

**\$595,000 | 9% CAP**

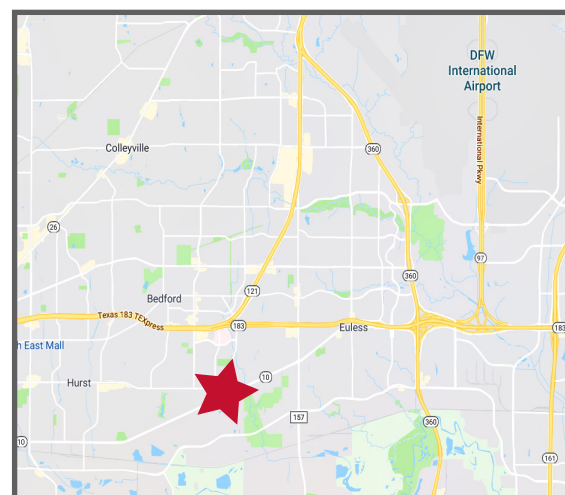


# 2215 W. PIPELINE ROAD FOR SALE • 5,296 SF

EULESS, TEXAS 76040

## Features

- 5,296 sf building with approximately 50% office and 50% warehouse
- Occupancy: 100% occupied by single tenant since 2014
- Landlord/buyer may terminate lease with 60 days notice
- Two drive-in doors and two smaller roll-up doors in warehouse
- Roof and exterior paint replaced in 2014
- Tenant has substantial investment in this location
- 16 parking spaces (4 covered)
- Heavy natural gas and power (3 phase; 480v)
- Zoned Commercial (TX-10)
- 50% mineral rights included with full-price offer





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Office/Warehouse

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## PROPERTY OVERVIEW

Single-tenant 5,296 SF building leased through May 31, 2020. Landlord is responsible for property taxes, roof and insurance. Landlord/buyer may terminate lease with 60 days' notice. The tenant has occupied the building since June 2014 after purchasing the existing business and has locations in 6 markets across the country. This location is one of two in the Dallas/Fort Worth metroplex.

The tenant has substantial investment in eight pet cremation machines weighing several tons each as well as a walk-in refrigeration machine. The tenant operates under a specific use permit with the City of Euless and an Air New Source Permit with the Texas Commission on Environmental Quality.

The building was originally built with two suites separated by the length of the building, each approximately 30% office and 70% warehouse. There are two front entrances and matching roll-up doors in the rear, so it could be converted to multi-tenant easily. There are two large drive-in doors and two smaller roll-up doors in the rear. Roof and exterior paint replaced in 2014.

16 parking spaces total (4 covered) with electric gate securing the back portion of the property. Both industrial-level natural gas and 3-phase / 480v electricity (heavy power) are located at the building. Zoning is Commercial (TX-10).

The tenant, The Pet Loss Center, is a full-service pet loss organization serving pet parents and professional requests from veterinary clinics and pet hospitals. The company also sells merchandise such as mementos and urns from its website. <http://thepetlosscenter.com>

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The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.



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## INTERIOR PHOTOS





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## EXTERIOR PHOTOS





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## LOCATION MAPS



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## 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:
  - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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