



**FOR SALE**

 **BATES**

**3101 IH 30 DALLAS, TX**



## PROPERTY OVERVIEW

Sale Price: \$1,200,000

4,000 SF

0.59 Acres

Zoned: (IR)

## PROPERTY FEATURES

16-FT Clear Height

Built in 2018

Equipped With Utilities Including Electricity

Secured Fully Paved Yard

Flex Property - Showroom



## 3101 IH 30, DALLAS, TX 75212

Situated at 3101 IH 30 in Dallas, TX 75212, this modern flex property offers a prime opportunity for businesses seeking high-visibility space in the Outer West Dallas submarket. Constructed in 2018, the 4,000-square-foot building is designed to accommodate a variety of uses, including showroom, warehouse, or light industrial operations. The structure features two grade-level overhead doors, 16-foot clear height ceilings, and a gated yard area, providing both functionality and security. The property is fully equipped with utilities, including water, electricity, and sewer hookups, ensuring readiness for immediate occupancy or development. Strategically located with direct frontage on Interstate 30, the site offers exceptional visibility and accessibility, making it ideal for businesses that benefit from high traffic exposure. The property's proximity to major transportation corridors enhances logistical convenience, while its modern construction and flexible design cater to a wide range of commercial needs.





Property Overview

Features

Location

Contact



**FOR SALE**

3101 IH 30, Dallas, TX 75212

**CALEB BATES**

📞 214-797-7939

✉️ [caleb@batesrealestate.com](mailto:caleb@batesrealestate.com)





Property Overview

Features

Location

Contact



**FOR SALE**

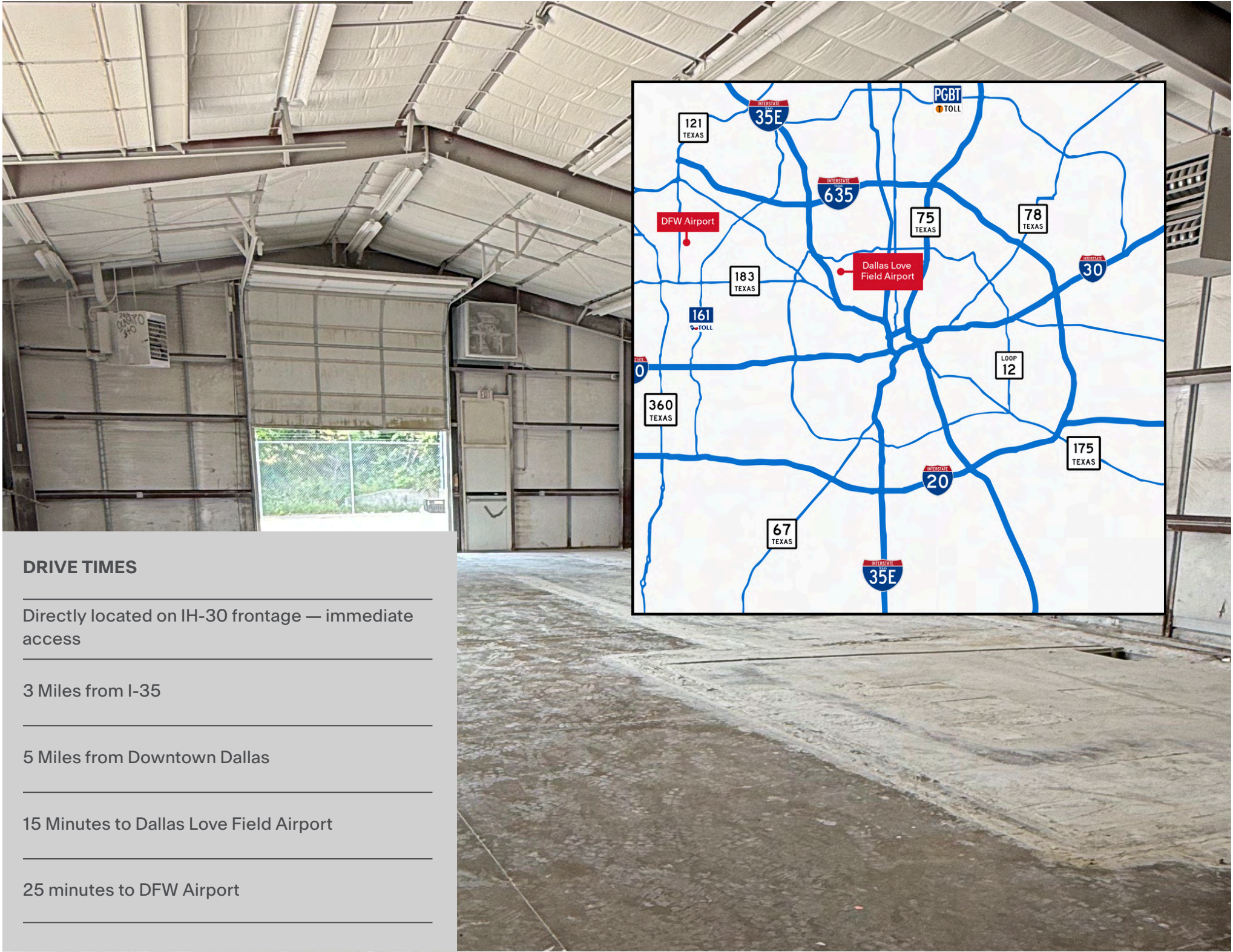
3101 IH 30, Dallas, TX 75212

**CALEB BATES**

📞 214-797-7939

✉️ [caleb@batesrealestate.com](mailto:caleb@batesrealestate.com)





**DRIVE TIMES**

Directly located on IH-30 frontage — immediate access

3 Miles from I-35

5 Miles from Downtown Dallas

15 Minutes to Dallas Love Field Airport

25 minutes to DFW Airport





Property Overview

Features

Location

Contact

An aerial photograph of an industrial property in Dallas, Texas. The property includes a large white warehouse with a flat roof, a parking lot with several vehicles, and a smaller building with yellow vertical accents. In the background, the Dallas skyline is visible under a blue sky with scattered clouds.

# CONTACT US

## FOR SALE

3101 IH 30

Dallas, TX 75212

**CALEB BATES**



214-797-7939



caleb@batesrealestate.com





## 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 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 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.

Bates Real Estate, LLC	9014642	accounts@batesrealestate.com		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email		Phone
Caleb Bates	660669	caleb@batesrealestate.com		
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 \_\_\_\_\_