

FOR LEASE

BEE STREET INDUSTRIAL OFFICE/WAREHOUSE

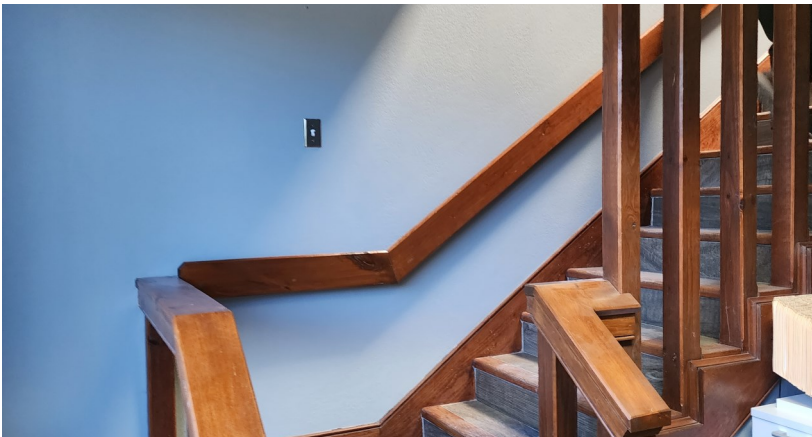


13777 Bee Street
Farmers Branch, TX 75234

Available Space

Building Suite	Size	Rate PSF/YR + NNN
180	18,147 SF	\$8.00 + \$2.74 NNN

cmi brokerage



Property Information

- Multi-Tenant Building on 2 Acres
- Built in 1982
- Spacious Office with 3 connecting doors into the Warehouse.
- 1,600 amp / 240 volt 3 phase Heavy
- Grade Level and Dock High Access
- Front Loading
- Natural Lighting
- Easy Freeway access

For Leasing Inquiries Please Contact:

Trent Vacek, CCIM, Vice President
tvacek@cmirealestate.com

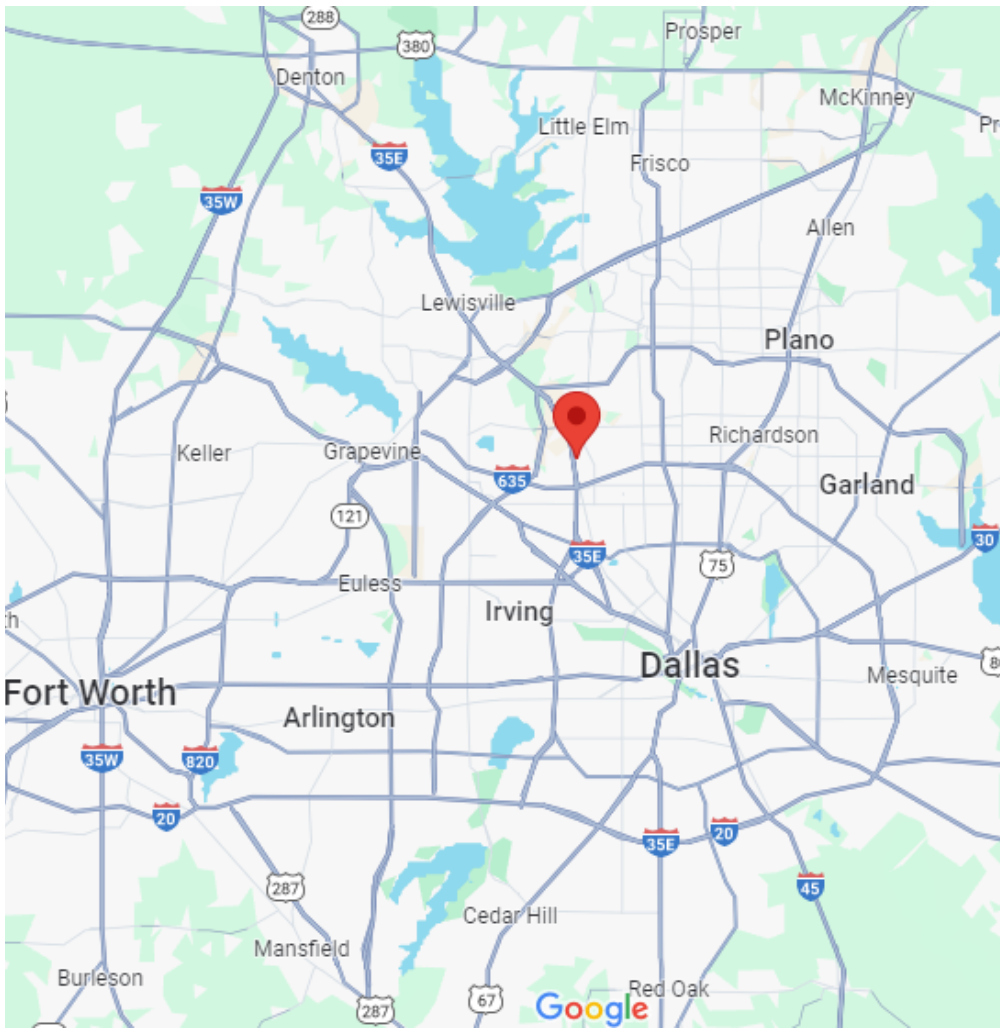
713-961-4666

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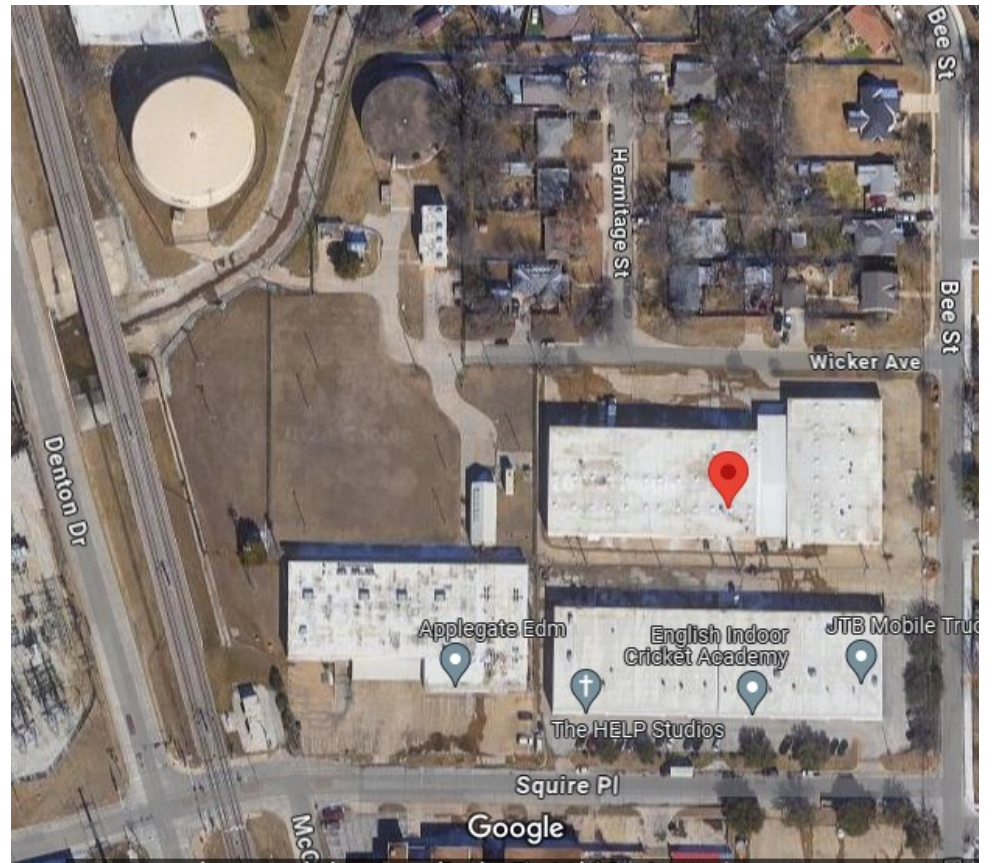
www.cmirealestate.com

9330 LBJ, Ste 240, Dallas, TX 75243

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**13777 Bee Street
Farmers Branch, TX 75234**



Demographic Summary Report

13777 Bee St, Farmers Branch, TX 75234

Building Type: **Industrial**
 RBA: **45,720 SF**
 Land Area: **1.99 AC**
 Total Available: **18,147 SF**

Warehouse Avail: **18,147 SF**
 Office Avail: **-**
 % Leased: **100%**
 Rent/SF/Yr: **\$12.00**

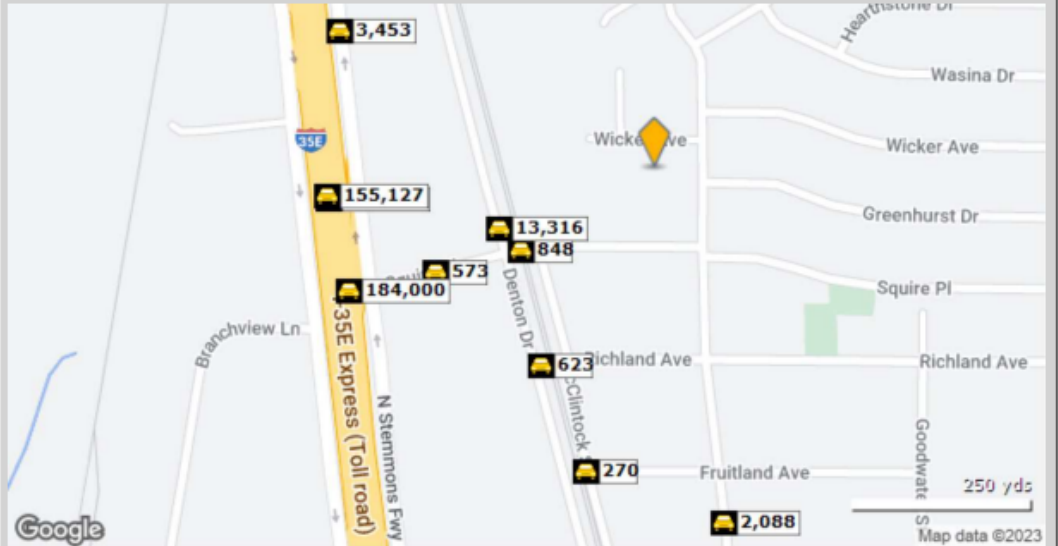


Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	9,755	63,962	241,308
2023 Estimate	10,138	67,783	245,922
2010 Census	10,646	78,274	243,665
Growth 2023 - 2028	-3.78%	-5.64%	-1.88%
Growth 2010 - 2023	-4.77%	-13.40%	0.93%
2023 Population by Hispanic Origin	7,279	36,369	93,149
2023 Population	10,138	67,783	245,922
White	9,253 91.27%	53,823 79.40%	169,395 68.88%
Black	291 2.87%	5,930 8.75%	27,346 11.12%
Am. Indian & Alaskan	141 1.39%	691 1.02%	2,118 0.86%
Asian	257 2.54%	5,866 8.65%	41,013 16.68%
Hawaiian & Pacific Island	21 0.21%	76 0.11%	250 0.10%
Other	175 1.73%	1,397 2.06%	5,799 2.36%
U.S. Armed Forces	0	3	110
Households			
2028 Projection	2,696	22,938	96,885
2023 Estimate	2,816	24,216	98,753
2010 Census	3,021	27,325	97,181
Growth 2023 - 2028	-4.26%	-5.28%	-1.89%
Growth 2010 - 2023	-6.79%	-11.38%	1.62%
Owner Occupied	1,731 61.47%	11,539 47.65%	40,000 40.51%
Renter Occupied	1,085 38.53%	12,677 52.35%	58,753 59.49%
2023 Households by HH Income	2,817	24,215	98,752
Income: <\$25,000	356 12.64%	2,445 10.10%	9,578 9.70%
Income: \$25,000 - \$50,000	575 20.41%	5,275 21.78%	18,126 18.36%
Income: \$50,000 - \$75,000	655 23.25%	5,424 22.40%	18,193 18.42%
Income: \$75,000 - \$100,000	357 12.67%	2,931 12.10%	13,226 13.39%
Income: \$100,000 - \$125,000	342 12.14%	2,597 10.72%	12,117 12.27%
Income: \$125,000 - \$150,000	162 5.75%	1,700 7.02%	7,165 7.26%
Income: \$150,000 - \$200,000	159 5.64%	1,792 7.40%	8,578 8.69%
Income: \$200,000+	211 7.49%	2,051 8.47%	11,769 11.92%
2023 Avg Household Income	\$89,707	\$95,425	\$107,636
2023 Med Household Income	\$68,599	\$70,342	\$81,576

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Squire Pl	Denton Dr	0.01 W	2022	848	MPSI	.12
2 Denton Dr	Squire Pl	0.02 S	2018	13,316	MPSI	.13
3 Mc Clintock St	Richland Ave	0.01 E	2022	623	MPSI	.18
4 Squire Pl	N Stemmons Fwy	0.05 W	2022	573	MPSI	.19
5 McClintock Dr	Fruitland Ave	0.01 E	2022	270	MPSI	.25
6 I-35 E	Valwood Pkwy	0.51 N	2022	167,317	MPSI	.26
7 I-35 E	Valwood Pkwy	0.00	2017	184,000	MPSI	.26
8 35Express	Valmar Way	0.51 N	2020	155,127	AADT	.26
9 N Stemmons Fwy	Valmar Way	0.08 SW	2022	3,453	MPSI	.28
10 Bee St	Fruitland Ave	0.04 N	2022	2,088	MPSI	.29





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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
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