

TYPE Automotive/Industrial

SIZE 2,195 SF

PRICE CALL AGENT

ZONED IR - Industrial Research

PROPERTY VITALS

- Great central location
- 75 car parks
- Large storage yard
- Dart rail line next door
- Nice office arrangement
- Service area



EXCLUSIVELY OFFERED BY:

LARRY ROBBINS

(214) 766-9101

lrobbins@capstonecommercial.com



**CAPSTONE
COMMERCIAL**

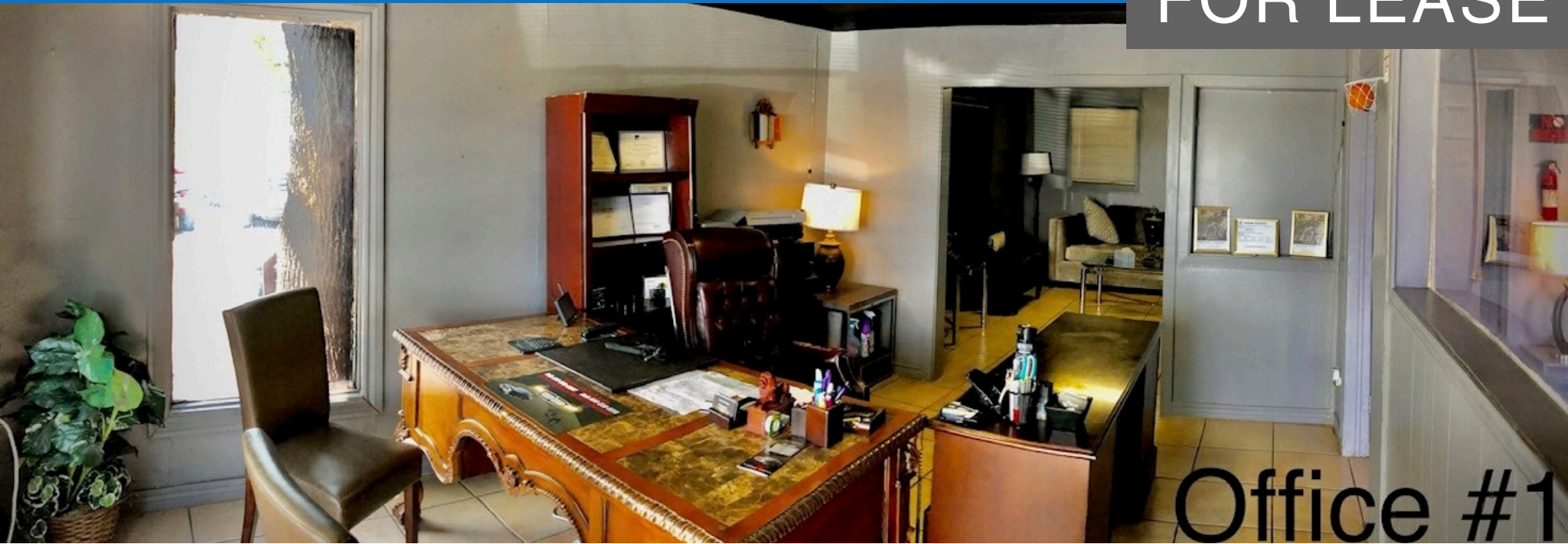
4300 Sigma Rd . Suite 100

Dallas . TX 75244

T 972.250.5800

F 972.250.5801

www.capstonecommercial.com



Office #1



2413 Community Drive, Dallas, TX 75220

FOR LEASE



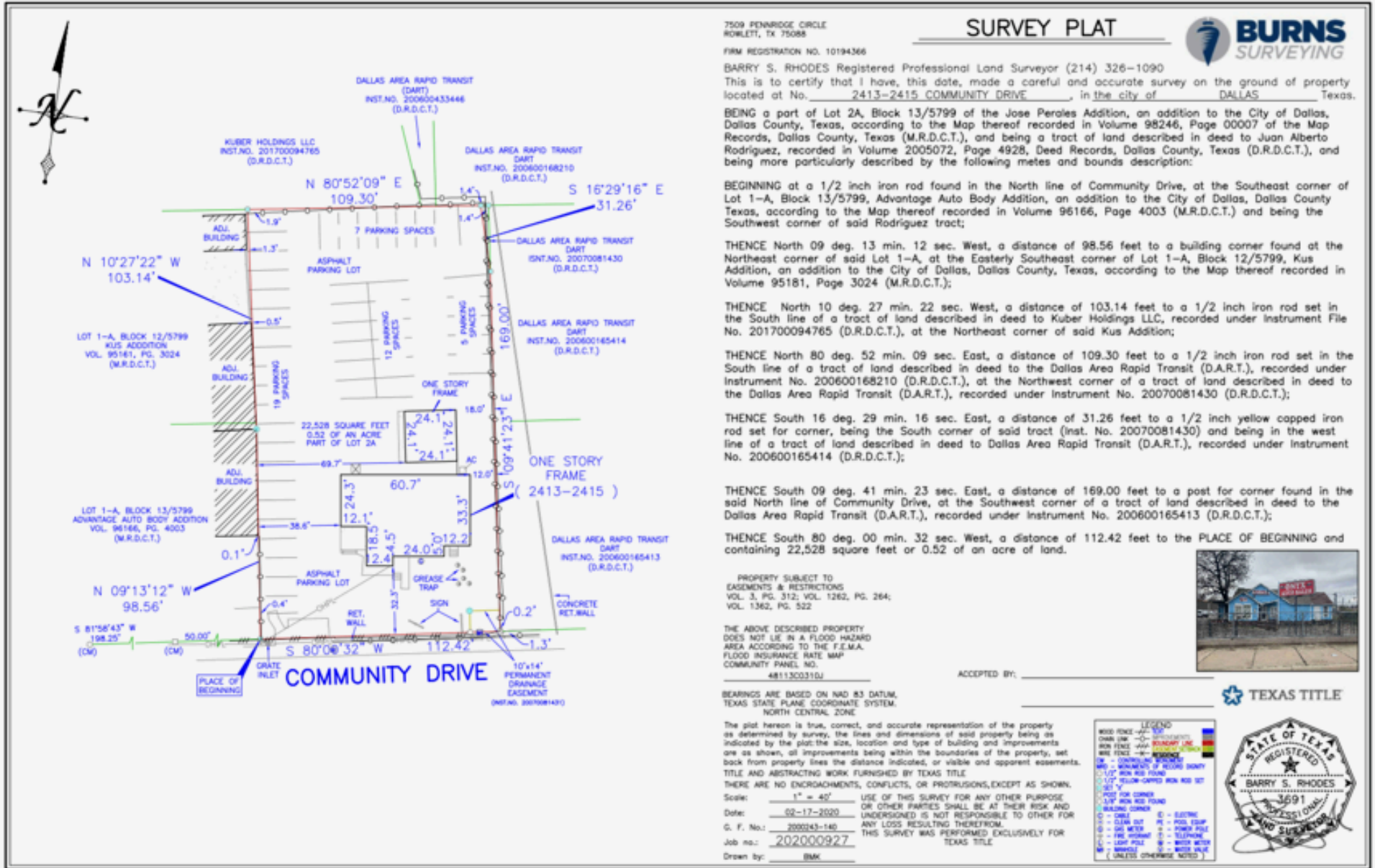
The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

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7509 PENNINGTON CIRCLE
 ROWLETT, TX 75088
 FIRM REGISTRATION NO. 10194366

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2413-2415 COMMUNITY DRIVE, in the city of DALLAS, Texas.

BEING a part of Lot 2A, Block 13/5799 of the Jose Perales Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 98246, Page 00007 of the Map Records, Dallas County, Texas (M.R.D.C.T.), and being a tract of land described in deed to Juan Alberto Rodriguez, recorded in Volume 2005072, Page 4928, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found in the North line of Community Drive, at the Southeast corner of Lot 1-A, Block 13/5799, Advantage Auto Body Addition, an addition to the City of Dallas, Dallas County Texas, according to the Map thereof recorded in Volume 96166, Page 4003 (M.R.D.C.T.) and being the Southwest corner of said Rodriguez tract;

THENCE North 09 deg. 13 min. 12 sec. West, a distance of 98.56 feet to a building corner found at the Northeast corner of said Lot 1-A, at the Easterly Southeast corner of Lot 1-A, Block 12/5799, Kus Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 95181, Page 3024 (M.R.D.C.T.);

THENCE North 10 deg. 27 min. 22 sec. West, a distance of 103.14 feet to a 1/2 inch iron rod set in the South line of a tract of land described in deed to Kubler Holdings LLC, recorded under Instrument File No. 201700094765 (D.R.D.C.T.), at the Northeast corner of said Kus Addition;

THENCE North 80 deg. 52 min. 09 sec. East, a distance of 109.30 feet to a 1/2 inch iron rod set in the South line of a tract of land described in deed to the Dallas Area Rapid Transit (D.A.R.T.), recorded under Instrument No. 200600168210 (D.R.D.C.T.), at the Northwest corner of a tract of land described in deed to the Dallas Area Rapid Transit (D.A.R.T.), recorded under Instrument No. 20070081430 (D.R.D.C.T.);

THENCE South 16 deg. 29 min. 16 sec. East, a distance of 31.26 feet to a 1/2 inch yellow capped iron rod set for corner, being the South corner of said tract (Inst. No. 20070081430) and being in the west line of a tract of land described in deed to Dallas Area Rapid Transit (D.A.R.T.), recorded under Instrument No. 200600165414 (D.R.D.C.T.);

THENCE South 09 deg. 41 min. 23 sec. East, a distance of 169.00 feet to a post for corner found in the said North line of Community Drive, at the Southwest corner of a tract of land described in deed to the Dallas Area Rapid Transit (D.A.R.T.), recorded under Instrument No. 200600165413 (D.R.D.C.T.);

THENCE South 80 deg. 00 min. 32 sec. West, a distance of 112.42 feet to the PLACE OF BEGINNING and containing 22,528 square feet or 0.52 of an acre of land.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS VOL. 3, PG. 312; VOL. 1262, PG. 264; VOL. 1362, PG. 522

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C0310J

ACCEPTED BY: _____



BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TEXAS TITLE

Scale: 1" = 40'
 Date: 02-17-2020
 G. F. No.: 2000243-140
 Job no.: 202000927
 Drawn by: BMK

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TEXAS TITLE

LEGEND

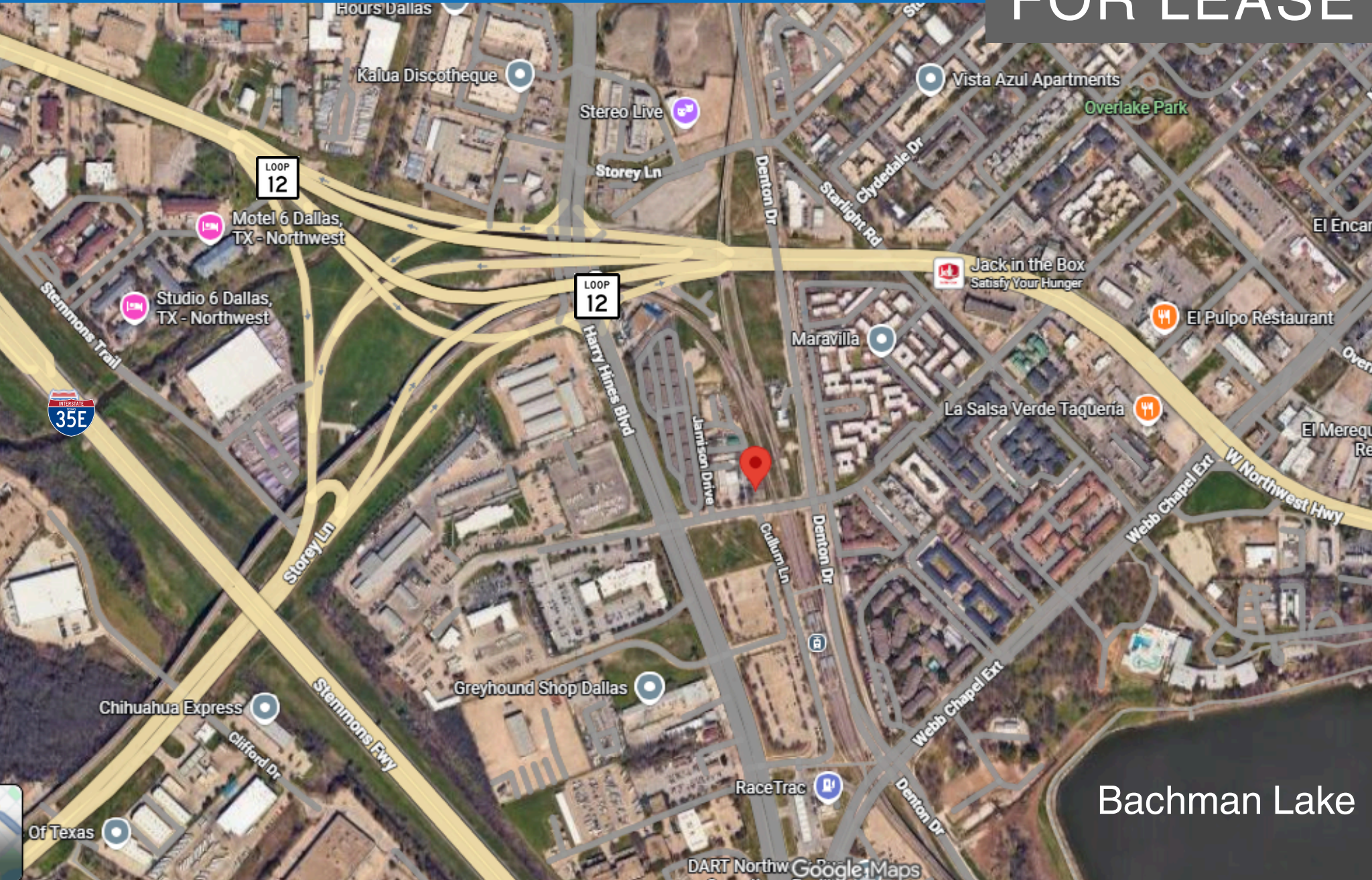
BOUNDARY LINE	--- (Red)
CHAIN LINK	--- (Blue)
IRON FENCE	--- (Green)
WOOD FENCE	--- (Yellow)
CONCRETE	--- (Grey)
WOOD	--- (Brown)
1/2" IRON ROD FOUND	● (Red)
1/4" IRON ROD FOUND	● (Blue)
1/2" IRON ROD FOUND	● (Green)
1/4" IRON ROD FOUND	● (Yellow)
BRASS CORNER	● (Grey)
BRASS CORNER	● (Brown)
CLAMP OUT	○ (Red)
5/8" IRON ROD	○ (Blue)
1/2" IRON ROD	○ (Green)
1/4" IRON ROD	○ (Yellow)
WOOD POST	○ (Grey)
TELEPHONE	○ (Brown)
WATER METER	○ (Red)
WATER METER	○ (Blue)
WATER METER	○ (Green)
WATER METER	○ (Yellow)

(UNLESS OTHERWISE NOTED)

TEXAS TITLE



FOR LEASE



Bachman Lake



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 undeclined 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.

Capstone Commercial Real Estate Group, LLC	0480574	sburris@capstonecommercial.com	(972)212-50-5800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris, CCIM	0450870	sburris@capstonecommercial.com	(972)212-50-5858
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 1-1

Capstone Commercial Real Estate Group, LLC, 3000 Sigma Road, Dallas, TX 75244
Seven Burris, CCIM

Phone: (972) 294-1888
Fac: (972) 212-0991
www.waf.com