

LYNSTAR CENTER

NOW AVAILABLE

**RETAIL AND OFFICE SPACE
FOR LEASE**

1,020 SF - 1,630 SF

LEASE RATE \$19.80 SF. + NNN

CONTACT:

JIM CERVINE

GATEWAY AMERICA

PROPERTIES

214-676-0653



ROCKWALL, TEXAS

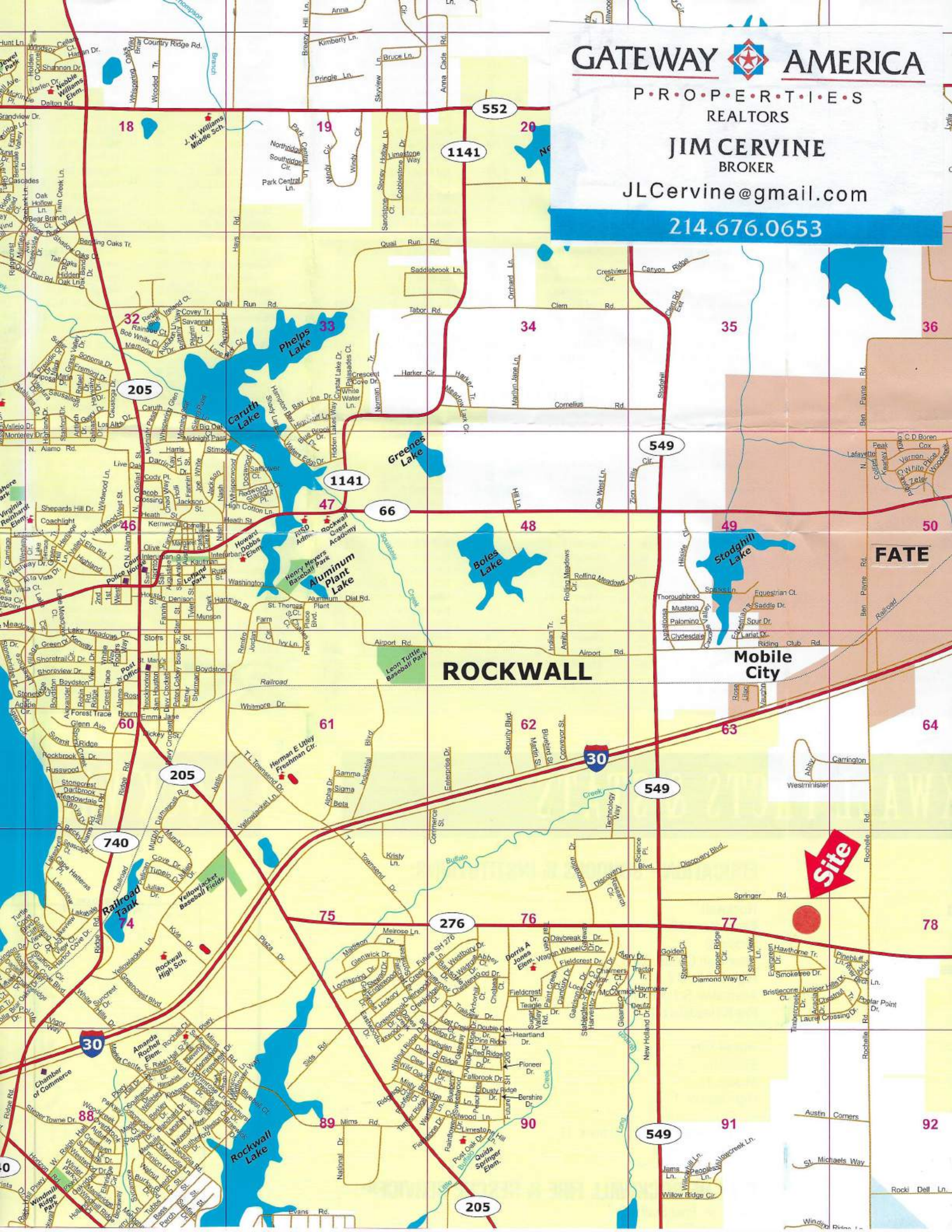
GATEWAY AMERICA

P.O.P.E.R.T.I.E.S
REALTORS

JIM CERVINE
BROKER

JLCervine@gmail.com

214.676.0653



Site

ROCKWALL

Mobile City

FATE

18

19

20

32

33

34

35

36

205

1141

66

47

549

48

49

50

46

205

61

62

63

64

740

74

75

276

76

77

78

30

89

205

90

549

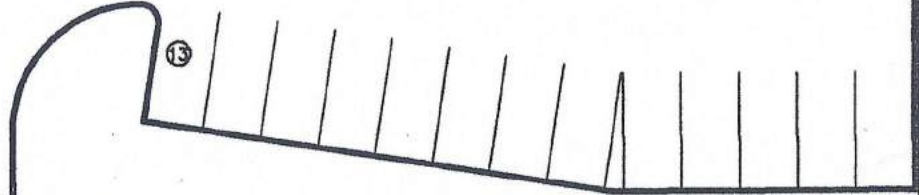
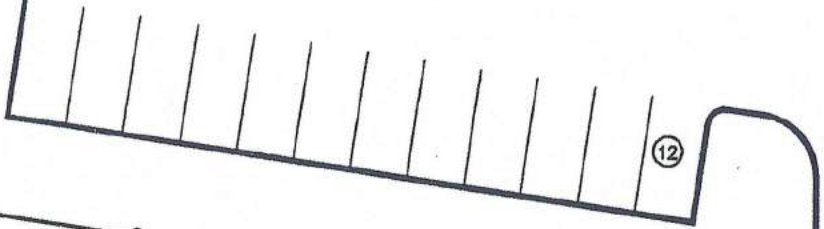
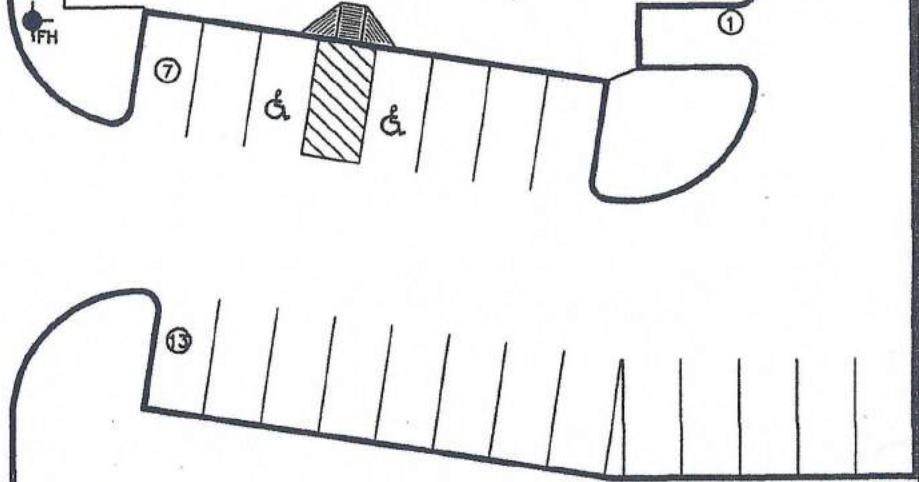
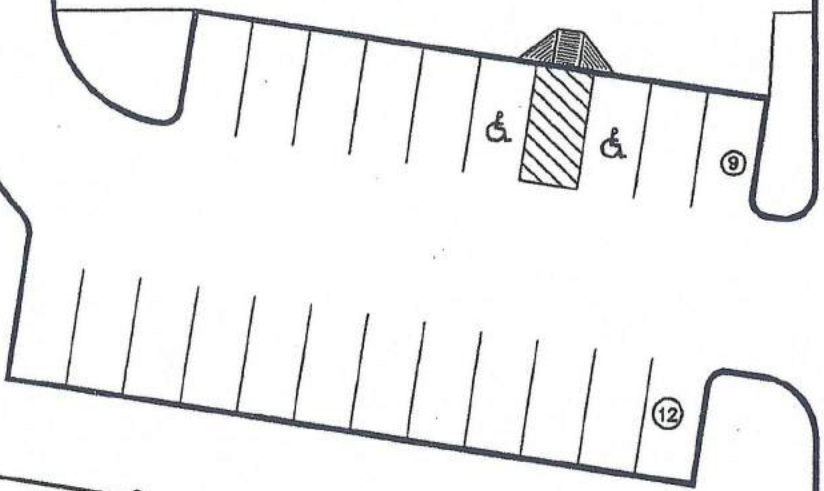
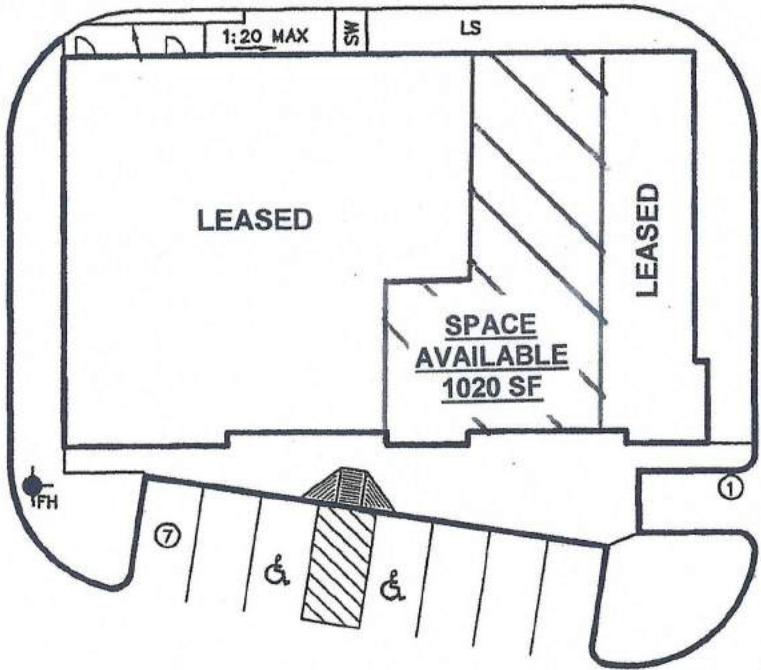
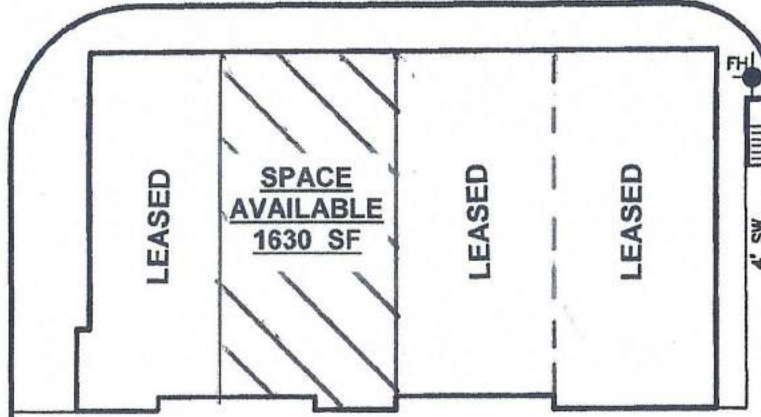
91

92

S 00°23'26" E 155.66'

N 00°23'27" W

205.48'



S 81°25'00" E

303.71'

PP

GATEWAY AMERICA

P.R.O.P.E.R.T.I.E.S.
REALTORS

JIM CERVINE
BROKER

JLCervine@gmail.com

214.676.0653

STATE HIGHWAY NO. 276
(120' R.O.W)

1020 S.F.

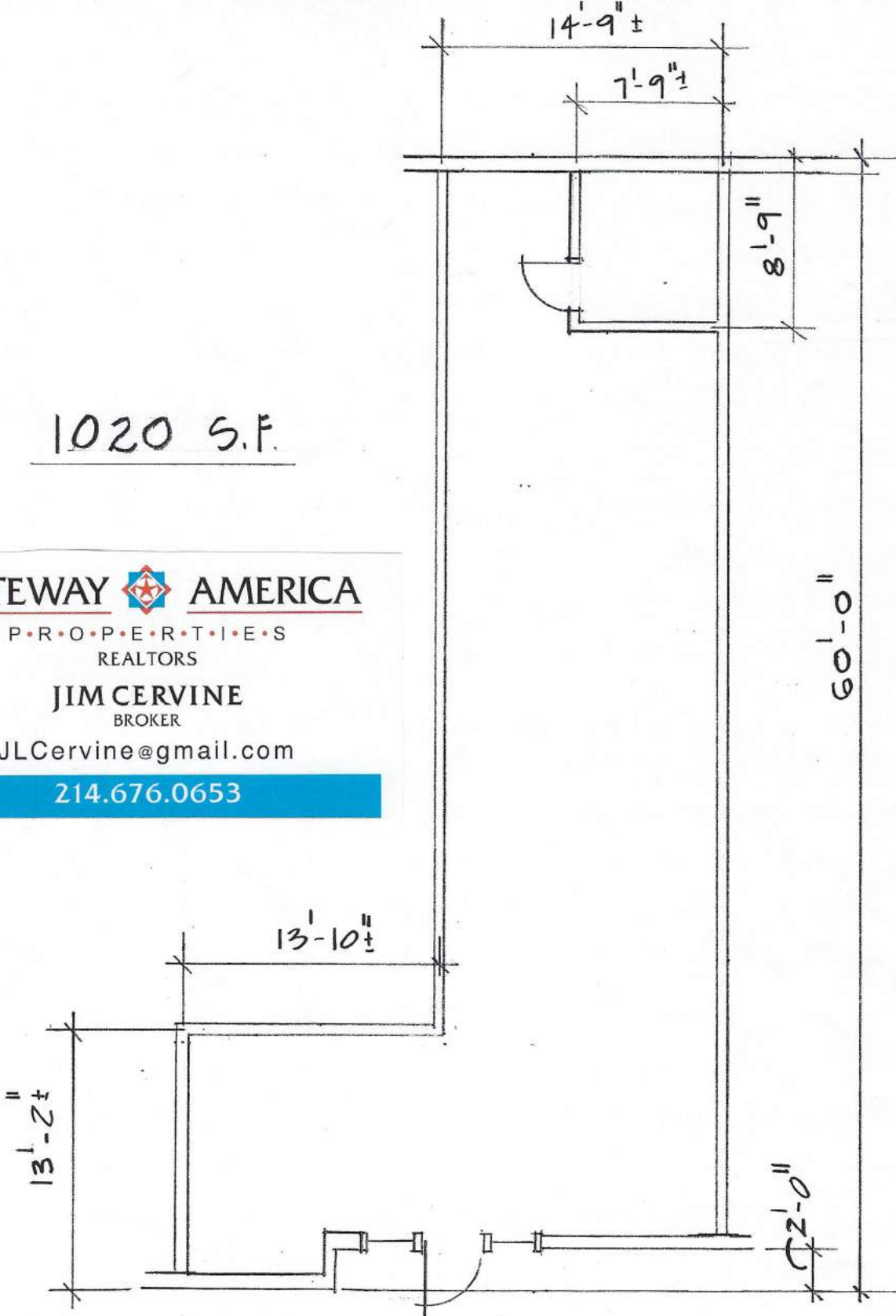
GATEWAY AMERICA

P.R.O.P.E.R.T.I.E.S
REALTORS

JIM CERVINE
BROKER

JLCervine@gmail.com

214.676.0653

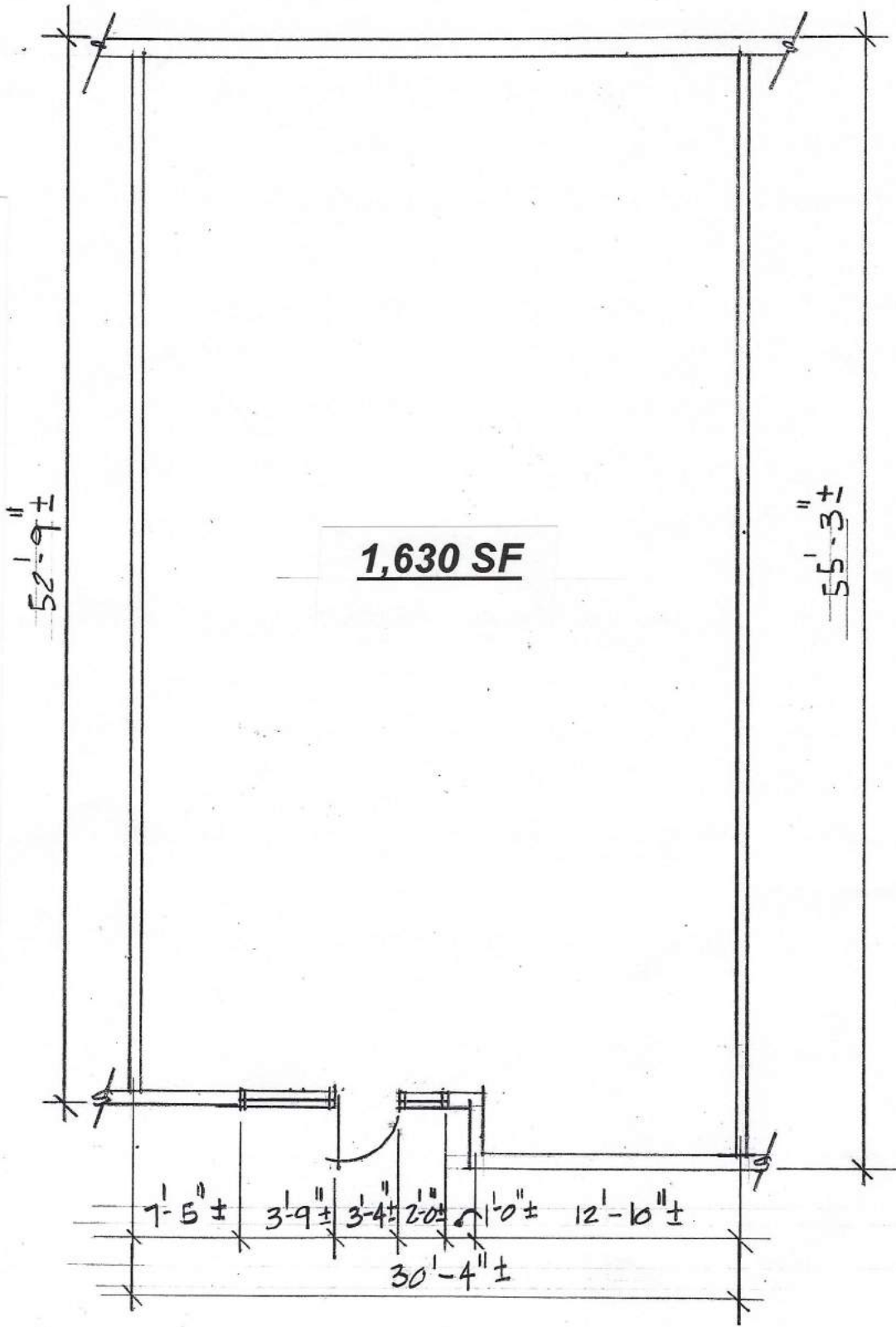


Although this information has been acquired with customary care, no guarantees can be made with regard to its accuracy and correctness. All and any information is subject to possible changes, also with regard to prices, interim sales or leases, withdrawal from the market as well as other events over which the Owner and /or Broker has no influence or control. Furthermore, no guarantees are given or implied with regard to the value of this investment proposal and the Owner / Broker recommends that the potential buyer / lessee consult advisors for the business, tax and legal aspects before making a final decision.

LYNSTAR CENTER

2754 S.H. 276, - SUITE 200
ROCKWALL, TEXAS

Although this information has been acquired with customary care, no guarantees can be made with regard to its accuracy and correctness. All and any information is subject to possible changes, also with regard to prices, interim sales or leases, withdrawal from the market as well as other events over which the Owner and /or Broker has no influence or control. Furthermore, no guarantees are given or implied with regard to the value of this investment proposal and the Owner / Broker recommends that the potential buyer / lessee consult advisors for the business, tax and legal aspects before making a final decision.



GATEWAY AMERICA

P · R · O · P · E · R · T · I · E · S
REALTORS

JIM CERVINE
BROKER

JLCervine@gmail.com

214.676.0653

FLOOR PLAN

1/8" = 1'-0"

LYNSTAR CENTER
2740 SH 276 - SUITE 300
ROCKWALL, TX. 75032



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 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.

James Cervine	0239224	jlcervine@gmail.com	(214)676-0653
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date