

# THREE HICKORY CENTRE

1801 WITTINGTON PL., FARMERS BRANCH, TEXAS 75234



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FARMERS BRANCH, TEXAS 75234

## PROPERTY SUMMARY

- Class A office building
- Four (4) stories
- 103,000 square feet
- 2021 construction
- 5:1000 parking ratio
- Located in Mercer Crossing Development

## BUILDING HIGHLIGHTS / FEATURES

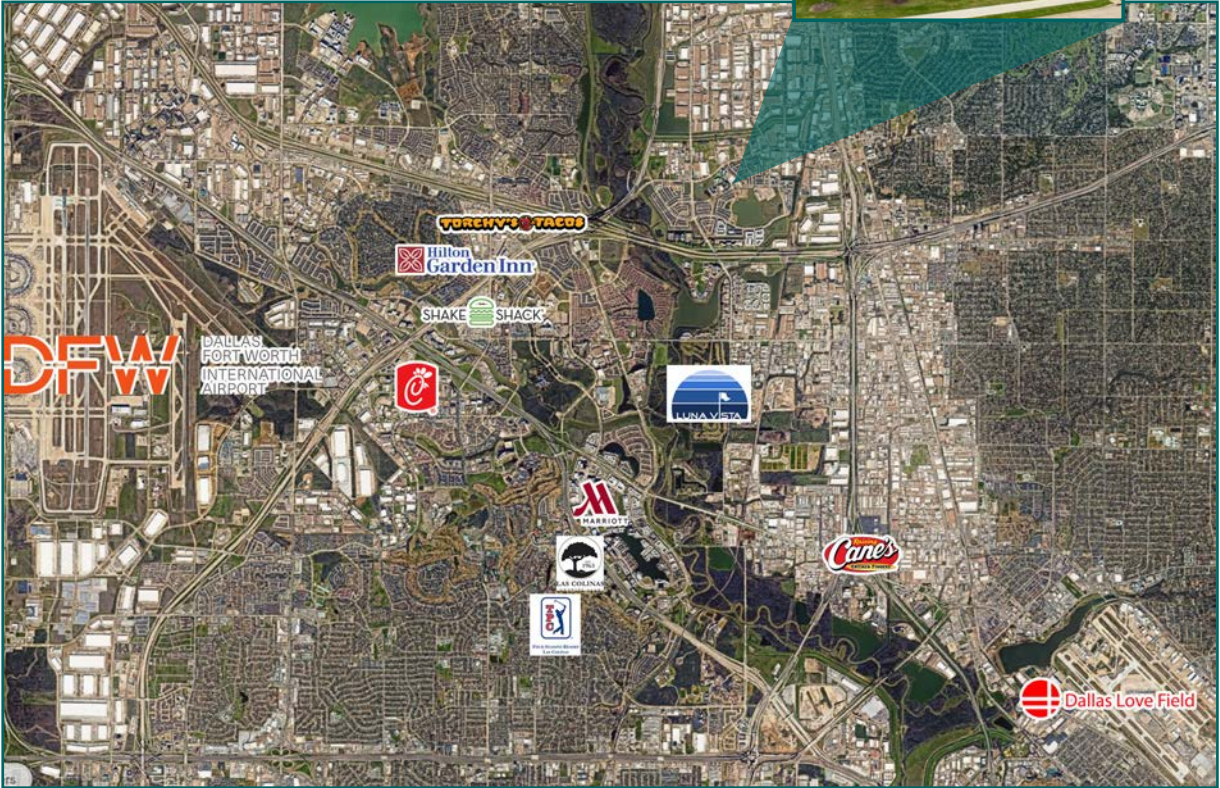
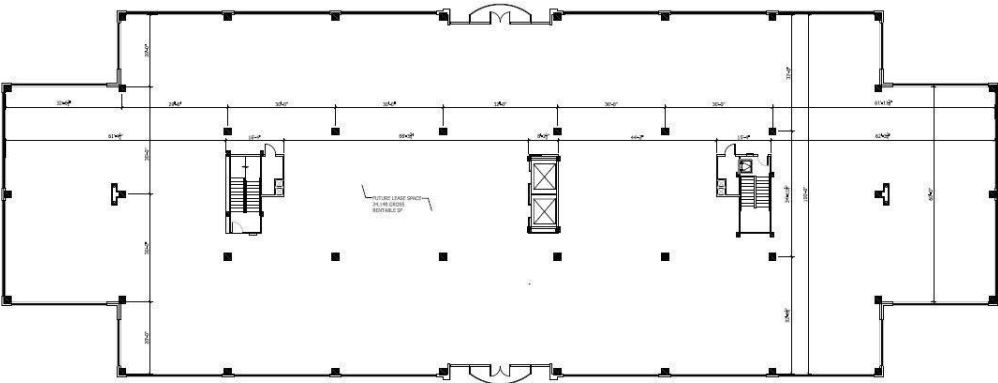
- Highly efficient 24,148 SF floor plates, with ample natural lighting
- State of the art HVAC & energy management system
- On-site management & engineering
- New tenant conference & lounge (under construction)
- New common area corridors & restrooms
- Corporate HQ opportunity
- Highly efficient 24,148 SF floor plates, with ample
- Whitebox spaces ready can be customized to tenant specs
- Private balconies
- Prominent building signage available



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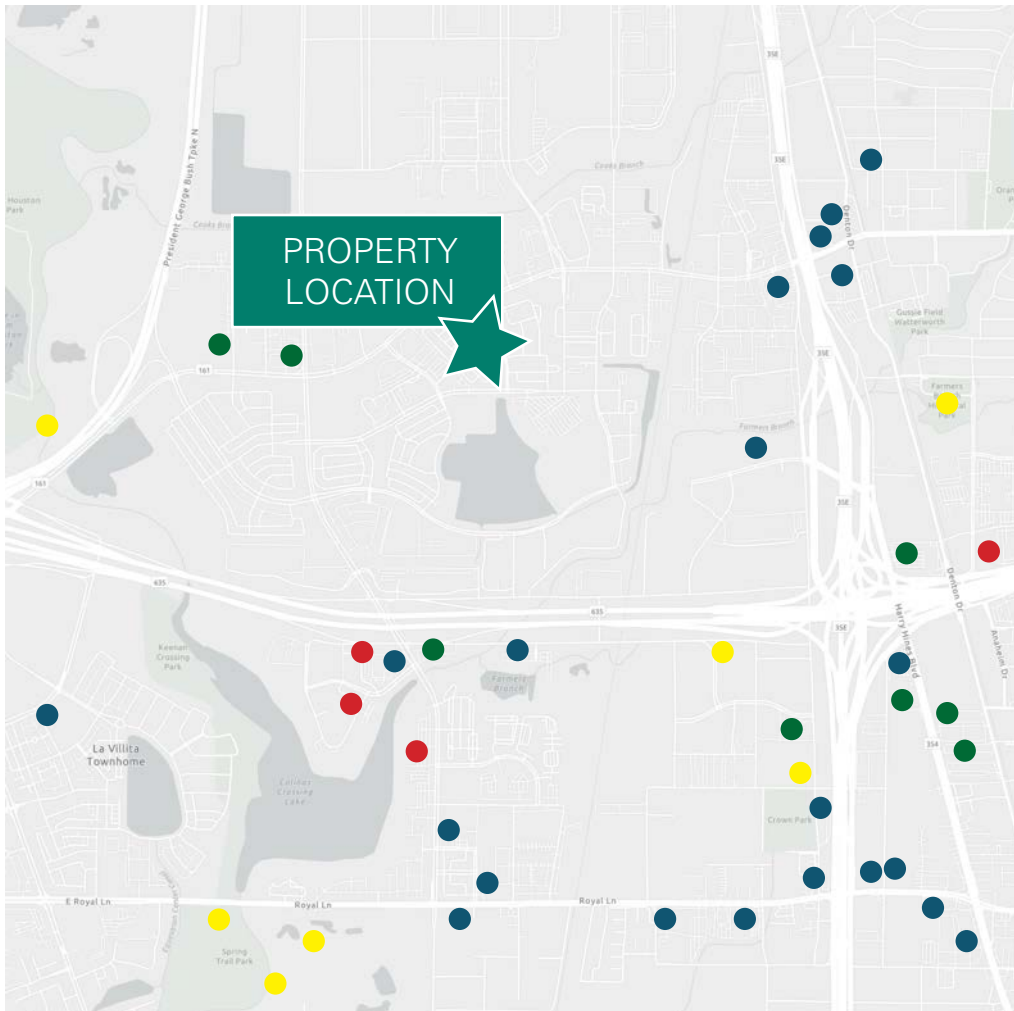
FLOOR PLATES - 24,148 RSF



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## NEARBY AMENITIES



### RESTAURANTS

Starbucks  
Corner Bakery Cafe  
Starwood Cafe  
At Fault  
Salsa Roja Grill  
Chipotle  
19 Degrees Sports Bar and Grill  
Jin's Donuts  
Dover's Grille  
McDonald's  
Jack in the Box  
Tom n Toms Coffee  
Hong Dumpling House  
Gomonae Restaurant  
Mozart Bakery  
Rocking Crab  
Bar 35  
Wendy's  
Krave Haven  
Roots Southern Table  
Bankhead Brewpub  
Radici Wood Fired Grill

### ENTERTAINMENT

Luna Vista Golf Course  
Sam Houston Trail Park  
Indoor Soccer Zone  
King Spa and Sauna  
Farmer's Branch Historical Park  
Irving Polo Cricket Ground  
Spring Trail Park  
LB Houston Tennis and Pickleball

### RETAIL/SERVICES

Race Trac  
Quik Trip  
Southwest Bank  
All Dogs Unleashed  
Bath Planet/Window Expo  
Kroger  
Gap  
Men's Warehouse  
FedEx

### HOTELS

Omni Dallas Hotel at Park West  
Doubletree Hotel  
Holiday Inn Express  
Hampton Inn and Suites  
La Quinta Inn and Suites  
NYLO Hotel  
Wyndham Garden Hotel



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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.*

### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date