN VOLUME 96148, PAGE 740 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS.



REV #3 - ADD 2 ND STORY BLDG SQ. FT (9/07/2022)
REV #2 - ADD PARKING STALL TABLE & BLDG SQ. FT (8/31/2022)
REV #1 - CORRECT LOT 7 ACREAGE (8/30/2022)
PROJECT NO. 220804

TSPS LAND TITLE SURVEY
PREPARED FOR: JUNIPER TITLE INC
 SURVEY PLAT OF
 LOT 6 & 7, BLOCK B/8074,
 FOREST LANE-SKILLMAN CENTER, THIRD SECTION,
 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
 VOLUME 727, PAGE 2436, M.R.D.C.T.

PROPERTY SURVEY



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FLOOR ONE



TOTAL FLOORPLATE: APPROX. 13,632 S.F.

- OFFICE/SHOWROOM: APPROX. 5,865 S.F.
- WAREHOUSE: APPROX. 7,767 S.F.



FLOOR TWO

2

OFFICE/SHOWROOM: APPROX. 5,571 S.F.



**INCLUDED WITH
SALE!**



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

Bates & Myers Company	_____	_____	_____
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Floyd E. Bates	337380	fbates@batesandmyers.com	(214)630-7077
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Caleb Bates	660669	cbates@batesandmyers.com	(214)630-7077
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