

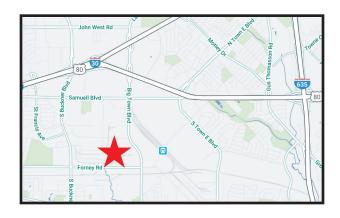
4874 Olson Dr Dallas, Texas

FOR SALE

19,800 +/- SF Building with a 7,800+/- SF Mezzanine

ZONED LIGHT INDUSTRIAL 214-202-1961 or 214-361-5388





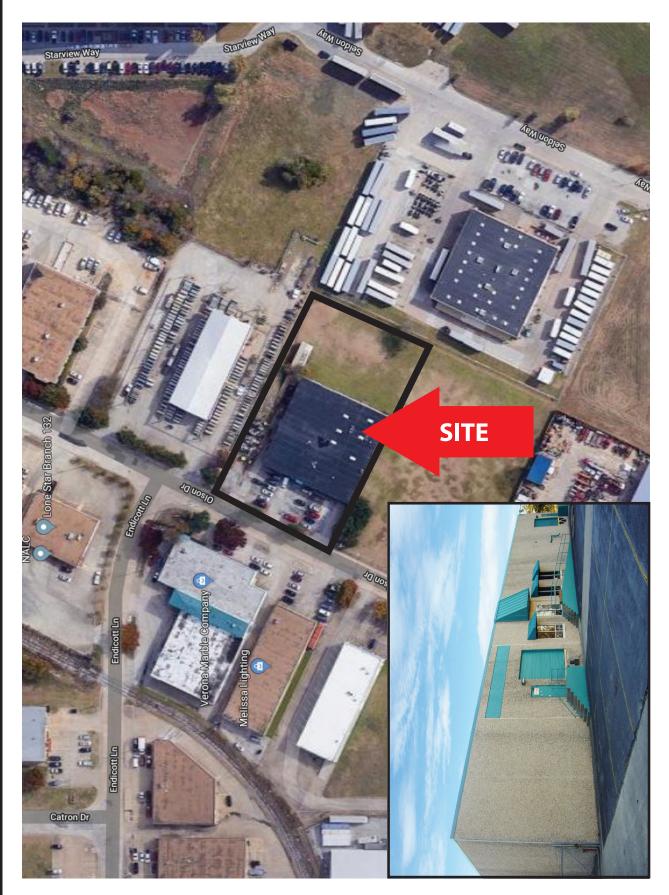
Buckner/Eastpoint Industrial Market



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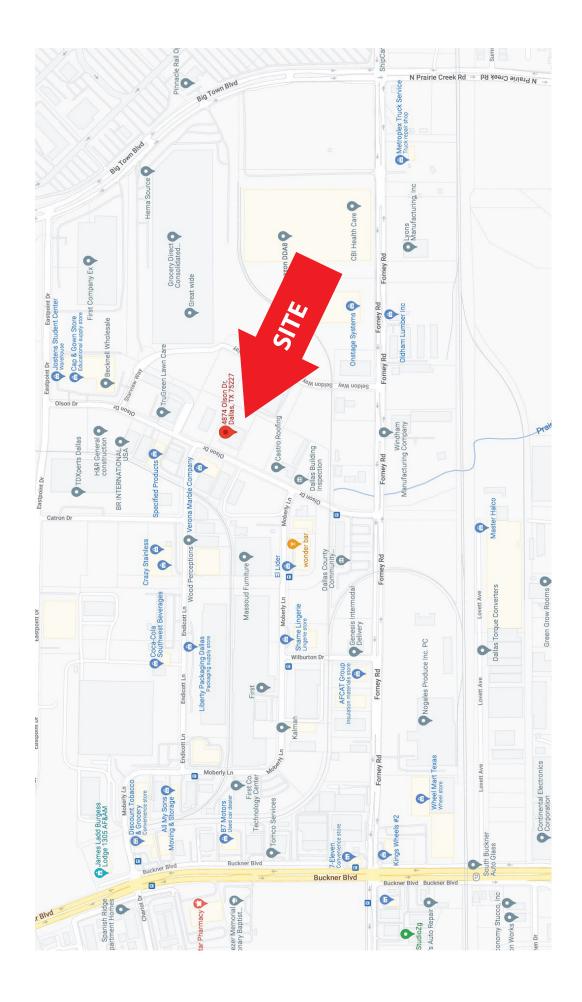
- 19,800 +/- SF Building with a Mezzanine on 1.42 +/- acres
- Mezzanine adds an additional 7,800+/- SF of office/storage
 - 16 FT +/- Clear Height
- 12,800 +/- SF of warehouse/production area
- Sets up well for light manufacturing or Fulfillment
 - Sprinklered
 - Heavy power/outlets throughout
 - Loading
 Front 2 dock high
 Side 1 dock high with ramp
 - Excess land easily accessible for expansion or large yard







4874 Olson Dr - Dallas, Texas Map of Site



4874 Olson Dr - Dallas, Texas



LEGAL DESCRIPTION Texas Registered Engineering Firm # F-8331 and Surveying Firm # 10091800 TRACT 1: Lot 4, Block D/6213, of BUCKNER PARK INDUSTRIAL DISTRICT, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 73063, Page 1661, of the Map Records of Dallas County, Texas. TRACT 2: Lot 5, Block D/6213, of BUCKNER PARK INDUSTRIAL DISTRICT, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 73063, Page 1661, of the Map Records of Dallas County. Texas. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0370 K, dated July 07, 2014, this property does not lie within a 100-Year Flood Hazard Area. Scale: |"= 1001 Tech: Job No: ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES \$ 1904MF03 SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY NB BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED OLSON DRIVE (50' R.O.W.) CM 1/2¹ IRF (N 25° II' 42" E) 400.00 OHE: 1/2" IRF 2" IRF vault 64. 10.0°m 142.0 8 TRACT 140.2 building OT $\overline{\varphi}$ $\overline{\varphi}$ BLOCK LOT 3 LOT 6 D/6213 Σ 1.423 AC 142.01 TRACT 2 LOT 4 0 0 BLOCK . 0 9 D/6213 1.423 AC. 62,000 SQ. FT 101 400.00 LOT 14 LOT II LOT 13 LOT 12 Address: 4874 \$ 4864 OLSON DRIVE G.F. No.: LT-1978-1900781900414-MF Date: 04/23/2019 Purchaser Date: N. Cordie, Registered Professional Land Surveyor No. 2026, do hereby that the map shown hereon accurately represents the property as med by an on-the-ground survey made sider. If the survey made side is a survey made side of the survey indicated the survey in the surveyor has knowledge of or has been of and those shown on the referenced plat of record are shown or noted. This survey is for the exclusive use of title company, the mortgage y and the purchaser. DATE: Purchaser FULLER ENGINEERING & LAND SURVEYING, INC. LEGEND OF ABBREVIATIONS AND SYMBOLS B.L. = Building Line C.M. = Control Monument D.E. = Drainage Easement D.U.E. = Drainage & Utility Easement M.E. = Maintenance Easement = Power Pole = Public Open Space = Right of Way = Water Meter I.P.F. I.R.F. I.R.S. = Iron Pipe Found = Iron Rod Found = Capped Iron Rod Set = Overhead Electric Wood Fence P.O.S.E. - = Chain Link Fence = Iron Fence -O.H.E. U.E. = Wire Fence -x-em = Record Data = Utility Easement

2411 GARDEN PARK COURT, ARLINGTON, TX. 76013 - PH# (817)856-2442, FAX# (817)451-5676

= Bearing Basis

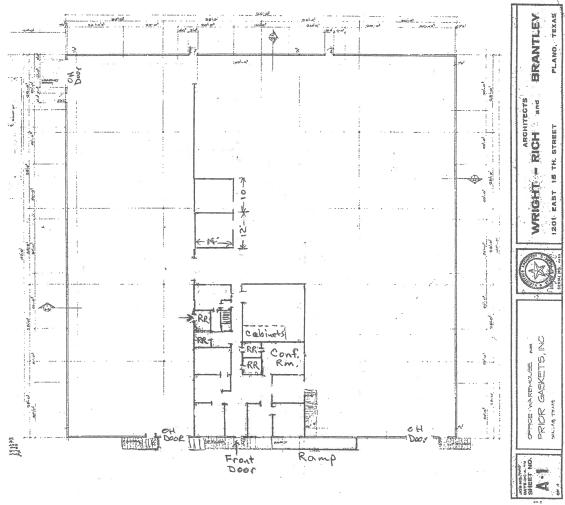
= Electric Transformer

= Gas Meter

= Electric Meter

4874 Olson Dr - Dallas, Texas

Site Plan



Dec 1978

Commercial Real Estate Brokerage



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:
 - 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.

William R Martinelli	0381328	b.martinelli@sbcglobal.net	214-361-5338
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/Te	enant/Seller/Landle	ord Initials Date	