

Upper Tollway / West Plano



TOLLWAY OFFICE CENTER II

**3905 Dallas Pkwy
Plano, TX**

Office | Sublease | 40,000 SF

Ben Goldthorpe | 214-365-2716

Bruce Hecht | 214-365-2712

\$27.00 + E

Available Immediately

Lease Expires: 6/30/2030

Term Negotiable

Tenant Improvement Allowance Available

Eastern Lonestar/Tpke



2703 CHALK HILL ROAD

**2703 Chalk Hill Rd
Dallas, TX**

**Office/ Industrial | For Sale or Lease |
35,820 SF**

Jim Montgomery | 214-365-2766

2 Building Portfolio: 30,300 SF + 5,520 SF

Asking Sale Price: \$3,152,160/ \$88.00 PSF

Lease Price: Negotiable

Available in 60 days

SW Dallas County



602 SOUTH HAMPTON ROAD

**602 S Hampton Rd
Dallas, TX**

Retail | Sale or Lease | 8,835 SF

Al Paniagua | 214-365-2711

\$1,400,000 or \$20.00 NNN
Available in 60-90 days
Currently 100% Occupied
TI Negotiable

Texas East



SISTER GROVE & CATES ROAD

**Sister Grove & Cates Road
Van Alstyne, TX**

Land | For Sale | 40 Lots

Gregory McLane | 214-365-2701

Asking Sale Price for 40+ Acres
\$3,937,500
Asking Sale Price Per Lot:
Upland Lots \$92,500
Creekside Lots \$105,000
Single - Family Zoning
Water, Electric & Fiber Optic Lines Installed

Upper Great Southwest



TRINITY 161 TRADE CENTER

**3100 N State Hwy 161
Grand Prairie, TX**

Warehouse | For Sublease | 21,988 SF

Cameron Tapley | 214-365-2796

\$7.95/ SF NNN

Sublease Term - Thru 10/31/26

2,953 SF of Office Space

5 Dock Doors with 28' Clear Height

Available in 180 days from lease execution

Upper Greenville



6868 GREENVILLE AVENUE

**6868 Greenville Ave
Dallas, TX**

Storefront Retail | For Sale | 993 SF

Jack Moravcik | 214-365-2757

Contact Broker for Pricing

Cricket Wireless - Investment Opportunity

70' Frontage Views on Greenville Ave

Highly Visible from the Intersection of

Park Ln & Greenville Ave

Upper Tollway / West Plano



GRANITE PARK VII

**5600 Granite Parkway
Plano, TX**

Office | Sublease | 71,732 SF

**\$43.50 Full Service
Floors 7-8**

**Available Immediately
Lease Expires: 8/2033**

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

Upper Tollway / West Plano



GRANITE PARK I

**5800 Granite Parkway
Plano, TX**

Office | Sublease | 5,236 SF

**\$25.75 NNN or Highest Offer
\$13.91 NNN Estimate**

**Renovated Kitchen
Plug n' Play Furniture Available
Available Immediately**

**Lease Expires: Sept. 30, 2024
(longer term available from Landlord upon request)**

Ryan Tapley | 214-365-2781

Cameron Tapley | 214-365-2796

Central Expressway



ENERGY SQUARE II
4849 Greenville Ave
Dallas, TX

Office | Sublease | 3,249 SF

Dan Brown | 214-365-2790

\$24.00 Mod Gross

Suite 1400

Available Immediately

Lease Expires: 10/31/2022

Dallas CBD



FOUNTAIN PLACE
1445 Ross Ave
Dallas, TX

Office | Sublease | 6,013 SF

Dan Paterson | 214-365-2738

Matt Paterson | 214-365-2720

\$40.00 + E

6,013 SF

Available Immediately

Lease Expires: 1/1/2024

5 Unreserved Parking Spaces

Dallas CBD



RENAISSANCE TOWER

1201 Elm Street
Dallas, TX

Office | Sublease | 16,417 SF

\$10.00 Full Service

4¹st Floor

Available Immediately

FF & E Included

Lease Expires: 11/30/2023

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

Garland



10200 PLANO ROAD

10200 Plano Rd
Dallas, TX

Office | Sublease | 19,488 SF

\$12.00 + E

1st Floor - 9,744 SF

2nd Floor - 9,744 SF

Available Immediately

Lease Expires: Negotiable

Owner/User Opportunity

"Top of Building" Signage

Al Paniagua | 214-365-2711

Hudson Taylor | 214-365-2752

Richardson



1901 N Central Expressway
1901 N Central Expy
Richardson, TX

Office | Sublease | 1,820 SF

Dan Brown | 214-365-2790

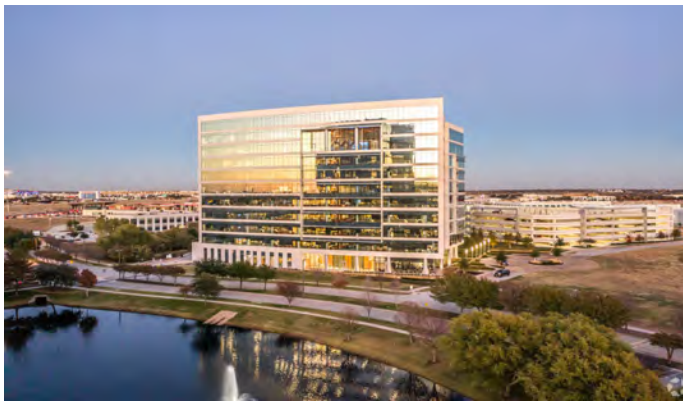
\$16.00 + E

Suite 230

Available Immediately

Lease Expires: 11/30/2024

Upper Tollway / West Plano



GRANITE PARK VII
5600 Granite Parkway
Plano, TX

Office | Sublease | 71,732 SF

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

\$43.50 Full Service

Floors 7-8

Available Immediately

Lease Expires: 8/31/2033

Upper Tollway / West Plano



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Office | Sublease | 40,000 SF

Ben Goldthorpe | 214-365-2716

Bruce Hecht | 214-365-2712

\$27.00 + E

Available Immediately

Lease Expires: 6/30/2030

Term Negotiable

Allowance Available

Austin – Travis County



3307 NORTHLAND DRIVE

**3307 Northland Dr
Austin, TX**

Office | Sublease | 6,719 SF – 16,719 SF

Dan Paterson | 214-365-2738

Dan Brown | 214-365-2790

Hudson Taylor | 214-365-2752

\$20.00 Full Service

4th Floor Suite – 6,719 SF

5th Floor Suite – 10,000 SF

Both Suites Available Immediately

Lease Expires: 6/30/2022

San Antonio - Northeast



5047 SHERRI ANN ROAD

**5047 Sherri Ann Road
San Antonio, TX**

Office | For Sale | 6,535 SF

Alex English | 214-365-2751

Free-Standing Office Building

Close to Major Thoroughfares

Contact Broker for

Availability & Pricing

San Antonio - Northwest



NETWORK TECH CENTER

12400 Network Blvd
San Antonio, TX

Office | Sublease | 21,650 SF

\$16.00 NNN

**Contact Broker for
Availability**

Lease Expires: 8/31/2023

Alex Foley | 214-365-2771

Ben Goldthorpe | 214-365-2716

Bruce Hecht | 214-365-2712

Eastern Lonestar/Tpke



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Garland



1102 N SHILOH ROAD

1102 N Shiloh Rd
 Garland, TX

Land | Sale | ±11 AC | \$1.5MM

**Cameron Tapley | 214-365-2796 (D)
 214-808-3535 (C)**

**Adjacent to Baylor Scott &
 White Medical Center
 Development Opportunity**

SW Dallas County



602 SOUTH HAMPTON ROAD

**602 S Hampton Rd
Dallas, TX**

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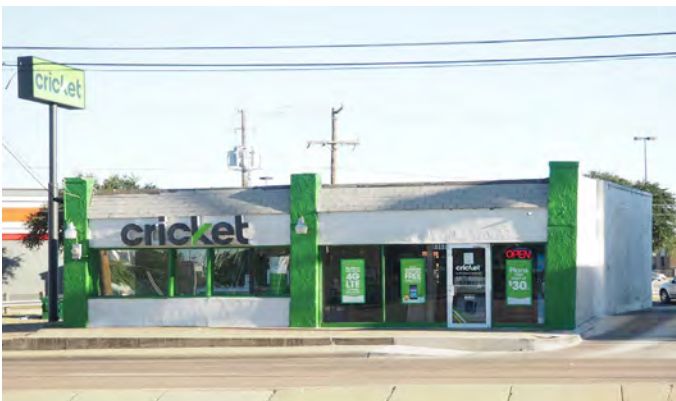
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Highly Visible from the Intersection of

Park Ln & Greenville Ave

Waxahachie



HIGHWAY 77
Hwy 77 @ Mushroom Rd
Waxahachie, TX

Land | Sale | 1 AC |
\$350,000

Joe Arata | 214-365-2730

Direct Access to Hwy 77
Fast Growing Retail
Corridor

West Brookhollow



3410 DOUG DRIVE
3410 Doug Dr
Dallas, TX

Flex/Light Manufacturing | For Sale | 3,750 SF

Jack Moravcik | 214-365-2757

\$545,000
100% Leased National Credit Tenant
Fenced Lot - 1 Dock High
HVAC
Covered & Surface Parking



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:
 - 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 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.

Swearingen Realty Group, LLC	0443604	cparker@swearingen.com	214-365-2700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce M. Hecht	342820	bhecht@swearingen.com	214-365-2712
Designated Broker of Firm	License No.	Email	Phone
Bruce M. Hecht	342820	bhecht@swearingen.com	214-365-2712
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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SWEARINGEN REALTY GROUP, L.L.C. | 5950 Berkshire Lane, Suite 500 | Dallas, TX 75225 | 214.365.2700

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