

FOR SALE



ROYAL LANE OFFICE BUILDING SWC ROYAL LN & I-635

DuWEST
CREATING · ENHANCING · PROTECTING · VALUE

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DALLAS, TEXAS



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ROYAL LANE OFFICE BUILDING | SWC of Royal Ln & I-635, Dallas, Texas

OVERVIEW

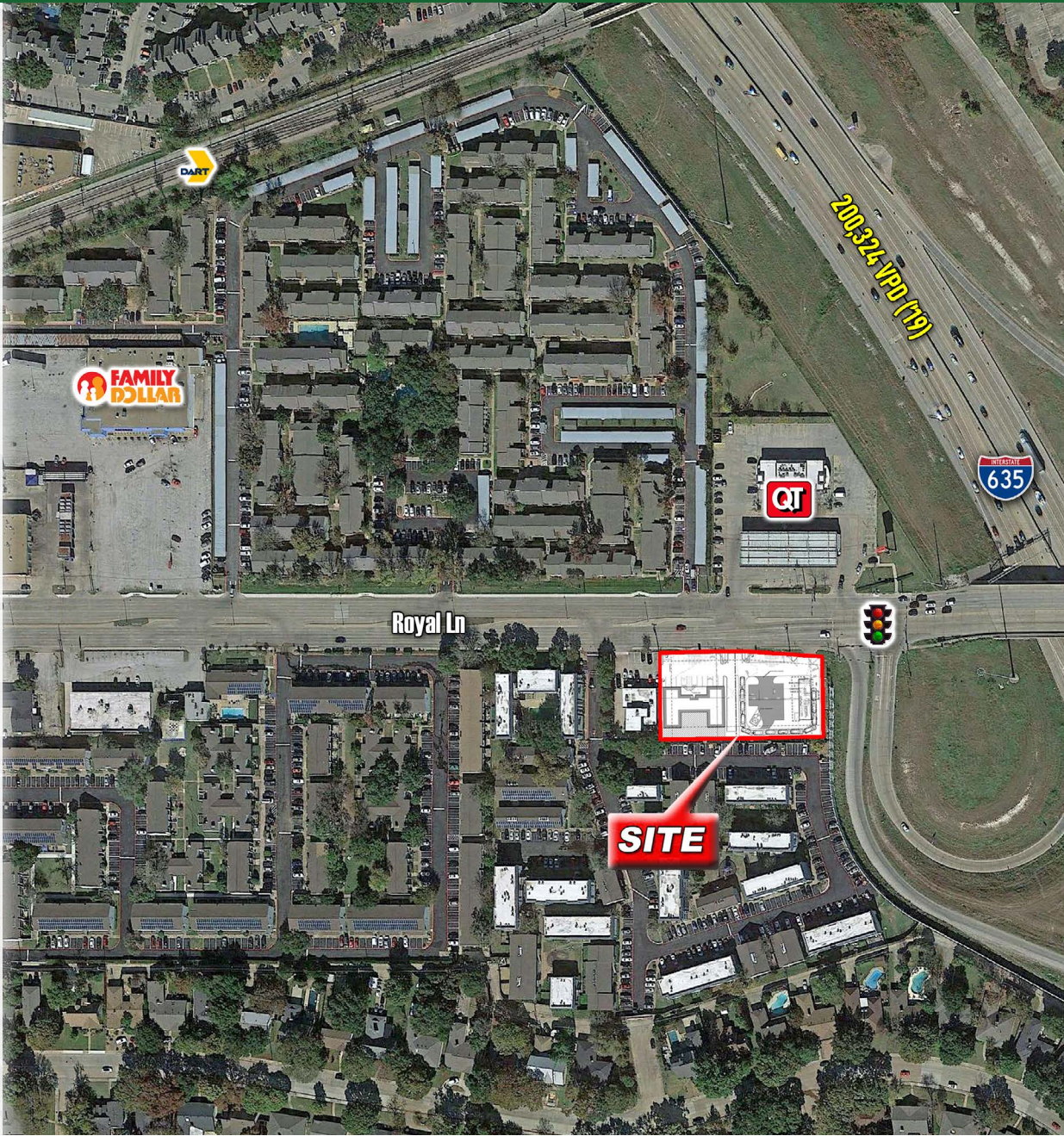
- 6,000 SF Available for sale
- Located at the southwest corner of I-635 & Royal Ln in Dallas, Texas
- Signalized Intersection
- Zoned for Retail/Medical
- Surrounding retailers include Tom Thumb, Family Dollar, McDonald's, BBVA, Sonic and many more
- Call for Pricing

TRAFFIC COUNTS

Royal Ln: 16,501 VPD
I-635: 200,324 VPD
(TxDOT, 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	22,504	160,060	423,780
Daytime Pop.	23,781	156,892	455,165
Avg HH Income	\$63,681	\$83,657	\$92,164



FOR SALE



SCALE: 1" = 20'

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SUBJECT TO FIELD INSPECTOR'S APPROVAL

ELEVATIONS LEGEND

1	CONVENTIONAL STUCCO; EXTERIOR WALL COLOR: PURE WHITE (SW 7005)
2	EIFS ACCENT BANDS; 4" AND 6" BANDS COLOR: LIGHT FRENCH GRAY (SW 0055)
3	7.2 PANEL; EXTERIOR METAL PANEL WALL COLOR: BURNISH SLATE
4	7.2 PANEL; EXTERIOR METAL PANEL WALL COLOR: POLAR WHITE
5	EXISTING BRICK WAISTCOAT; PAINTED BRICK WALL COLOR: TO MATCH ACME BRICK COLOR AMARETTO
6	EXISTING BRICK WAISTCOAT; PAINTED BRICK WALL COLOR: PURE WHITE (SW 7005)
7	EXISTING HM DOORS & FRAMES; COLOR: TO MATCH ADJACENT SURFACE.
8	EXISTING WINDOWS TO REMAIN FRAME TO BE PAINTED COLOR: ONLINE (SW 7072)
9	METAL CLADDING ALUMINUM PANEL COLOR: LIGHT SILVER OR WHITE
10	6" WIDE CEDAR SOFFIT BOARDS COLOR: NATURAL WOOD STAIN
11	STOREFRONT AWNING; METAL FRAMED ACCENT AWNING COLOR: STEELY GRAY (SW 7864)

GENERAL NOTES:

1. HEIGHT OF WALL, ROOF, AND PARAPET SHOWN ON ELEV. ARE APPROX. ALL HEIGHTS TO BE FIELD VERIFIED.

2. ALL NOTES, DIM., DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYPICAL FOR ALL ELEVATIONS.

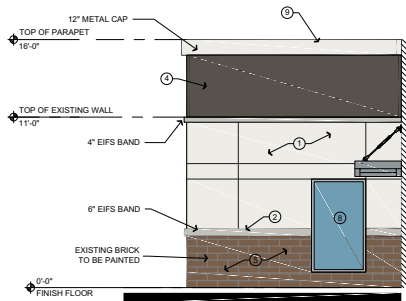
3. DIMENSIONS ARE TO FACE OF METAL STUD.

4. ALL FLASHING FASTENERS MUST BE CORROSION RESISTANT.

5. ALL FLASHINGS TO BE GALVANIZED.

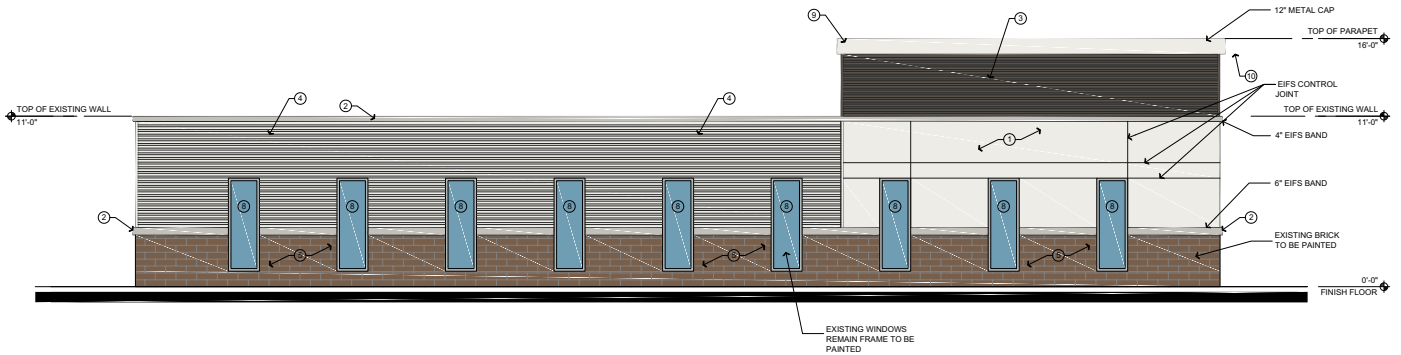
6. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, BOXES AND CONDUIT ADJACENT TO MATCH ADJACENT WALL SURFACE.

7. GENERAL CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED COLORS PRIOR TO APPLICATION.



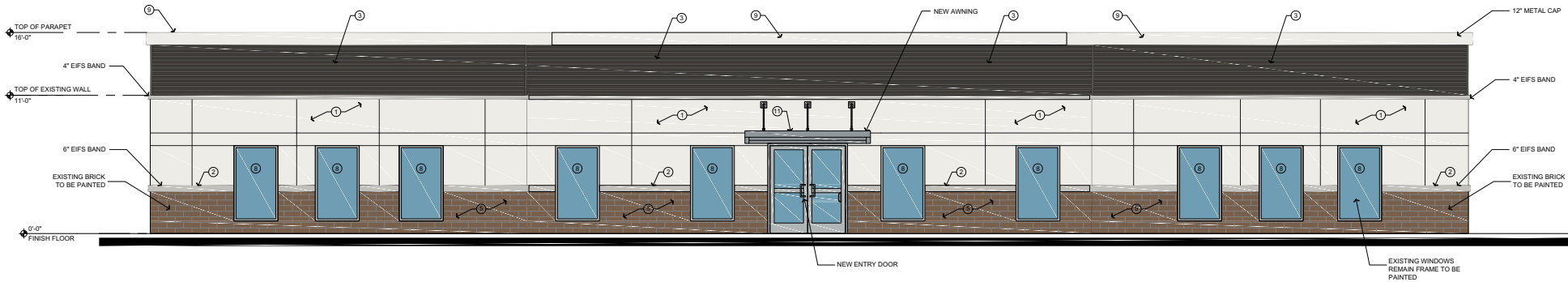
**3 EAST ELEVATION SIM.
PROPOSED WEST ELEVATION**

SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

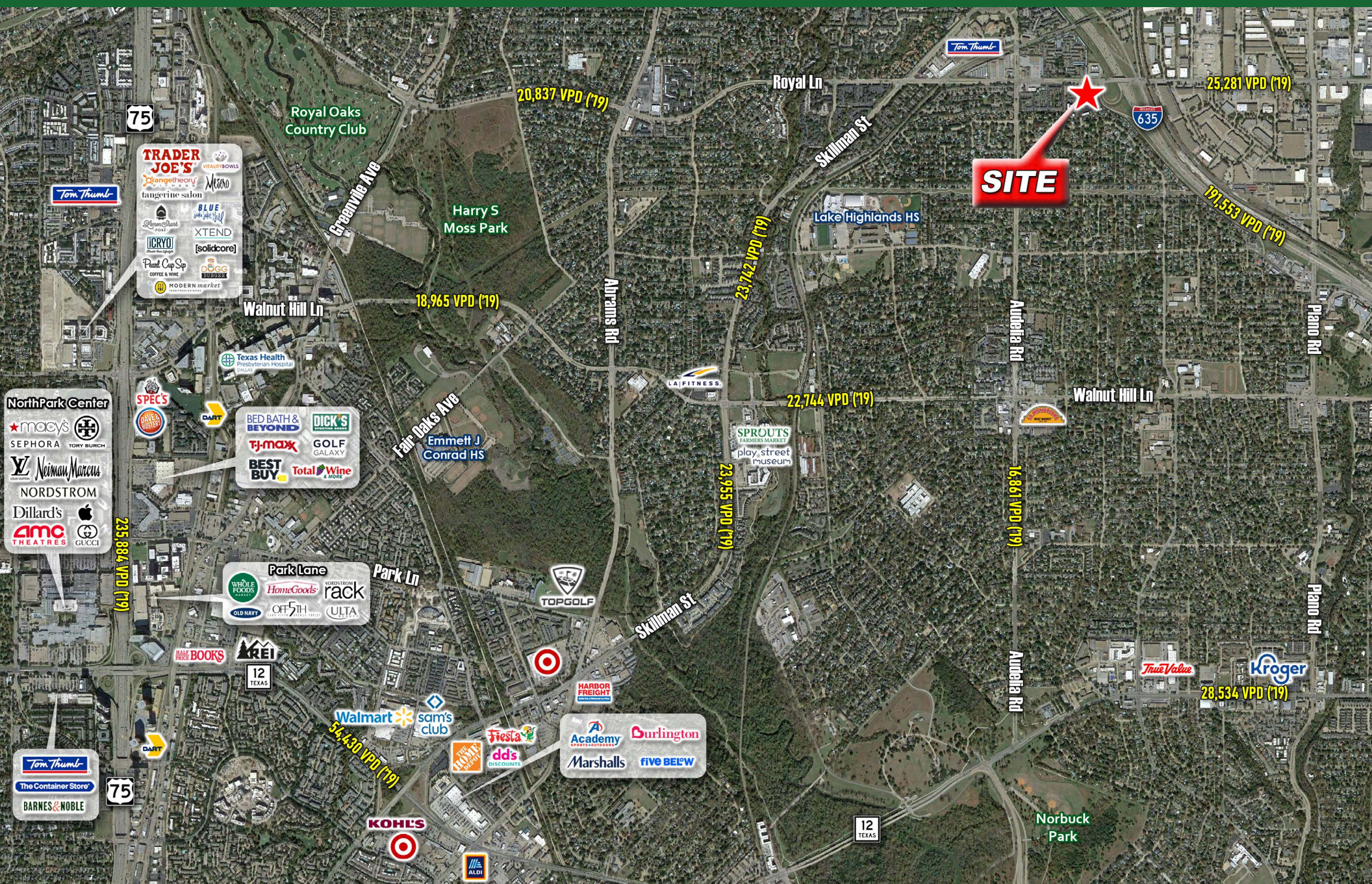
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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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.

11-2-2015



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date