

## FOR LEASE Industrial Land

1701 N. Lancaster Hutchins Rd. Lancaster, Texas 75134



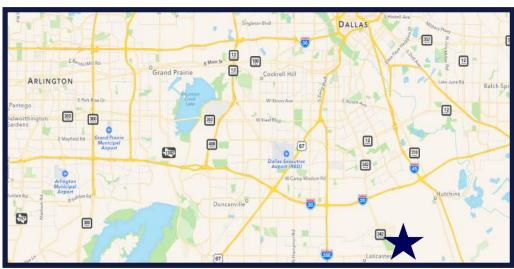
### Rental Rate: Negotiable

### Property Overview

- Lot Size: +/- 2 Acres
- · Zoned: Light Industrial
- Secured Fenced Lot
- Concrete Slab
- Utilities:
  - Electrical
  - Water
  - Gas

#### Location

This property is located of Lancaster Hutchins Road in Lancaster, Texas. Property is across the street from the planned BNSF Intermodal Facility and Dallas Logistics Hub industrial project.



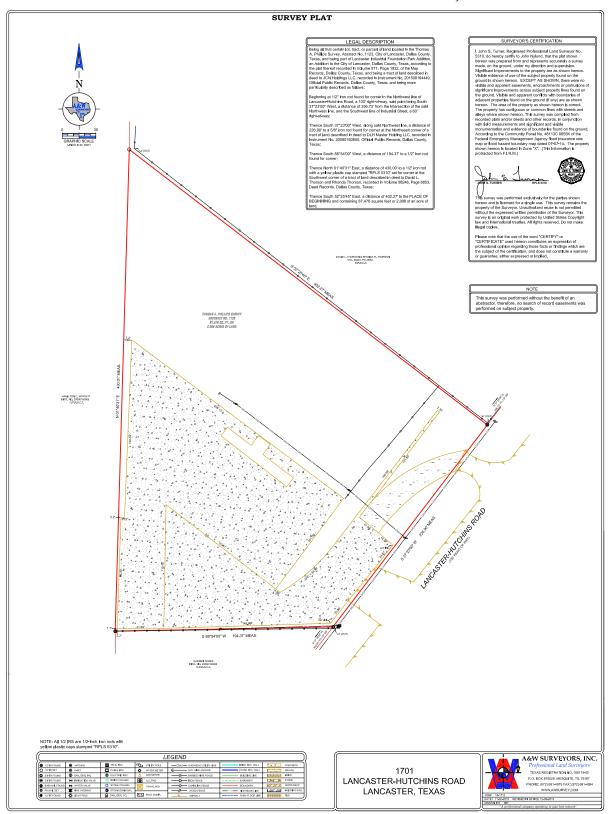
### Philip Samples I (214) 586-8584 I psamples@tigusa.com

All information is furnished regarding property for sale, rental or nancing from sources deemed in our sole opinion to be reliable, but no representation is made as to the accuracy thereof and is submitted subject to errors or omissions. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or nancing or withdrawal without notice.



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#### Information About Brokerage Services

Texas law requires all real estate licenseholders to give the following information about brokerage services to prospetive buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sale 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. Arowner's agent must perform the broker's minimum duies 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 dties 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 thebroker 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 dfferent license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instruttons 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 wrtten asking price;
  - o that the buyer/tenant will pay a pice greater than the price submtted 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 transation 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 ownerst.

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 paymert will be made and how thepayment 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 natice below and retain a copy for your records.

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Buyer/Tena	_		