

FOR SALE

**TYPE** RETAIL

**SIZE** +/- 25,841SF

**PRICE** SEE AGENT

**ZONED** Mixed Use Dist - 3

### PROPERTY VITALS

- 25,841 SF +/- on 2.3 AC Land
- Unique free standing building, centrally located in core of Dallas.
- Quick access to all major freeways ,with freeway exposure.
- Gated and fenced.
- Shell space ready for new buildout.
- 260 ' of frontage with tremendous visibility.
- Large pylon sign.
- Love Field / DFW within 5 -15 minutes away
- Approx. 154 Parking spaces.
- Roof Warranty
- Heavy Power



## EXCLUSIVELY OFFERED BY:

LARRY ROBBINS

(214) 766-9101

[lrobbins@capstonecommercial.com](mailto:lrobbins@capstonecommercial.com)



**CAPSTONE  
COMMERCIAL**

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2373 Stemmons Trail, Dallas, TX 75220

FOR SALE



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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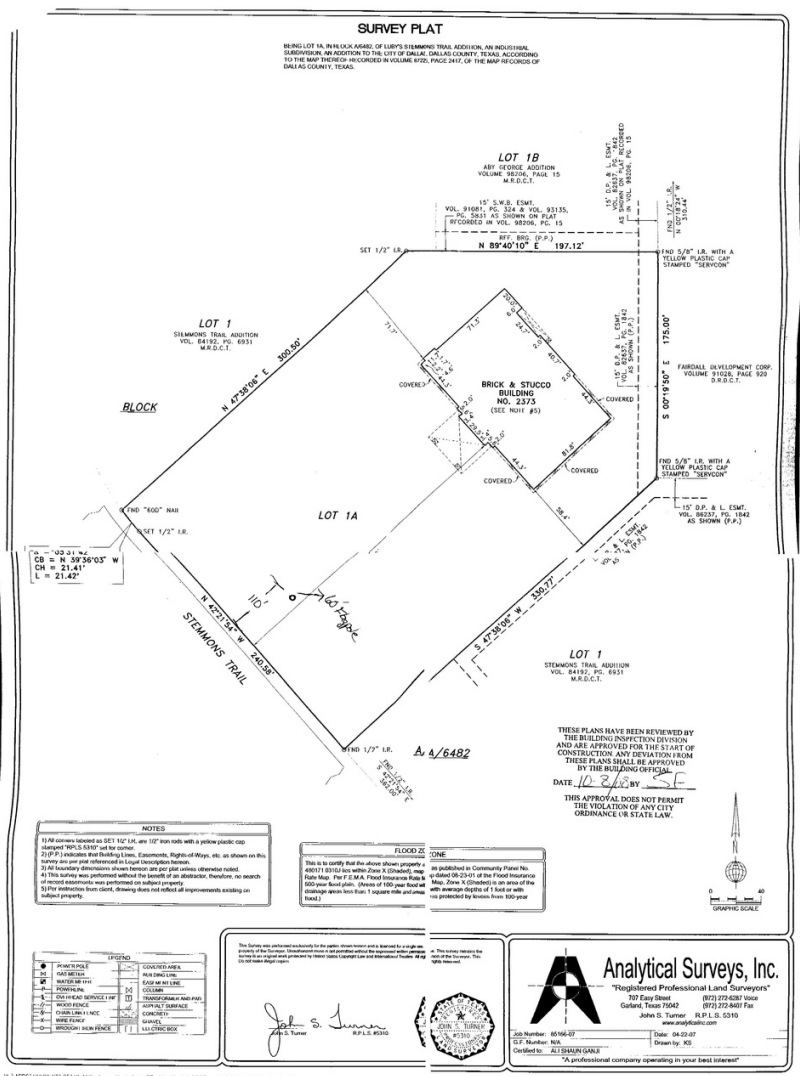
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H:\APPROVALS\10505110.dwg Wed Apr 25 11:36:27 2007 Analytical Surveys, Inc.  
AP Designator: 10505110.dwg Plotter: HP DesignJet 5000 Plot Size: A (11x17) Plot Date: 04/25/07 11:36:27



December 14th, 2022  
Beverage Depot  
2810 Samuell Blvd #A  
Dallas, Tx 75223  
214-823-4011


### Transferable Warranty Agreement

RE: 2377 Stemmons Trail, Dallas, Tx 75220

I, Marco Antonio Tello, warranty work I did on the total roof at above location to take care of leaks for a period of five years (starting on 12/14/22). Total materials and labor included.

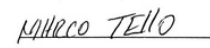
Owner:

Shaun Ganji

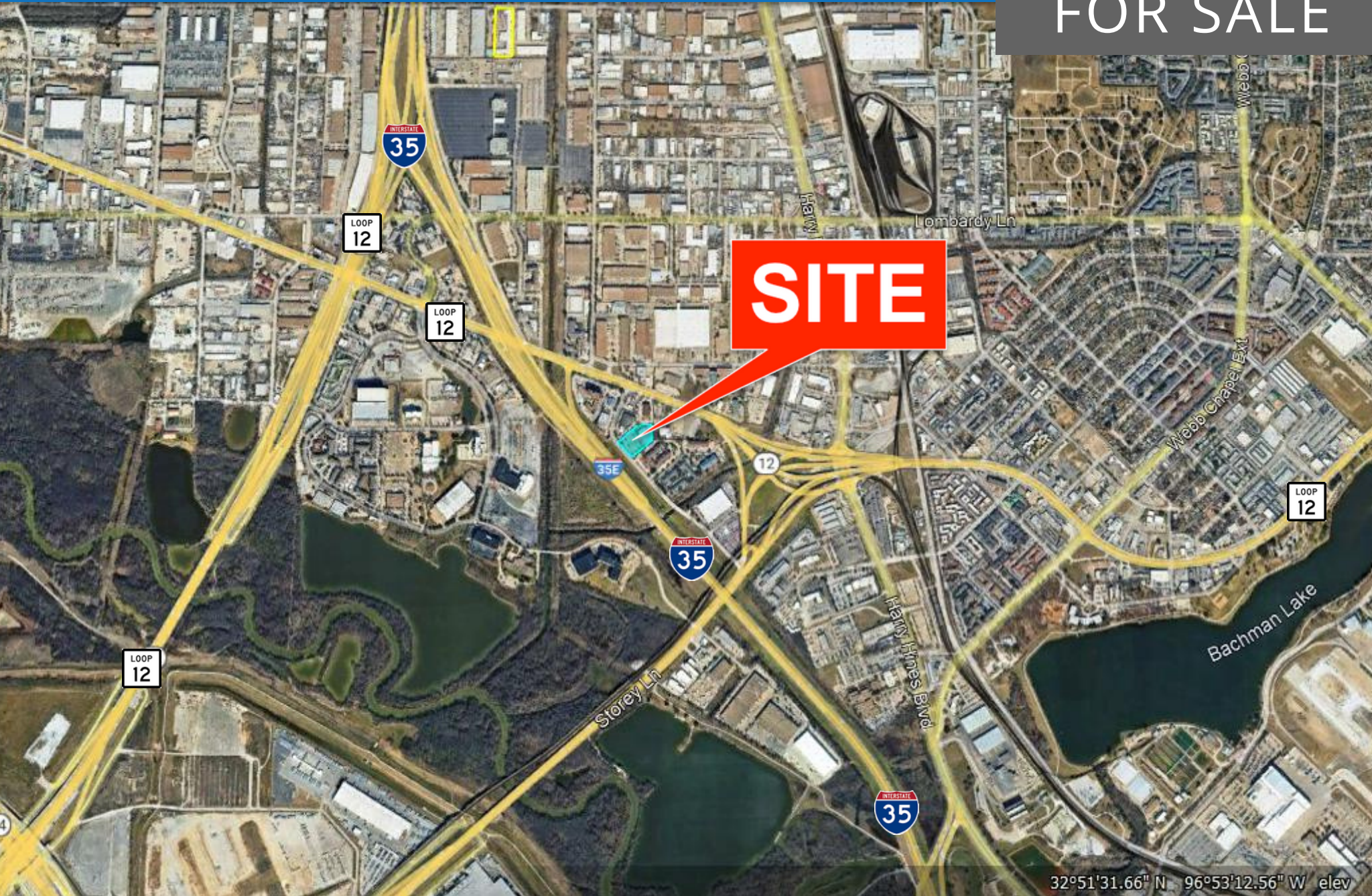
  
12-16-22

Contractor:

Marco Antonio Tello

  
12-16-22  
DL#

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32°51'31.66" N 96°53'12.56" W elev

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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:
  - 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	<b>480574</b>	sburris@capstonecommercial.com	(972) 250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steven Burris</b>	<b>450870</b>	sburris@capstonecommercial.com	(972) 250-5858
Designated Broker of Firm	License No.	Email	Phone
<b>Larry Robbins</b>	<b>340927</b>	lrobbins@capstonecommercial.com	(972) 250-5810
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](http://www.trec.texas.gov)  
IABS 1-0