

LEASE

2230 JOE FIELD ROAD

2230 Joe Field Road Dallas, TX 75229

LEASE RATE

\$8,000.00 per month



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COLDWELL BANKER
COMMERCIAL
REALTY

Darrin Coles

469 794 6080

TX #755167

Cristie Coles

469 794 6080

TX #0628110

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

This lease is for the rental of 2230 Joe Field Rd, Dallas, Texas. This is a commercial property which includes executive suites, a conference room, a break room, and community restrooms. The tenant agrees to pay a base rent of \$25.00 per square foot, plus a monthly NNN expense of \$12.57 per square foot for office space. In addition, land is available for \$8000.00 a month and is approximately 1.29 acres set up as a gross lease. The term of the lease is for three (3) years min.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$8,000.00 per month (Gross)
Number of Units:	6
Available SF:	1.29 Acres
Lot Size:	3.86 Acres
Building Size:	5,580 SF
Zoning:	Industrial Research
APN:	006537000B0030000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	799	33.779	103.589

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LOCATION DESCRIPTION

2230 Joe Field Rd in Dallas TX is a nice executive suite with approx. 1.29 acres of secured property land available for use as a contractors yard. It features a spacious conference room, a comfortable break room, and communal restrooms. The property is monitored 24 hours a day to ensure the safety of any tenants working on the premises. It's the perfect place to host business meetings as well as conduct day-to-day operations.



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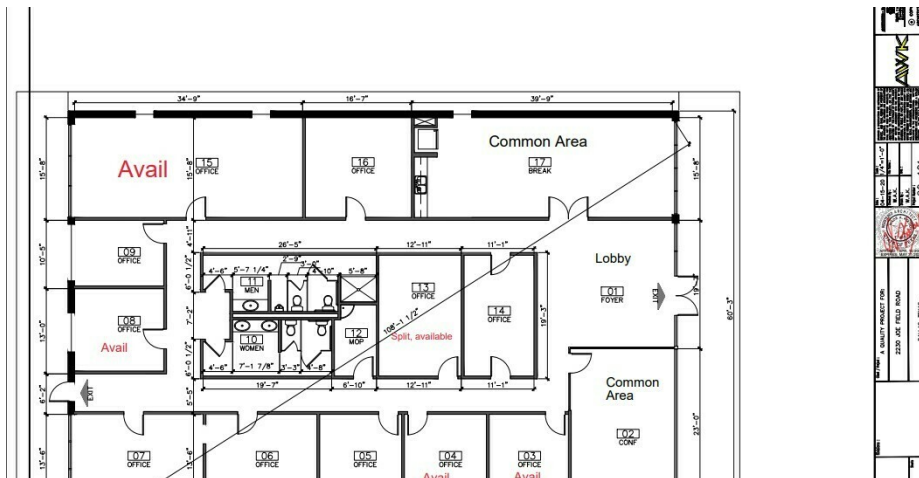


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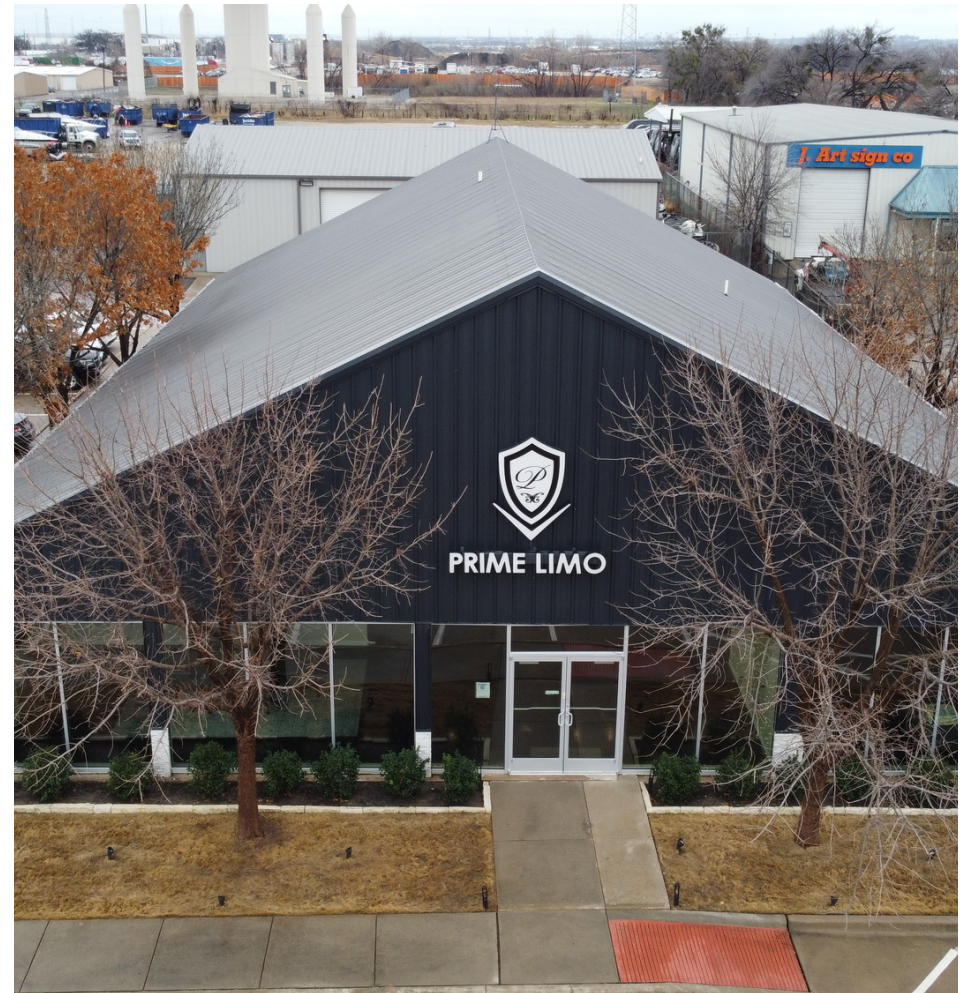
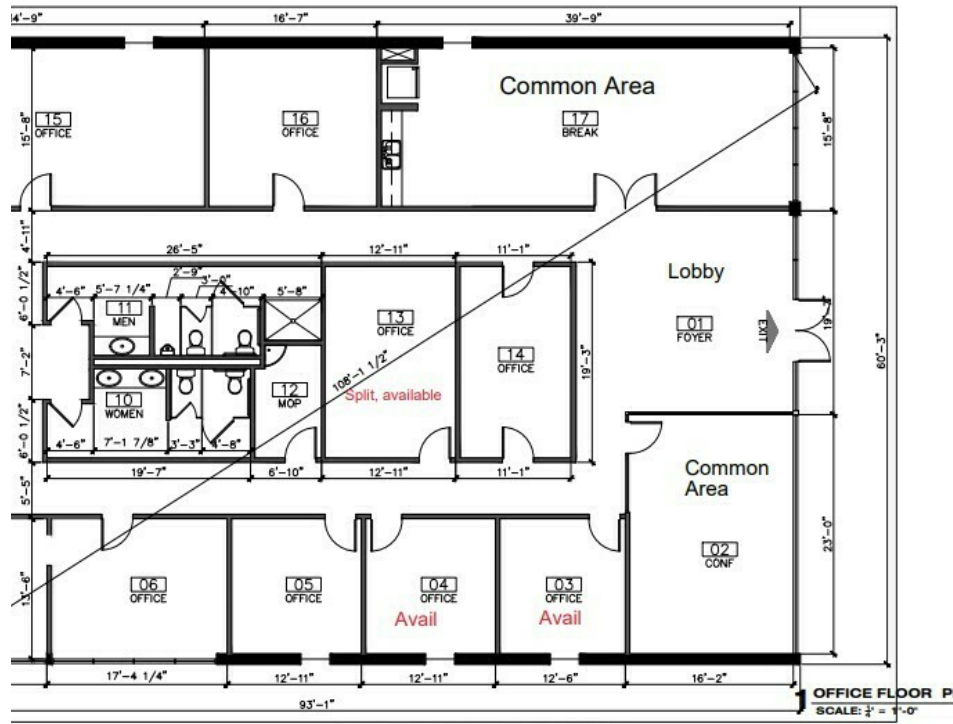


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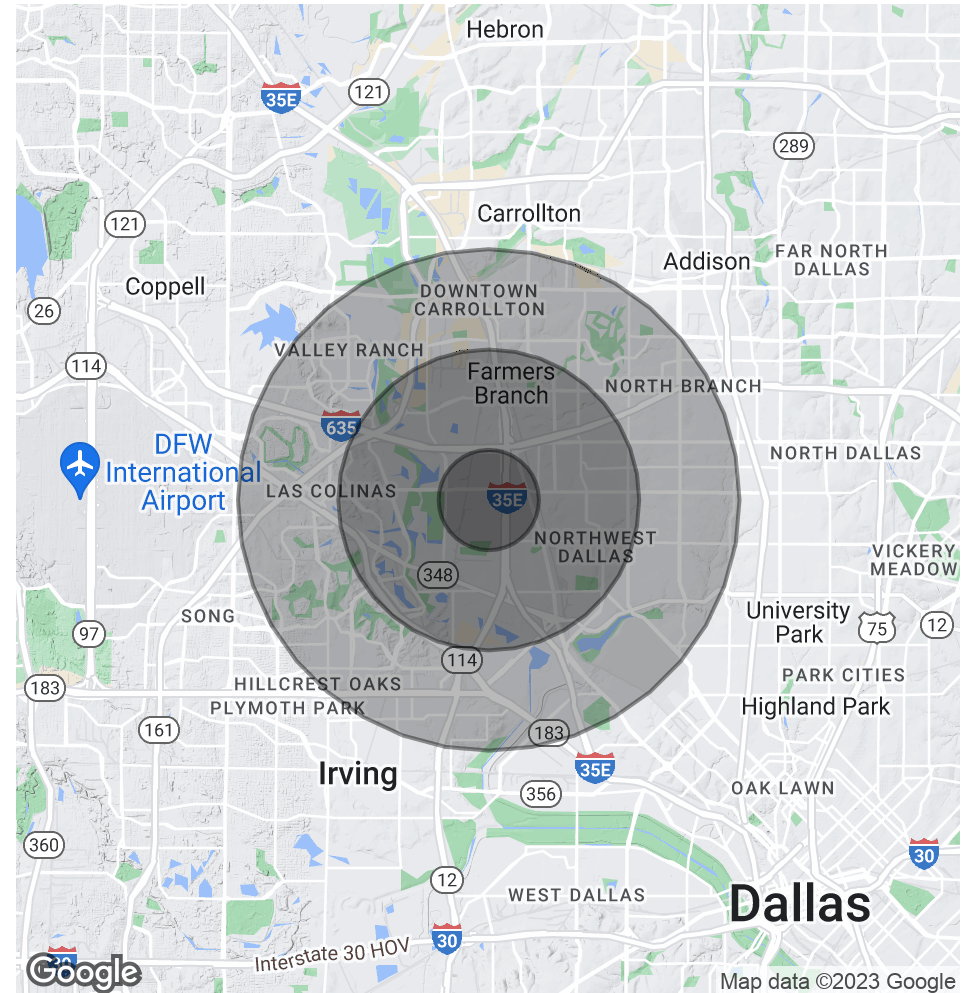
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,764	79,973	252,548
Average Age	29.6	34.2	35
Average Age (Male)	32	33.5	34.2
Average Age (Female)	26.4	34.8	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	799	33,779	103,589
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$74,198	\$86,346	\$96,784
Average House Value	\$2,864	\$183,902	\$244,623

* Demographic data derived from 2020 ACS - US Census



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DARRIN COLES

Commercial Sales and Leasing

darrin.coles@cbrealty.com

Direct: **469.794.6080**

TX #755167

PROFESSIONAL BACKGROUND

Darrin Coles was born in Longview Texas and grew up in North Texas and Southwest Missouri. He attended Kemper Military College Graduating Kum Laude in 1993. He attended Troy State University Sorrell College of Business. He is the owner of D.R. Coles LLC. The company is designed around helping businesses improve marketing through utilizing web design, social media presence improvements, potential rebranding, and capital analysis to improve learner profit performance.

Prior to real estate, Darrin served with the United States Army as a Military Police Officer with four overseas deployments. Twelve years as the GM of Cracker Barrel in Branson MO where he received the coveted Uncle Herschel Award. Three Years as the COO of D&D Entertainment that provided performers for AM Resorts. Three Years as a Financial Advisor for Modern Woodmen of America, and then he began D.R. Coles LLC assisting local small businesses in the Southwest MO area. His business helped small business owners increase clients, run leaner, increase brand awareness, and improve systems in accounting.

Coldwell Banker Commercial Realty

4701 W Parker Ste 650

Plano, TX 75093

972.596.9100

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CRISTIE COLES

Comm Sales Associate

Cristie.Coles@cbsdfw.com

Direct: **469.794.6080**

TX #0628110

PROFESSIONAL BACKGROUND

Cristie Coles is a commercial realtor in the Dallas/Forth area specializing in industrial sales. She has been in the real estate industry since 2013 when she joined Coldwell Banker Realty under the Pegasus Property Group. Cristie is highly knowledgeable of the DFW market and is an expert in industrial sales. She works closely with her clients to make sure their goals are met, no matter how big or small.

Cristie has established a strong network of industry contacts and resources which she uses to her advantage when helping her clients. Cristie loves what she does and is dedicated to helping her clients achieve success. She is always looking for ways to improve her craft and ensure that she is providing the best service possible.

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