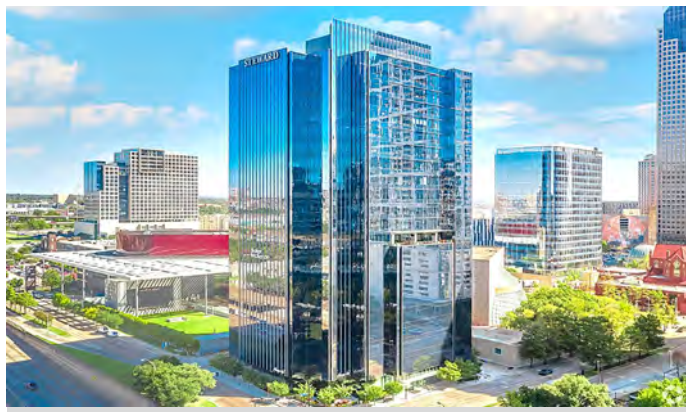




INVENTORY JANUARY 2023

Dallas CBD



1900 PEARL

1900 N Pearl St
Dallas, TX

Office | For Sublease | Up to 9,644 RSF

\$34.00 NNN/ \$23.25 NNN Est

Modern Finishes

Gensler Designed

Views of Uptown & Klyde Warren Park

Located in the Heart of the Dallas Arts District

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

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

Dan Paterson | 214-365-2738

Gregory McLane | 214-365-2701

Luke Paterson | 214-365-2732

Development Opportunity

Ground Lease Until 2075

Corporate Office Setting

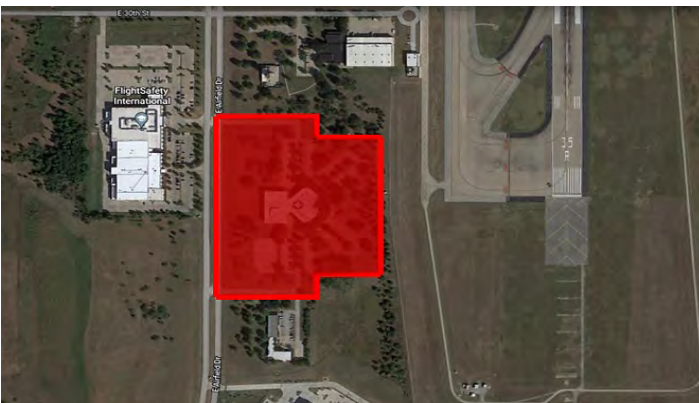
Floor to Ceiling Windows

Signage

No Ad Valorem Taxes

Contact Broker for Pricing

DFW Freeport/Coppell



DFW INTERNATIONAL AIRPORT

**3200 E Airfield
Dallas, TX**

Land | For Sale | 15+ Acres

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Logistics Development Site for up to

265,000 SF Building

Freeport Available

No Ad Valorem Taxes

Ground Lease from Airport Until 2075

Contact Broker for Pricing

Preston Center



BLUFFVIEW TOWERS - EAST
3890 W Northwest Hwy
Dallas, TX

Office | For Sublease | 2,556 RSF

Bruce Hecht | 214-365-2712
Alex Foley | 214-365-2771
Collin Higgins | 214-365-2790

Contact Broker for Pricing
Suite 601
Immediate Availability
Lease Expires: 09/30/2028
Fully Furnished with Class A Finishes
Direct Elevator Exposure

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



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

\$26.50 Full Service + E

Suite 500

Available December 1, 2022

Lease Expires: 11/30/2029

Modern, Collaborative Office Space with Above Standard Finishes

Dallas CBD



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Contact Broker for Pricing
Suite 601
Immediate Availability
Lease Expires: 09/30/2028
Fully Furnished with Class A Finishes
Direct Elevator Exposure

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)

Upper Tollway/West Plano



LEGACY CENTER
5445 Legacy Dr
Plano, TX

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Matt Paterson | 214-365-2720

\$19.95 NNN

Suite 400

Immediate Availability

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Open and Bright Collaborative Office
Space with Above Standard Finishes

Urban Center / Wingren



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\$26.50 Full Service + E
Suite 500

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Lease Expires: 11/30/2029

Modern, Collaborative Office Space
with Above Standard Finishes

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Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

San Antonio - CBD



PVA MEDICAL OFFICE BUILDING

**610 N Main Ave
San Antonio, TX**

Med Office | For Sale | 39,518 SF | 1.25 AC

Bruce Hecht | 214-365-2712

Alex English | 214-365-2751

Contact Broker for Pricing

Lease Back Opportunity

Built Out as a Surgery Center

Minutes Away from Downtown San Antonio,

IH-10 & I-35

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

DFW Freeport/Coppell



DFW INTERNATIONAL AIRPORT

3200 E Airfield
Dallas, TX

Land | For Sale | 15+ Acres

**Logistics Development Site for up to
265,000 SF Building**

Freeport Available

No Ad Valorem Taxes

Ground Lease from Airport Until 2075

Contact Broker for Pricing

Dan Paterson | 214-365-2738

Gregory McLane | 214-365-2701

Luke Paterson | 214-365-2732

Eastern Lonestar/Tpke



2703 CHALK HILL ROAD

2703 Chalk Hill Rd
Dallas, TX

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

Investment Opportunity

Asking Sale Price: \$3,000,000/ \$83.75 PSF

Lease Price: \$8.00/SF NNN

Available 4th Quarter 2022

Jim Montgomery | 214-365-2766

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

San Antonio Northeast



955 WEST KINGSBURY STREET

955 W Kingsbury St
Seguin, TX

Retail/ Warehouse / Land | For Sale |
21,095 SF | 8.049 Acres

Danny Muse | 214-365-2726
Cell: | 972-489-2467

Contact Broker for Pricing

Development Opportunity

Existing Auto Business & Former Salvage Yard

has been in Business since 1947

Frontage on E Kingsbury St

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
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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

IABS 1-0



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

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