

FOR LEASE OFFICE - FLEX – WAREHOUSE - DUPLEX
13701 - 13703 Neutron Rd.
FARMERS BRANCH, TX 75244
Building Sign Available
+/- 6,500 SF Available



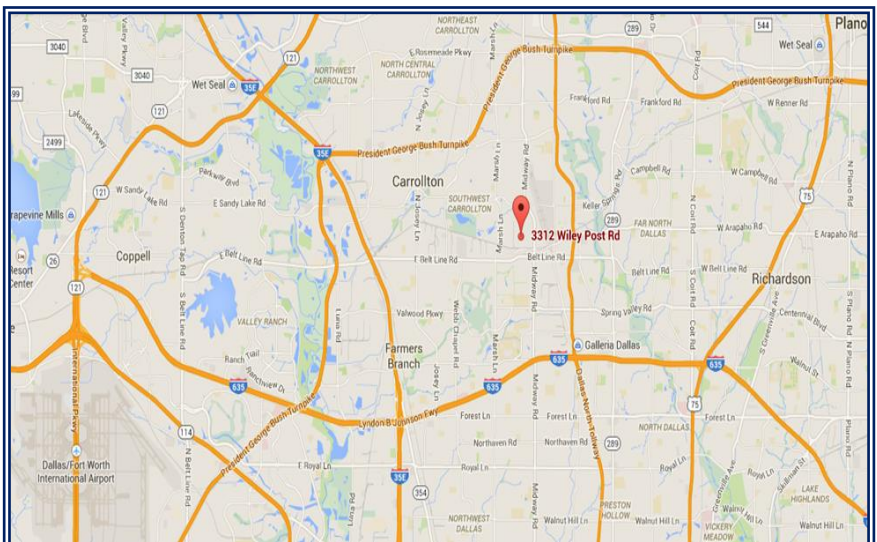
PROPERTY INFORMATION

Site Size: +/- .99 Acres
Total Available: +/- 6,500 SF
Min. Divisible: +/- 6,500 SF
Max Contiguous: +/- 6,500 SF
Total Size - GLA: +/- 20,250 SF
Gross Lease Rate: \$ 9.75 PSF
TI Allowance: Negotiable

AVAILABILITY

13703: +/- 6,500 SF + 2 Dock high doors
13701: +/- 14,000 SF **LEASED**

Neutron Rd. near Midway Rd.



- Built in 1970
- Fire – Sprinklered
- Lot Size .99 Acres
- 95% Drop Ceiling – HVAC
- Redundant Battery Back-up Power System
- High-Speed Business Network
- Natural Gas Generators
- 16' Ceiling Height
- 2 Dock high loading doors
- Zoned LI
- Near Dart Bus Stop
- TIME WARNER CABLE Business Class®



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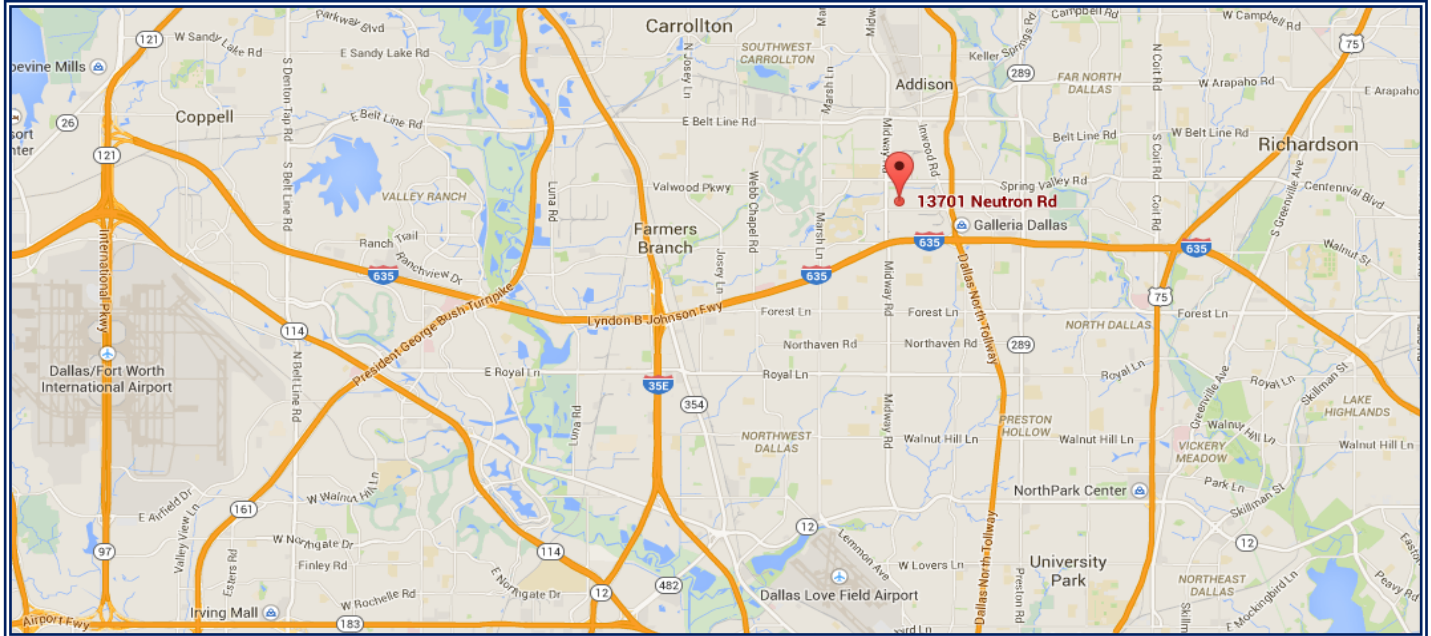
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Map



13701-13703 Neutron Rd, Farmers Branch, TX 75244 is an upscale office warehouse - flex property conveniently located just north of I-635 LBJ and west of Midway in the heart of Farmers / North Dallas Design District / Branch Metropolitan Business Park and North Dallas growth area. The building has a prominent 13701-13703 Neutron Rd, Farmers Branch, TX 75244 address with building signage opportunities, excellent visibility and frontage. The property is constructed in beautiful brick exterior and immaculate park-like landscaping. With excellent demographics, close proximity to high-net worth residents, restaurants, Brookhaven Country Club, Galleria shopping Mall and Brookhaven Community College. Multiple Freeway access points, I-635 - LBJ, I - 35 E - Stemmons Freeway and the North Dallas Tollway. Convenient access to DFW International Airport, Love Field Airport easy access to Dallas and Fort Worth Metro-Plex and 10 minutes to Downtown Dallas, Las Colinas Urban Center or 30 minutes to Downtown Fort Worth.



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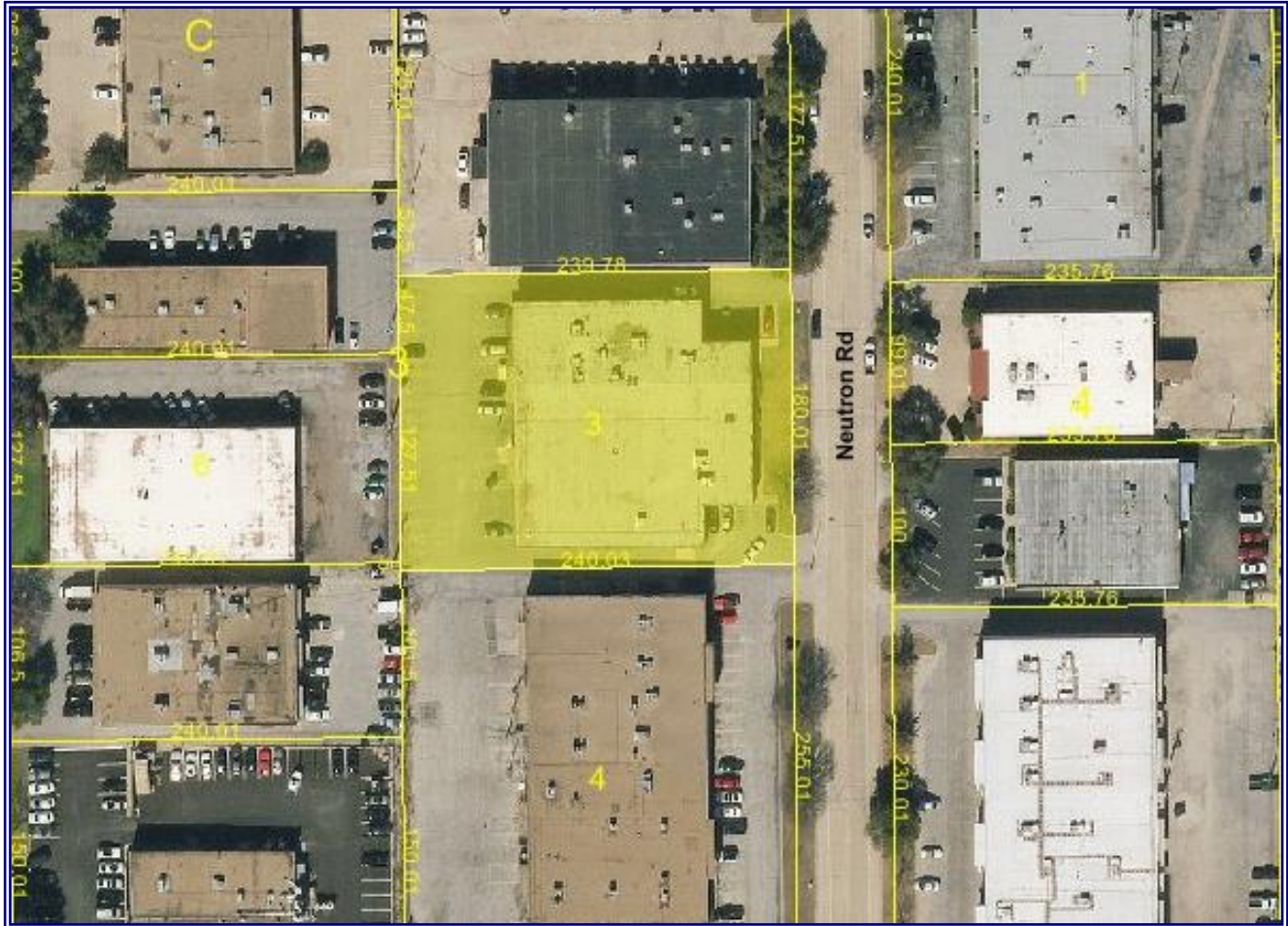
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Aerial Picture of Property and Building



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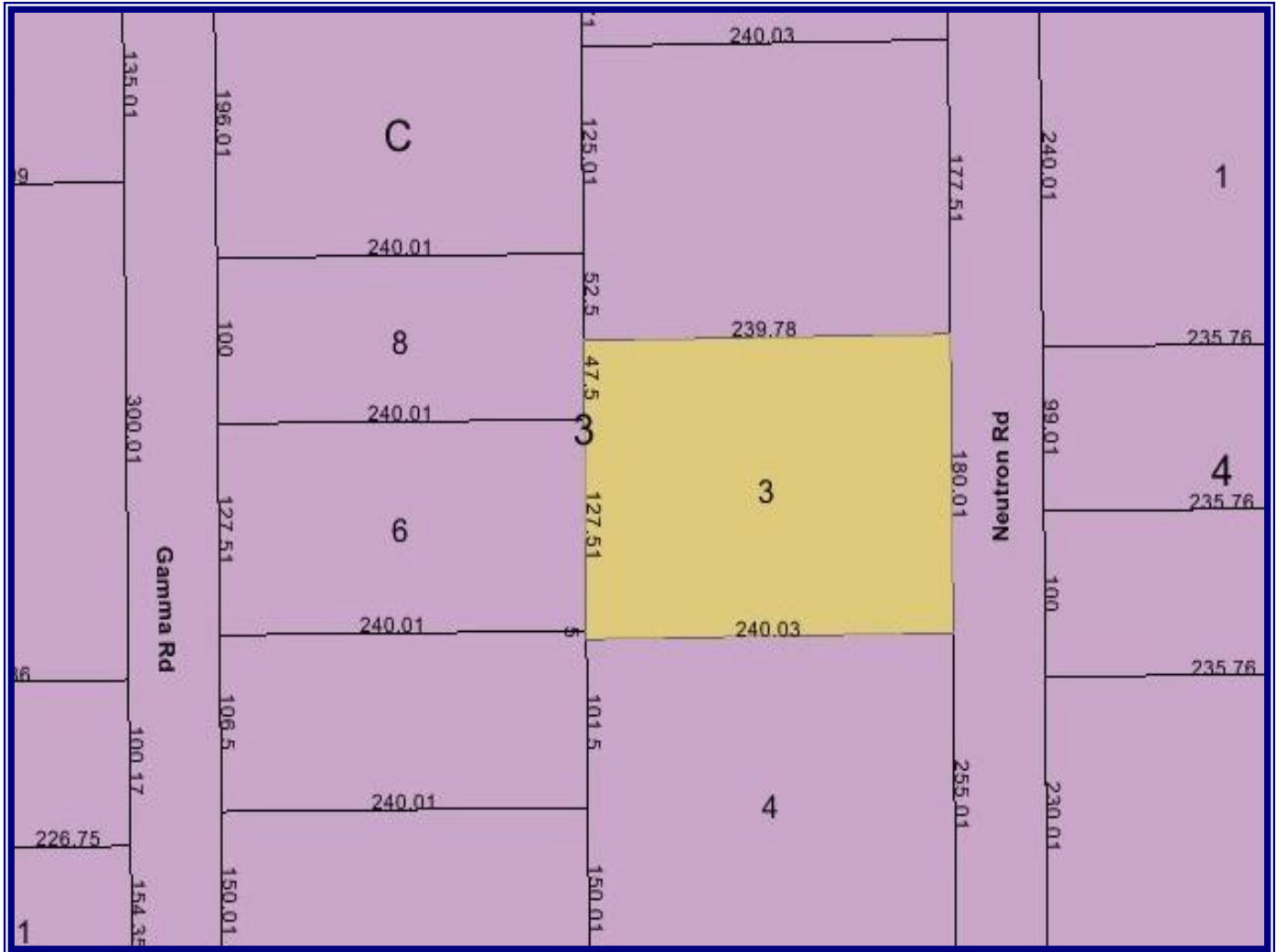
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Survey of Property



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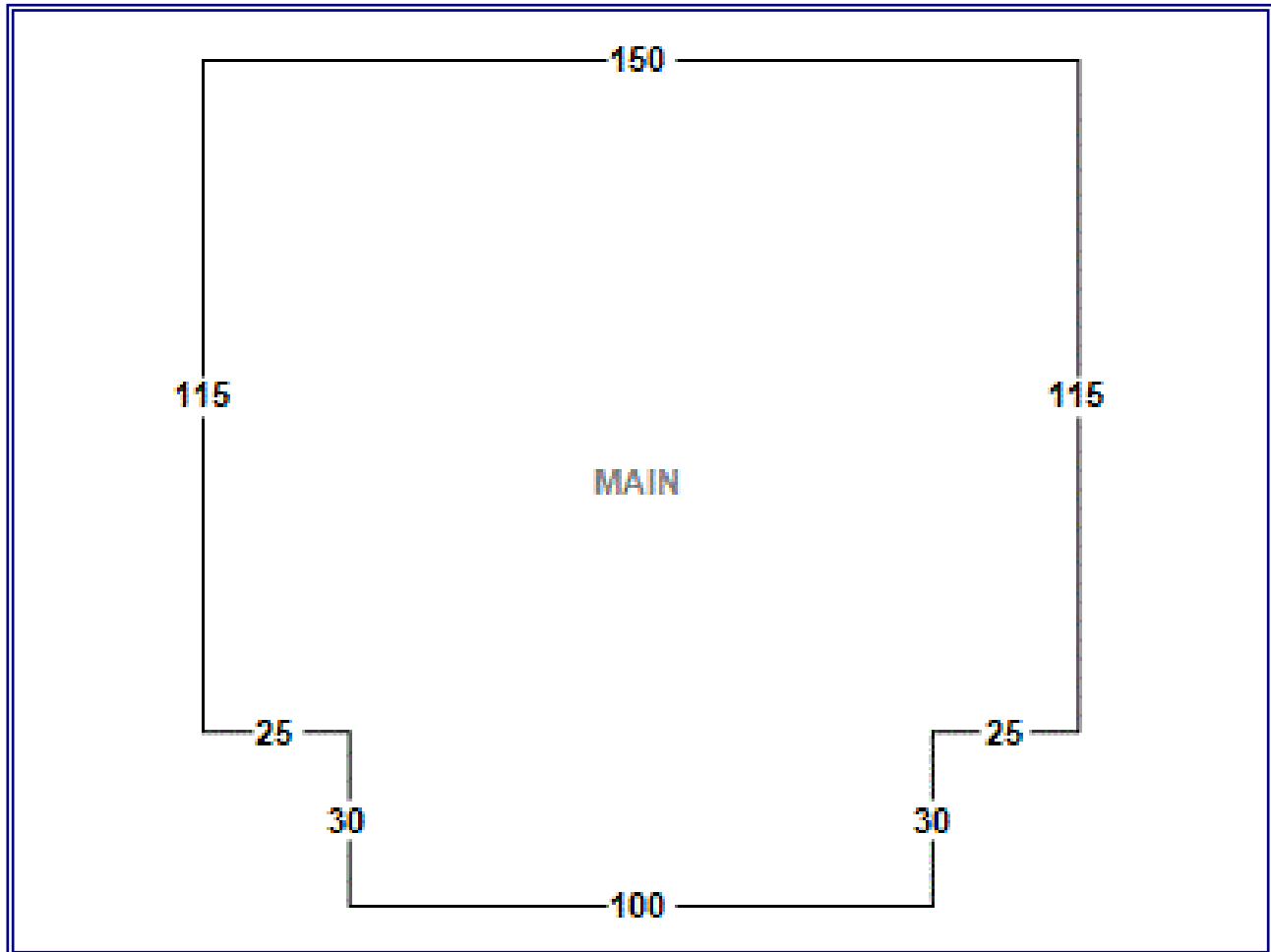
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Building Footprint



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Population

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|--------|---------|---------|
| 2010 Population | 10,504 | 104,798 | 339,105 |
| 2015 Projection | 13,661 | 93,445 | 349,315 |
| 2016 Projection | 14,558 | 88,946 | 356,703 |
| 2015 Median Age | 39 | 45 | 43 |
| Total Males | 7,026 | 46,676 | 177,547 |
| Total Females | 6,635 | 46,769 | 171,768 |

Households

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------|--------|--------|---------|
| 2015 Projection | 6,278 | 44,177 | 148,410 |
| 2016 Projection | 6,708 | 42,139 | 152,653 |
| 2010 Census | 4,566 | 49,052 | 142,835 |
| Owner | 1,525 | 21,254 | 69,121 |
| Renter | 4,652 | 28,355 | 83,691 |
| Vacant Housing Units | 630 | 3,180 | 9,117 |

Population By Ethnicity

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|--------|--------|---------|
| White | 11,386 | 79,168 | 291,433 |
| Black or African American | 1,130 | 7,098 | 30,001 |
| Hispanic | 6,472 | 29,190 | 131,014 |
| Asian | 955 | 5,693 | 22,305 |
| Pacific Islanders | 11 | 72 | 166 |
| Native American | 23 | 327 | 1,531 |

Income

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| \$10,000 - \$39,999 | 2610 | 16,321 | 58,403 |
| \$40,000 - \$74,999 | 1,908 | 13,571 | 45,608 |
| \$75,000 - \$199,999 | 1,497 | 11,046 | 34,671 |
| Over \$200,000 | 228 | 2,726 | 8,131 |
| Median Household Income | \$49,601 | \$71,828 | \$72,224 |
| Average Household Income | \$61,568 | \$92,461 | \$94,842 |
| Per Capita Income | \$28,390 | \$39,382 | \$37,749 |



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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 |
| _____ 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