FOR SALE



PRICE \$589,900 - **NEW PRICING**



PROPERTY VITALS

- Current Use: High End Salon/Spa (Easily Converted)
- High End Finishes
- Reception, Break Room. 2 Restrooms, Open Area Easily Converted to Other Uses
- Extra Plumbing
- Good Parking
- Directly Next to the Windsor @ Hebron Park Event Center
- Easy Access to North Dallas Tollway, Pres. George Bush Turnpike, 190, Sam Rayburm Turnpike 121

EXCLUSIVELY OFFERED BY:



dcarter@capstonecommercial.com

SCOTT JACKSON, CCIM (469) 939-8309



sjackson@capstonecommercial.com



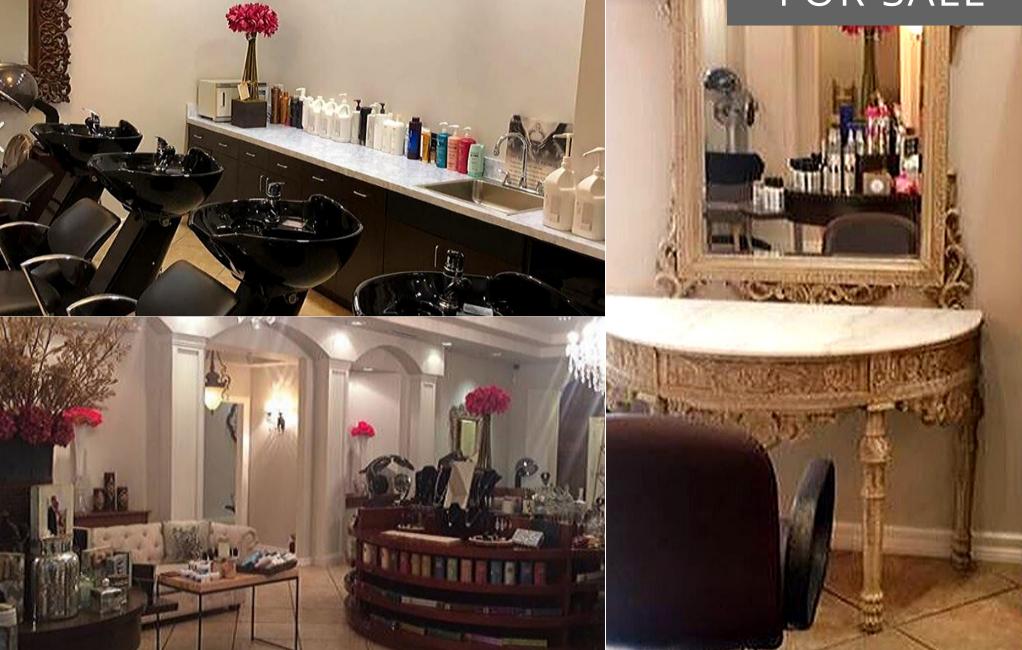
C A P S T O N E C O M M E R C I A L

4300 Sigma Rd . Suite 100 Dallas . TX 75244 T 972.250.5800 F 972.250.5801 www.capstonecommercial.com

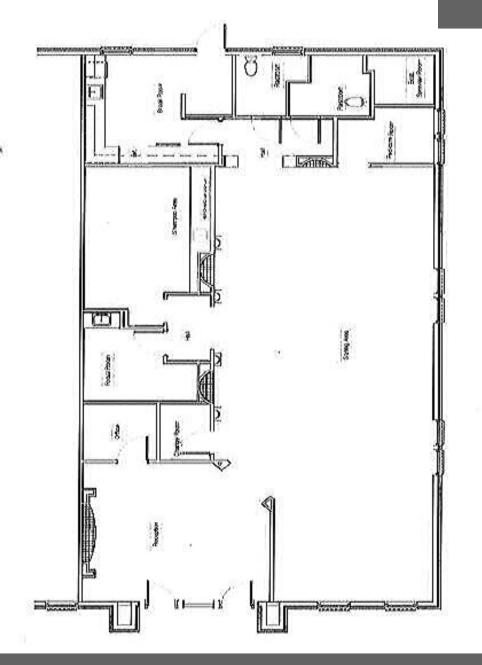
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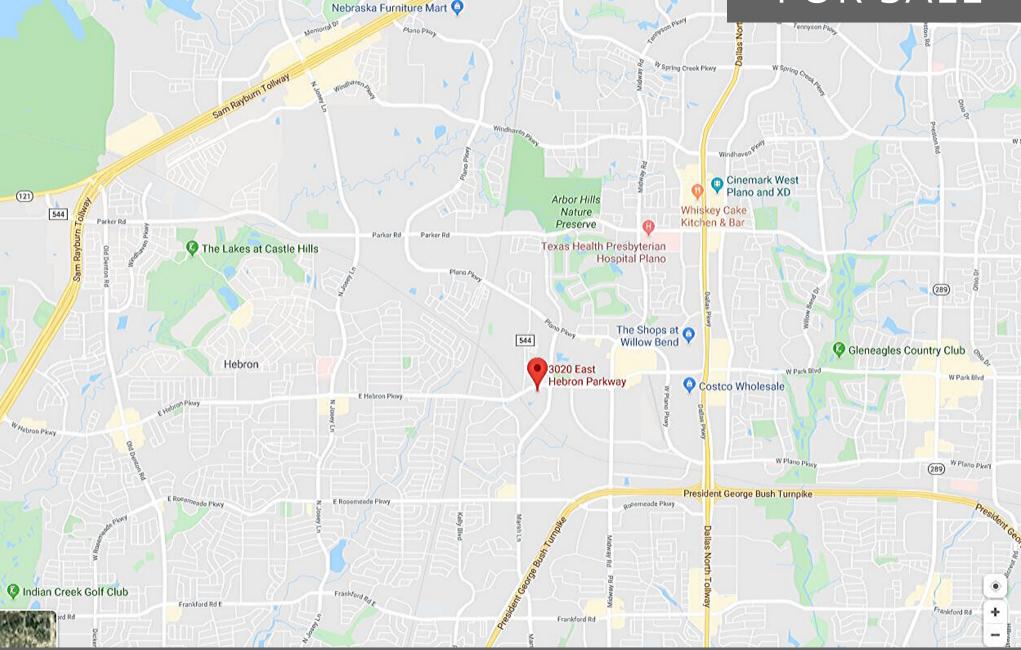
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FOR SALE



FOR SALE



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Texas law req	DIO FINALION AD pures all real estate lice erage services to prospe	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.	out
 YPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke. A SALES AGENT must be sponsored b 	NLDERS: Il brokerage activities, ind isored by a broker and wo	S 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.	the broker.
 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that t 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 of transaction reco Answer the client's questions and present any offer to or counter-offer from the die Treat all parties to a real estate transaction honestly and fairly. 	QUIRED BY LAW (A client above all others, including rial information about the and present any offer to c the transaction honestly am	 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:	T A PARTY IN A REAL EST	TE TRANSACTION:	
KS AGENT FOR OWNER (SELER/L) sually in a written listing to sell o bove and must inform the owne nformation dis dosed to the agent	ANDLORD): The broker burn property management ar of any material inform or subagent by the buyer.	S AGENT FOR OWNER (SELER/LANDLORD) : The broker becomes the property owner's agent through an agreement with the owner sually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum dutio bove and must inform the owner of any material information about the property or transaction known by the agent, includin nformation dis dosed to the agent or subagent by the buyer or buyer's agent.	ement with the owne oker's minimum dutio by the agent, includin
ks AGENT FOR BUYER/TENANT: 1 written representation agreement. naterial information about the pro eller's agent.	The broker becomes the t A buyer's agent must per perty or transaction know	S AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of an naterial information about the property or transaction known by the agent, including information disclosed to the agent by the seller of eller's agent.	uyer, usually through nform the buyer of an ie agent by the seller of
KS AGENT FOR BOTH - INTERME greement of each party to the tr inderlined print, set forth the brok Minetenset all parties to the tr	DIARY: To act as an int ansaction. The written ag er's obligations as an inter ansaction intertially and	S AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writte greement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold on inderlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: . Must rest all parties the transaction intermediaty is an of side.	first obtain the writte in conspicuous bold o
 May, with the parties to the united and the parties of the parties of the parties of the parties with the parties with provide opinions and advice to, and carry out the is buyer to the unless specifically authorized in writing to do so by the party, disclose. 	n consent, appoint a diff provide opinions and advi uthorized in writing to do	May, with the parties' write consent, appoint a different license holder associated with the broker to each party (owner an 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:	each party (owner an the transaction.
 that the buyer/tenant will pay a price less the that the buyer/tenant will pay a price gre any confidential information or any oth disclose, unless required to do so by law. 	that the owner will accept a price ress than the written asking price; that the buyer/tenant will pay a price greater than the price submitt any confidential information or any other information that a par disclose, unless required to do so by law.	that the buyer/tenant will pay a price tess 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.	r in writing not to
AS SUBAGENT: A license holder ac uver. A subagent can assist the bu	cts as a subagent when a yer but does not represen	SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the uuyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.	nt to represent the erfirst.
 O AVOID DISPUTES, ALL AGREEMI The broker's duties and respo Who will pay the broker for set 	ENTS BETWEEN YOU AND nsibilities to you, and you ervices provided to you, w	 O AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABUSH: 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. 	STABUSH: I be calculated.
ICENSE HOLDER CONTACT INFOR ou to use the broker's services. Ple	MATION: This notice is be ease acknowledge receipt	ICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for ou to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.	create an obligation fo ds.
Sapstone Commercial Real Estate Group, LLC	р. пс 480574	sburris@capstonecommercial.com ((972) 250-5800
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Scott Jackson		sjackson@capstonecommercial.com (469) 939-8309	469) 939-8309
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Capstone Commercial Real Estate Group, LLC	480574	sburnis@capstonecommercial.com	(972) 250-5800
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris	450870	450870 sburris@capstonecommercial.com (972) 250-5858	(972) 250-5858
Designated Broker of Firm Debra Ann Carter	Ucense No. 309547	dcarter@capstonecommercial.com (972) 250-5866	om (972) 250-5866
License of Supervisor of Sales Agent/ Associate	License No.	Emeil	Phone
Scott Jackson	457936	457936 sjackson@capstonecommercial.com (469) 939-8309	n (469) 939-8309
Sales Agent/Associate's Name	License No.	Email	Phone
Bunorfloor	Bunar/Tenant/Soliar/Landlard	od lotiole Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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