

**TYPE** AUTOMOTIVE

**SIZE** 15,900 SF +/-

**PRICE** CALL AGENT

**ZONED** INDUSTRIAL

PROPERTY VITALS

- Tremendous I-30 Visibility next to Nissan dealer
- Main building 12,900 SF
- Service building 3,000 SF
- Full security and camera system
- Extra land for future buildout/expansion/sale
- Nine sales offices
- Beautiful showroom to display product
- Pole sign
- New concrete driveways
- Gated and fenced.
- Parking lot pole lighting throughout with special nighttime lighting on building exterior
- 150 - 200 Car parks +/-
- VPD @ 49,000
- Heavy Power
- Mechanicals updated or new as per owner
- Automotive equipment to be included at time of sale ,or not included buyers' option.
- Property situated on 8.3 acres



EXCLUSIVELY OFFERED BY:

LARRY ROBBINS  
 (214) 766-9101  
 lrobbins@capstonecommercial.com

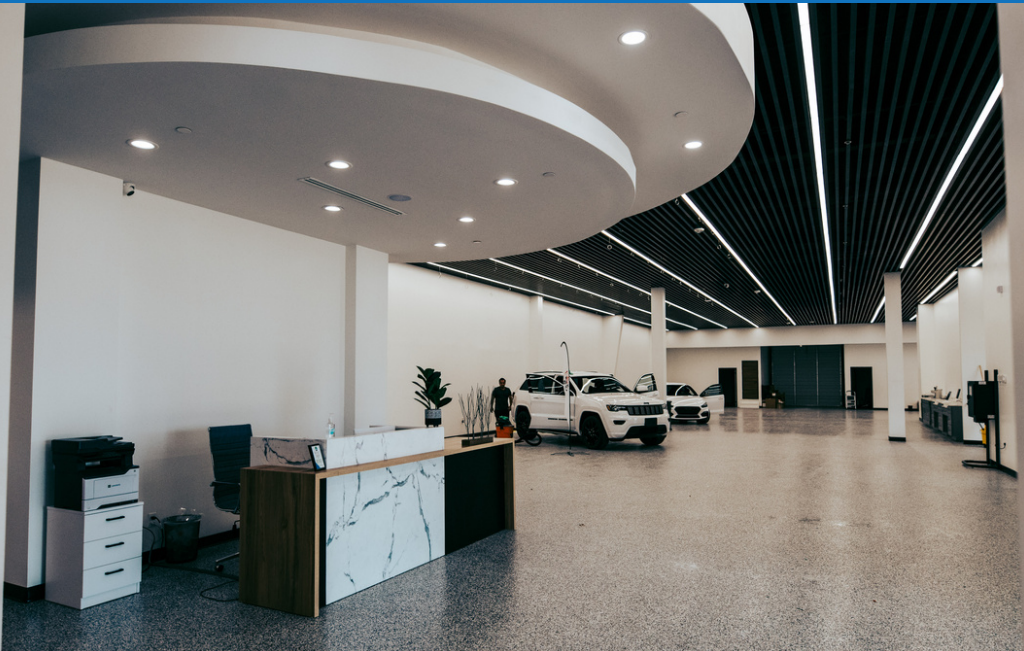


CAPSTONE COMMERCIAL

4300 Sigma Rd . Suite 100  
 Dallas . TX 75244  
 T 972.250.5800  
 F 972.250.5801  
 www.capstonecommercial.com



FOR SALE



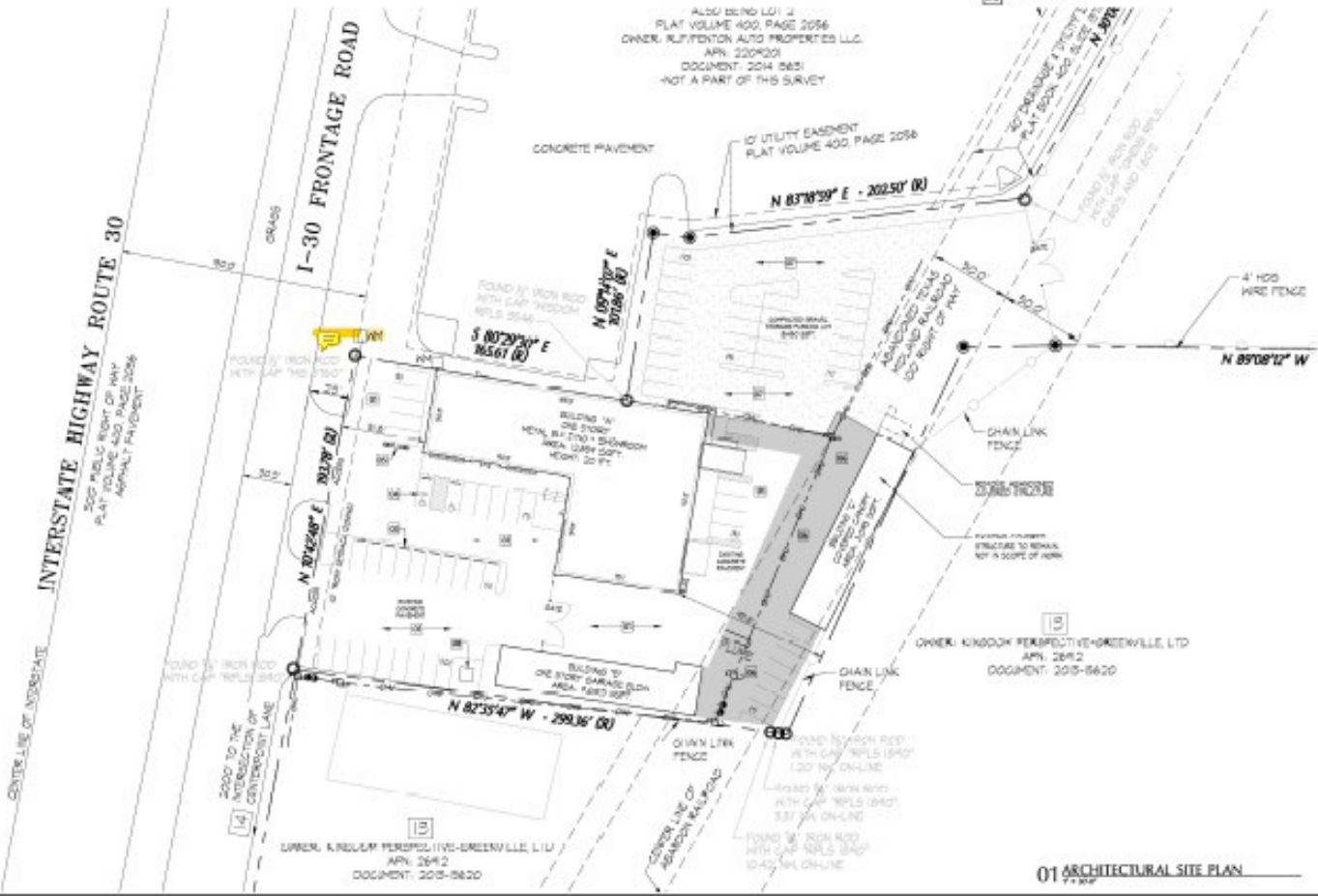
CONTRACTOR: C. NUPLAN CONSULTING GROUP, L.L.C. THESE DIMENSIONS AND SPECIFICATIONS ARE INTENDED TO BE USED TO OBTAIN PERMITS OR TO BE USED IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES OR EXTENSIONS TO THE PROJECT WITHOUT THE WRITTEN AGREEMENT WITH THE CONTRACTOR.

SITE INFORMATION	
ZONING: AUTO SALES NEW OR USED AUTOMOBILES	
SITE LOCATION: 6415 I-30 FRONTAGE ROAD, GREENVILLE, TEXAS 75402	
BUILDING PL AREA:	13,225 SQ.FT.
BUILDING AREA:	2,025 SQ.FT.
NUMBER OF STORES:	1-STORY

PARKING CALCULATION	
1 SF PER 500 SQ.FT. OF ROOF SPACE + 1 SF PER 1,000 SQ.FT. OF EXTERIOR LOT AREA 1,000 SQ.FT. FOR STORAGE AND/OR SALES + 1 SF PER 1,000 SQ.FT. IN SERVICE AREA.	
PARKING SPACE REQUIRED (1,000 BLDG. / 500 + 38 SPACES)	
LOT AREA STORAGE (8,400 / 1,000 + 8 SPACES)	
IN SERVICE BAYS + 9 SPACES	
NO TOWING VEHICLE STORED ON SITE + 0 SPACES	
TOTAL PARKING SPACES + 55 SPACES	
PARKING SPACE PROVIDED: 75 SPACES	

- CONSTRUCTION SITE NOTES**
- 01 EXISTING CONCRETE PAVEMENT TO REMAIN RE-STRENGTH PARKING LOT CONTRACTOR TO REPAIR THE FIRE LANE TO MEET THE CITY STANDARDS
  - 02 NEW PARKING LOT SITE LIGHTING POLE REFER ELECTRICAL PHOTOGRAPHIC SITE PLAN DRAWING
  - 03 METALL. WHEEL STOP AT ACCESSIBLE PARKING SPACES
  - 04 METALL. ACCESSIBLE PARKING SPACE SIGNAGE WITH SIGNAGE THAT INDICATES VAN ACCESSIBLE SPACE. SIGN MUST BE MOUNTED AT LEAST 8'-0" FROM THE BOTTOM OF SIGN TO THE PARKING LOT PAVEMENT.
  - 05 EXISTING YOUNGWOOD SIGN. SIGN DESIGN BY SIGN CONSULTANT.
  - 06 SHADDED AREA INDICATES NEW REINFORCED CONCRETE PAVEMENT. 4"-4,000 PSI CONCRETE PAVEMENT IN 8" SUBGRADE COMPACTED TO PER STD. PROVISION 8" IN SPACES SPACING 24" OC @ 4' FOR THE CITY OF GREENVILLE, TEXAS STANDARDS DETAILS.
  - 07 HATCHED AREA INDICATES COMPACTED GRAVEL PARKING LOT.
  - 08 TRASH CHUTE



**DESIGN ARCHITECT**

**np**

**NuPlan**  
725 Volkswagen Court  
Ft. Worth, Texas 76121  
Phone: 817-333-9996  
Fax: 817-333-9999  
www.nuplan.com

**ARCHITECT**

**DD**

**DD ARCHITECTURAL, INC.**  
1455 WOOD Chapel Road  
Suite 308  
Ft. Worth, Texas, TX 76124  
Phone: 714-987-6888  
www.ddarch.com

**OWNER**

**Xoom Auto Direct**  
912 W. Dixon Street  
Arlington, Texas 76012

**STRUCTURE ENGINEER**

**BRUCE SPOHRING**  
206 Volkswagen Court E.  
Ft. Worth, Texas 76127  
Phone: 817-369-2194

**MEP ENGINEER**

**JOHN TIM ENGINEERING**  
5124 Rockwood Lane  
Plano, Texas 75021  
Phone: 972-650-8930

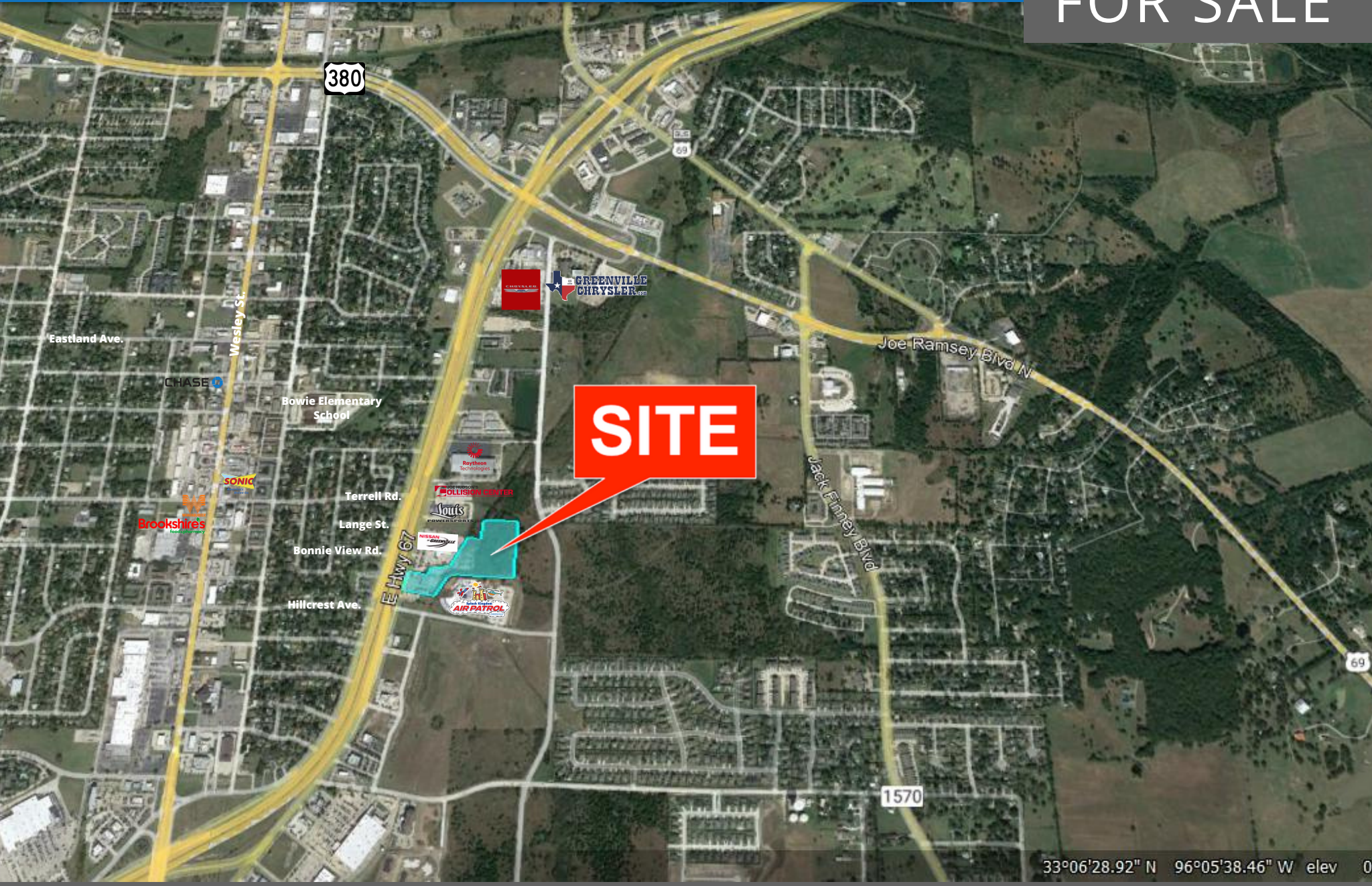
**Xoom Auto Direct Dealership**  
6415 I-30 Frontage Road  
Greenville, Texas 75402

City of Greenville Seal

**SITE PLAN**

**A0.02**

Scale: 1/8" = 1'-0"



33°06'28.92" N 96°05'38.46" W elev 0



## 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      480574      sburris@capstonecommercial.com      (972) 250-5800

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

**Steven Burris**

450870

sburris@capstonecommercial.com

(972) 250-5858

Designated Broker of Firm

License No.

Email

Phone

**Larry Robbins**

340927

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)