

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

Investment Opportunity
Asking Sale Price: \$3,000,000/ \$83.75 PSF
Lease Price: \$8.00/SF NNN
Available 4th Quarter 2022

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 Rd
Van Alstyne, TX

Land | For Sale | 40 Lots

Gregory McLane | 214-365-2701

Sale Price for 40+ Acres \$4,400,000

Sale Price Per Lot:

Upland Lots \$95,000

Creekside Lots \$110,000

No Building Permit Required

Water, Electric & Fiber Optic Lines Installed

No HOA

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 & Greenvillele Ave

Upper Tollway / West Plano



GRANITE PARK I
5800 Granite Pkwy
Plano, TX

Office | Sublease | 5,236 SF

Ryan Tapley | 214-365-2781

Cameron Tapley | 214-365-2796

\$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)

Upper Tollway / West Plano



LEGACY CENTER
5445 Legacy Dr
Plano, TX

Office | Sublease | Up to 29,435 SF

Dan Paterson | 214-365-2738

Matt Paterson | 214-365-2720

\$23.50 NNN

Suite 400

Available January 1, 2023

Lease Expires: 4/30/2029

**Open and Bright Collaborative Office
Space with Above Standard Finishes**

Urban Center / Wingren



MANDALAY TOWER II

225 E John Carpenter Fwy
Irving, TX

Office | Sublease | Up to 25,968 SF

\$32.00 Full Service + E
Suite 500

Available December 1, 2022

Lease Expires: 11/30/2029

Modern, Collaborative Office Space
with Above Standard Finishes

[Dan Paterson | 214-365-2738](#)

[Luke Paterson | 214-365-2732](#)

[Matt Paterson | 214-365-2720](#)

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 St
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](#)

Richardson



1901 N Central Expressway

1901 N Central Expy
Richardson, TX

Office | Sublease | 1,820 SF

\$16.00 + E

Suite 230

Available Immediately

Lease Expires: 11/30/2024

[Dan Brown | 214-365-2790](#)

Upper Tollway / West Plano



GRANITE PARK I
5800 Granite Pkwy
Plano, TX

Office | Sublease | 5,236 SF

Ryan Tapley | 214-365-2781
Cameron Tapley | 214-365-2796

\$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)

Upper Tollway/West Plano



LEGACY CENTER
5445 Legacy Dr
Plano, TX

Office | Sublease | Up to 29,435 SF

Dan Paterson | 214-365-2738
Matt Paterson | 214-365-2720

\$23.50 NNN

Suite 400

Available January 1, 2023

Lease Expires: 4/30/2029

**Open and Bright Collaborative Office
Space with Above Standard Finishes**

Urban Center / Wingren



MANDALAY TOWER II

225 E John Carpenter Fwy
Irving, TX

Office | Sublease | Up to 25,968 SF

\$32.00 Full Service + E

Suite 500

Available December 1, 2022

Lease Expires: 11/30/2029

Modern, Collaborative Office Space
with Above Standard Finishes

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

San Antonio - Northeast



5047 SHERRI ANN ROAD
5047 Sherri Ann Rd
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

Alex Foley | 214-365-2771
Ben Goldthorpe | 214-365-2716
Bruce Hecht | 214-365-2712

**\$16.00 NNN
Contact Broker for
Availability
Lease Expires: 8/31/2023**

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

**Investment Opportunity
Asking Sale Price: \$3,000,000/ \$83.75 PSF
Lease Price: \$8.00/SF NNN
Available 4th Quarter 2022**

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 Rd
Van Alstyne, TX

Land | For Sale | 40 Lots

Gregory McLane | 214-365-2701

Sale Price for 40+ Acres \$4,400,000

Sale Price Per Lot:

Upland Lots \$95,000

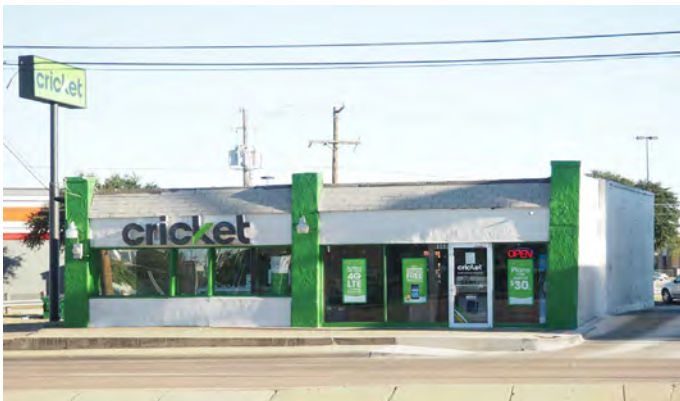
Creekside Lots \$110,000

No Building Permit Required

Water, Electric & Fiber Optic Lines Installed

No HOA

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



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

IABS 1-0



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

The information contained herein was obtained from sources believed reliable; however, Swearingen Realty Group, L.L.C. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.