

DFW Freeport/Coppell



DFW BUSINESS CENTER

2200 & 2222 S Service Rd
Dallas, TX

Office | For Sale | Up to 124,805 RSF

North Tower: 52,114 RSF
South Tower: 72,691 RSF

Above Standard Finishes
No Ad Valorem Taxes
Contact Broker for Pricing

Dan Paterson | 214-365-2738
Gregory McLane | 214-365-2701
Luke Paterson | 214-365-2732

DFW Freeport/Coppell



DFW INTERNATIONAL AIRPORT

3200 E Airfield
Dallas, TX

Office | For Sale | 80,965 RSF | 15+ Acres

Development Opportunity
Ground Lease Until 2075
Corporate Office Setting
Floor to Ceiling Windows
Signage
No Ad Valorem Taxes
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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 | 19 Lots Remaining

Gregory McLane | 214-365-2701

Sale Price Per Lot:
Upland Lots \$95,000
Creekside Lots \$110,000
No Building Permit Required
Water, Electric & Fiber Optic Lines Installed
No HOA



INVENTORY NOVEMBER 2022

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 I
5800 Granite Pkwy
Plano, TX

Office | Sublease | 5,236 SF or 17,174 SF

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

8th Floor: 5,236 SF - \$24.95 NNN
10th Floor: 17,174 SF - \$19.50 NNN
Plug n' Play Furniture Available
Available Immediately
Lease Expires: Sept. 30, 2024
(longer term available from Landlord upon request)



INVENTORY NOVEMBER 2022

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

\$19.95 NNN

Suite 400

Immediate Availability

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

Dan Paterson | 214-365-2738
Luke Paterson | 214-365-2732
Matt Paterson | 214-365-2720

\$30.00 Full Service + E

Suite 500

Available December 1, 2022

Lease Expires: 11/30/2029

Modern, Collaborative Office Space with Above Standard Finishes

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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



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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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