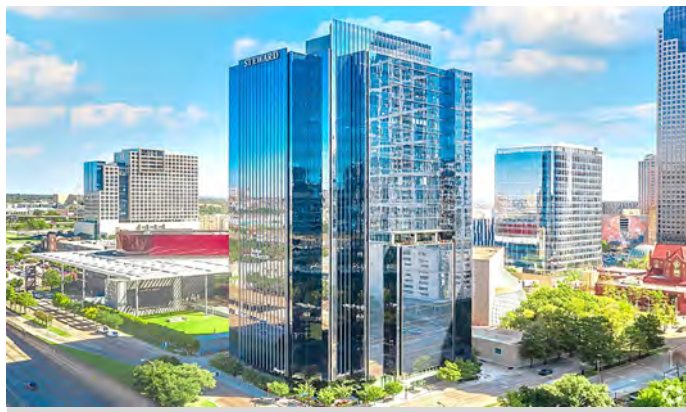




# INVENTORY MARCH 2023

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**

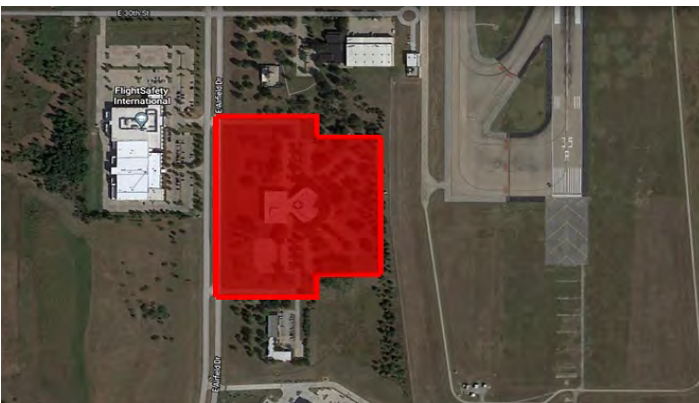
**Floor to Ceiling Windows**

**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**

**Dan Paterson | 214-365-2738**

**Gregory McLane | 214-365-2701**

**Luke Paterson | 214-365-2732**

**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**



# INVENTORY MARCH 2023

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**  
**Lease Expires: 11/30/2029**  
**Modern, Collaborative Office Space with Above Standard Finishes**

Dallas CBD



**1900 PEARL**

1900 N Pearl St  
Dallas, TX

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\$34.00 NNN/ \$23.25 NNN Est

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Gensler Designed

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Located in the Heart of the Dallas Arts District

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DFW Freeport/Coppell



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DFW Freeport/Coppell



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**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**

Preston Center



**BLUFFVIEW TOWERS - EAST**

**3890 W Northwest Hwy**  
**Dallas, TX**

**Office | For Sublease | 2,556 RSF**

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**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 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**

8<sup>th</sup> Floor: 5,236 SF - \$12.00 NNN  
10<sup>th</sup> 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

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

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Irving, TX

Office | Sublease | Up to 25,968 SF

\$26.50 Full Service + E  
Suite 500

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 - 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**

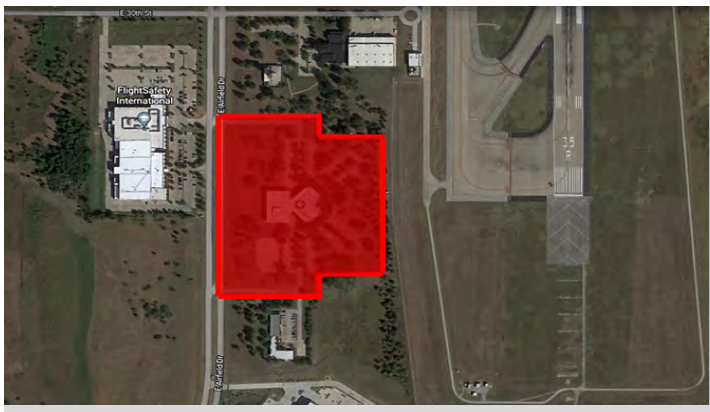
**Alex Foley | 214-365-2771**

**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  
Immediate Availability**

**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: | 972-849-2464**

**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**  
**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     | <a href="mailto:cparker@swearingen.com">cparker@swearingen.com</a> | 214-365-2700 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email  | Phone        |
| Bruce M. Hecht   | 342820      | <a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>   | 214-365-2712 |
| Designated Broker of Firm  | License No. | Email  | Phone        |
| Bruce M. Hecht   | 342820      | <a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>   | 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](http://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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