

# FOR SALE 318 S INDUSTRIAL BOULEVARD

EULESS, TX 76040



## Property Facts

### RETAIL SPACE

4,400 SF

### LAND AREA

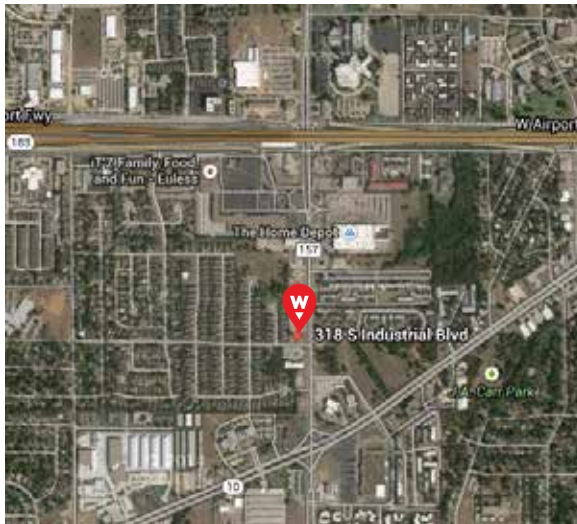
16,815 SF

### SALE PRICE

\$500,000

### CAP RATE

8.6%



## PROPERTY FEATURES

- Investors looking for tenant ran assets – low maintenance
- Just south of Highway 183 on South Industrial
- High traffic counts
- 8.6 Cap – Approx. \$43,000 NOI
- Insurance/Taxes approx. \$7K
- Single Net Investment – Owners pays Insurance and Taxes
- Tenant pays CAM
- 53 FT of street frontage on South Industrial Boulevard
- Current long-term tenant: Aamco Transmission (lease thru 2016 w/option to renew for 3 years)

**Jason Wingert**

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**Wingert**  
REAL ESTATE

**214.675.7583**

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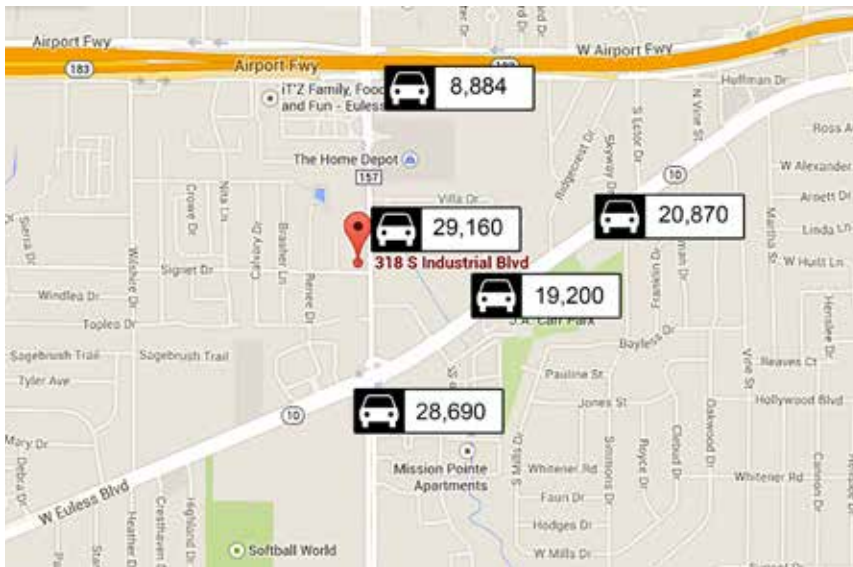
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## PROPERTY PHOTOS



## TRAFFIC COUNT



## LEASING INFORMATION

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#### 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

#### 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 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. 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;

(3) and (4) 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.

#### IFYOU CHOOSE TO HAVE A BROKER REPRESENTYOU

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.

Buyer, Seller, Landlord or TenantsTexas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation. Wingert Real Estate Company 2015.