



FOR SALE

BATES 1430 & 1440 Regal Row, Dallas, Texas 75247

PROPERTY OVERVIEW

Building Size: 35,794 SF +/-

Two-building industrial/flex portfolio

PROPERTY FEATURES

- Fully leased with stable in-place cash flow
- Multi-tenant configuration with diverse tenant mix
- Combination of showroom, office, and warehouse space
- Functional, flexible floor plans to accommodate various users
- Recent interior and exterior improvements (as applicable)
- Dock-high and/or grade-level loading capabilities
- Ample parking for tenants and visitors
- Situated on approximately 4+ acres
- Excellent visibility along Regal Row
- Immediate access to I-35E and major thoroughfares
- Minutes from Dallas Love Field and Dallas/Fort Worth International Airport
- Proximity to Downtown Dallas and the Stemmons Corridor
- Located in a high-demand infill industrial submarket
- Strong tenant retention and leasing history
- Ideal for investors seeking stabilized income



1430 & 1440 REGAL ROW, DALLAS, TEXAS 75247

Positioned in the highly sought-after Stemmons Corridor of Dallas, 1430 & 1440 Regal Row present a rare opportunity to acquire a fully leased, multi-tenant flex/industrial investment property. This two-building portfolio offers a strong in-place income stream with a diverse tenant mix and functional layouts suited for showroom, office, and warehouse uses.

The properties feature a combination of showroom, office, and warehouse space with modern upgrades, including renovated interiors, flexible floor plans, and loading capabilities. Located just minutes from major transportation arteries including I-35, Downtown Dallas, and both Love Field and DFW International Airport, the site provides exceptional accessibility for tenants and users alike.

Situated on a sizable site of approximately 4+ acres, the asset benefits from excellent visibility, convenient access, and proximity to one of Dallas' most active industrial and commercial corridors.

Offered together, 1430 & 1440 Regal Row represent a stabilized, income-producing investment with upside potential in a high-demand infill location.



FOR SALE

1430 & 1440 Regal Row, Dallas, Texas 75247

The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

FLOYD BATES

214-797-8500

floyd@batesrealestate.com



RICHARD MYERS

214-616-4027

rmyers@batesandmyers.com





FOR SALE

1430 & 1440 Regal Row, Dallas, Texas 75247

The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

FLOYD BATES

214-797-8500

floyd@batesrealestate.com

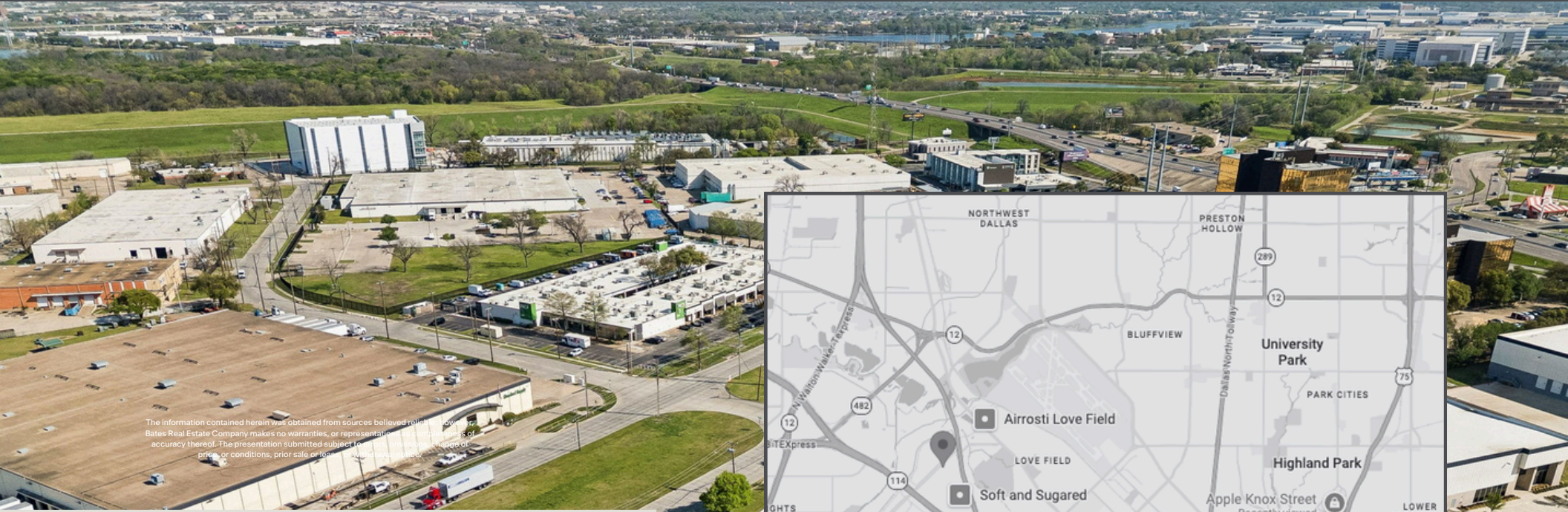


RICHARD MYERS

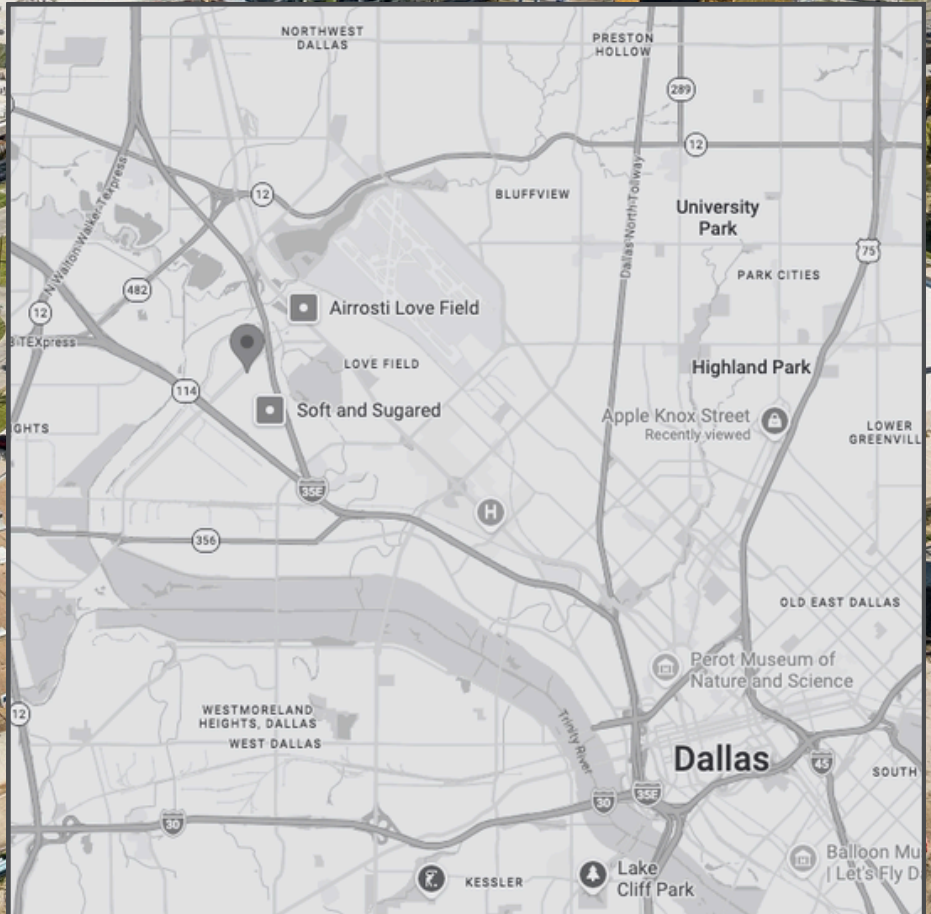
214-616-4027

rmyers@batesandmyers.com





The information contained herein was obtained from sources believed reliable. Bates Real Estate Company makes no warranties, or representation as to the accuracy thereof. The presentation submitted subject to change of price or conditions, prior sale or lease. All rights reserved.



DRIVE TIMES

Direct Access to I-35E

Direct Access to SH-183 W

10 Minutes to Dallas Love Field Airport

20 Minutes to DFW Airport



CONTACT US

FOR SALE

**1430 & 1440 Regal Row,
Dallas, Texas 75247**

FLOYD BATES

RICHARD MYERS



214-797-8500



214-616-4027



floyd@batesrealestate.com



rmyers@batesandmyers.com

The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as to the completeness or accuracy thereof. The presentation is submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

Richard A. Myers	346726	rmyers@batesandmyers.com	(214)630-7077
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Floyd E. Bates	337380	fbates@batesandmyers.com	(214)630-7077
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		

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
IABS 1-0