

Dallas CBD



1900 PEARL

1900 N Pearl St
 Dallas, TX

Office | For Sublease | Up to 9,644 RSF

\$29.50 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 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

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

Land | For Sale | 15+ Acres

**Logistics Development Site for up to
265,000 SF Building
Freeport Available
Ground Lease from Airport Until 2075
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Gregory McLane | 214-365-2701
Luke Paterson | 214-365-2732

Lower Great Southwest



2200 EAST RANDOL MILL ROAD

2200 E Randol Mill Rd
Arlington, TX

Warehouse | For Sublease | 39,458 RSF

**\$7.50 - \$8.50 NNN
Newly Updated Building Renovations
100 % Distribution or Flex
5 Dock High Doors, 1 Ramp
Sprinkled Warehouse
Rail Served (BNSF Active)**

Al Paniagua | 214-365-2711
Ryan Moseley | 214-365-2731



Preston Center



BLUFFVIEW TOWERS - EAST
3890 W Northwest Hwy
Dallas, TX

Office | For Sublease | 2,556 RSF

Bruce Hecht | 214-365-2712
Ryan Moseley | 214-365-2731

\$20.00 Full Service + E
Suite 601

Immediate Availability
Lease Expires: 09/30/2028
Fully Furnished with Class A Finishes
Direct Elevator Exposure

Quorum / Bent Tree



THE BELVEDERE
14881 Quorum Dr
Dallas, TX

Office | Sublease | 6,463 SF or 7,867 SF

Al Paniagua | 214-365-2711
Ryan Moseley | 214-365-2731

\$15.00 Full Service
Lease Expires: 10/31/2024
Open Concept, High-End Office Furniture

Dallas CBD



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DFW Freeport / Coppell



DFW BUSINESS CENTER

2200 & 2222 S Service Rd
 Dallas, TX

Office | For Sale | Up to 115,440 RSF

North Tower: 44,337 RSF

South Tower: 71,103 RSF

Above Standard Finishes

Contact Broker for Pricing

Dan Paterson | 214-365-2738

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Luke Paterson | 214-365-2732

DFW Freeport / Coppell



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Quorum / Bent Tree



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14881 Quorum Dr
Dallas, TX

Office | Sublease | 6,463 SF or 7,867 SF

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Ryan Moseley | 214-365-2731

\$15.00 Full Service
Lease Expires: 10/31/2024
Open Concept, High-End Office Furniture

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

\$30.00 Full Service + E
Suite 500

Lease Expires: 11/30/2029

Space can be Demised to
9,968 SF or 10,907 SF

Modern, Collaborative Office Space
with Above Standard Finishes

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

Guadalupe County



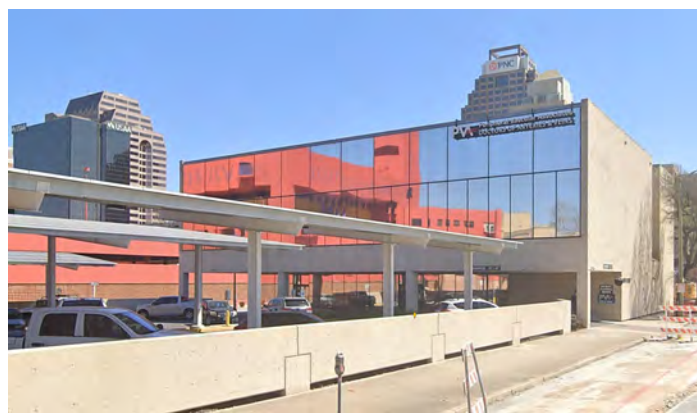
955 WEST KINGSBURY STREET
955 W Kingsbury St
Seguin, TX

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

San Antonio - CBD



PVA MEDICAL OFFICE BUILDING
610 N Main Ave
San Antonio, TX

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

Swearingen Realty Group
Bruce Hecht | 214-365-2712

Contact Broker for Pricing
Lease Back Opportunity
Built Out as a Surgery Center
Minutes Away from Downtown San Antonio,
IH-10 & I-35

Site Selection Group, LLC
Alex English | 210-347-5447

Northeast Butterfield Trail



BUTTERFIELD TRAIL INDUSTRIAL PARK

32 Celerity Wagon St
El Paso, TX

Office | Sublease | 6,400 SF

Joe Arata | 214-365-2730

\$10.11 NNN

Suite C

Lease Expires: 4/30/2026

Fully Furnished

Breakroom

In-suite Restrooms

DFW Freeport / Coppell



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Ryan Moseley | 214-365-2731**

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
Pricing Further Reduced/Motivated Seller
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.

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|--|-------------|--|--------------|
| 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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