



BATES

MYERS

COMMERCIAL REAL ESTATE

4814 ALEXANDER LANE

DALLAS, TX | FOR SALE



CALEB BATES

Broker

📞 214-797-7939

✉️ Caleb@batesrealestate.com

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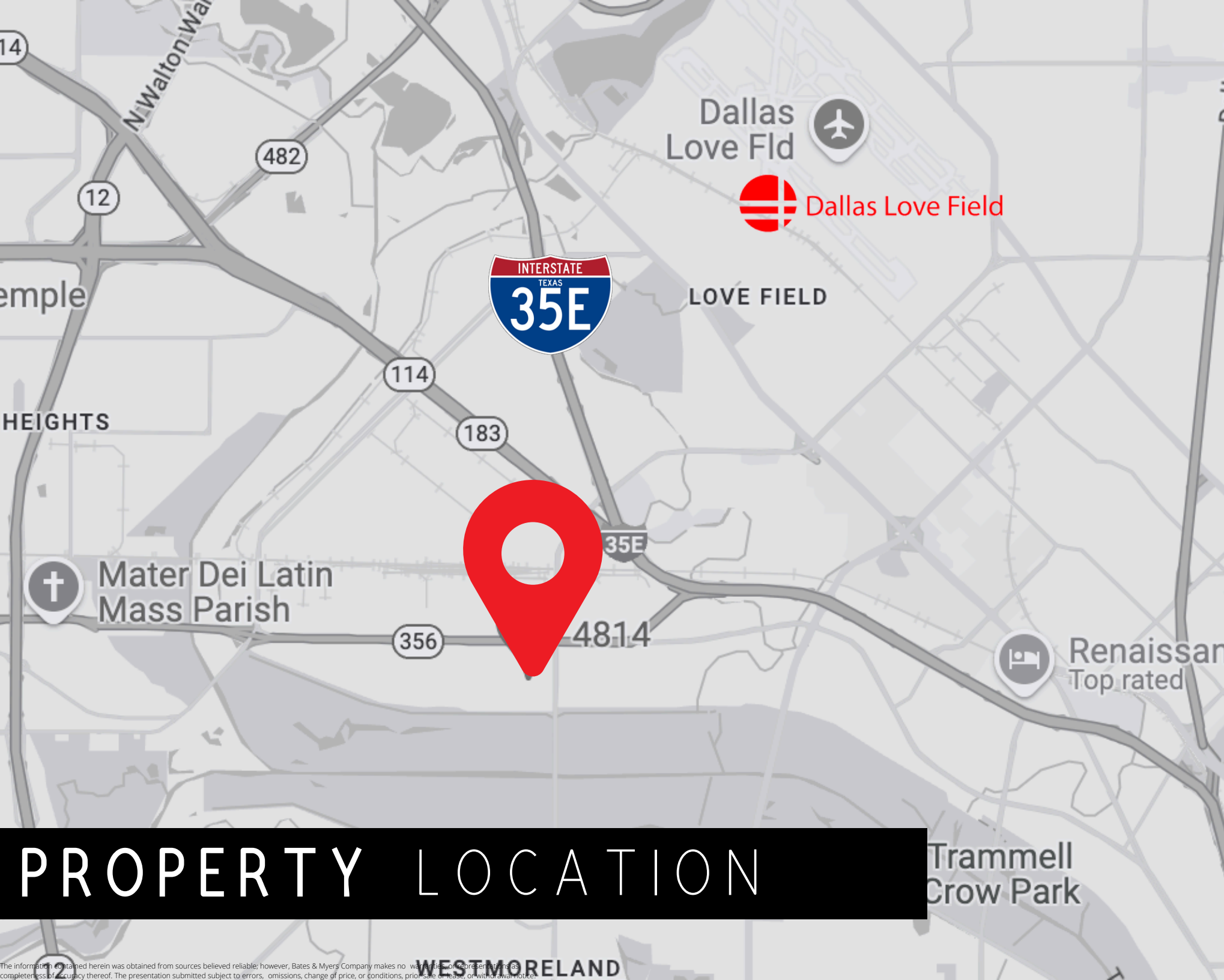
PROPERTY HIGHLIGHTS

For Sale: Modern 3-Plex on Stemmons CorridorX

This contemporary 3-plex is a prime opportunity for both users and investors, strategically located along the highly sought-after Stemmons Corridor. Enjoy easy access to major highways and proximity to the vibrant Dallas Design District.

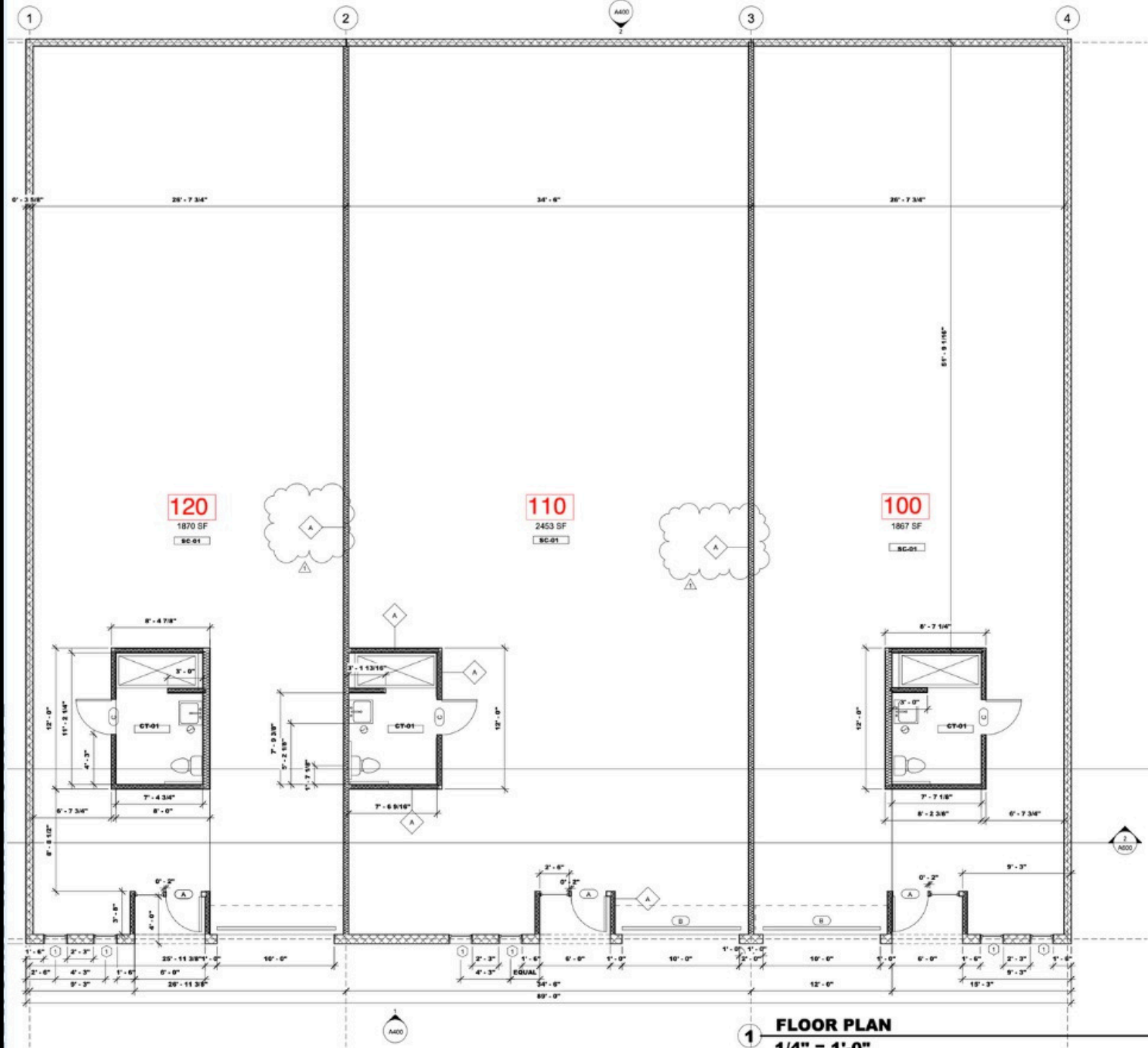
Built in 2022, this property features off-street parking and three separately metered suites, each with heavy power capability and bathroom/shower finishes—ideal for various business operations.

Flexible, month to month lease in place offering maximum optionality for the Buyer.









1 FLOOR PLAN
1/4" = 1'-0"



4814 Alexander Lane Warehouse
Dallas, Texas 75247

HD DESIGN GROUP, LLC
5000 Preston, Suite 1
Dallas, Texas 75236
(214) 442-3535
www.hddesigngroup.com



CONSULTANTS:

MEP
A-1 Engineering
4120 Windsor Lane
Addicks, Texas 75001
(713) 444-3301

STRUCTURE
A-1 Engineering
4120 Windsor Lane
Addicks, Texas 75001
(713) 444-3301

ISSUE LOG:
1 06.05.2020 Revision

PROJECT:
Alexander Lane
PROJECT NO:
SHEET TITLE:

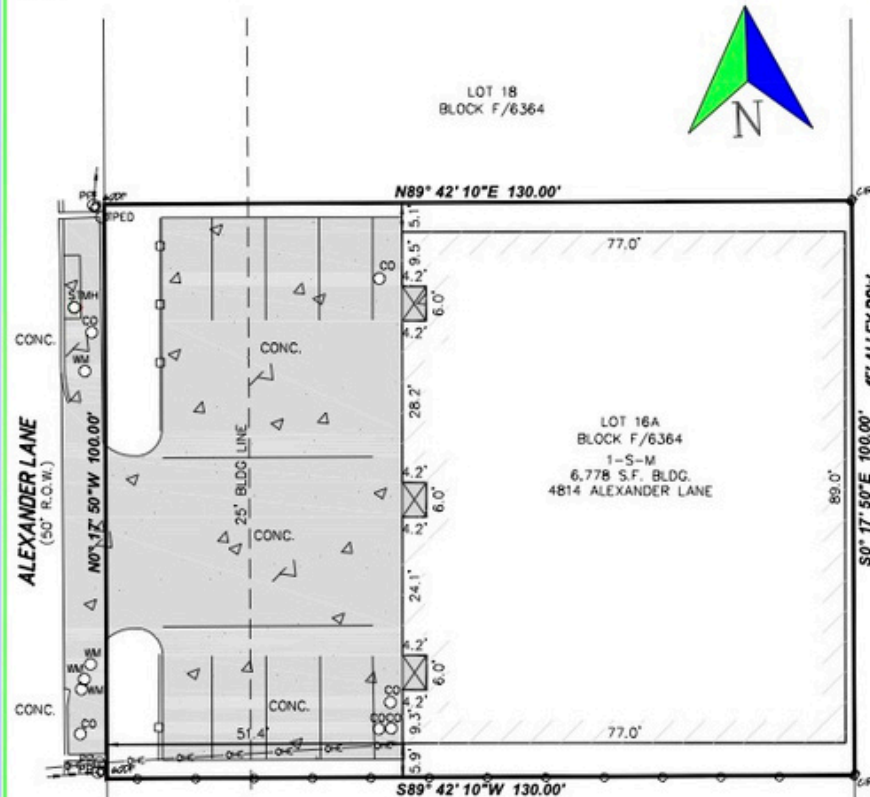
SHEET NUMBER:
A.200

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SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING BATES MYERS COMMERCIAL REAL ESTATE:

THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 4814 ALEXANDER LANE IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING LOT 16A, BLOCK F/6364 OF THE BENITEZ ALEXANDER ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.



Notes:

1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.

I, Brian C. Wright, Registered Professional Land Surveyor No. 4560, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Engineering and Land Surveying minimum standards adopted September 30, 2020; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

Brian C. Wright

BRIAN C. WRIGHT, Registered Professional Land Surveyor No. 4560

09/25/24
Date:



FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 4811300302L THIS PROPERTY IS IN AN AREA OF REDUCED FLOOD RISK DUE TO ELEVATION, ZONE X

THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT



MW MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203
WWW.MAYO-WRIGHT.COM
TSP/L'S FORM NO. 10794.516
PROJECT # 210415



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Bates & Myers Company			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Floyd E. Bates	337380	fbates@batesandmyers.com	(214)630-7077
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Caleb Bates	660669	cbates@batesandmyers.com	(214)630-7077
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 1-0