

FOR SALE

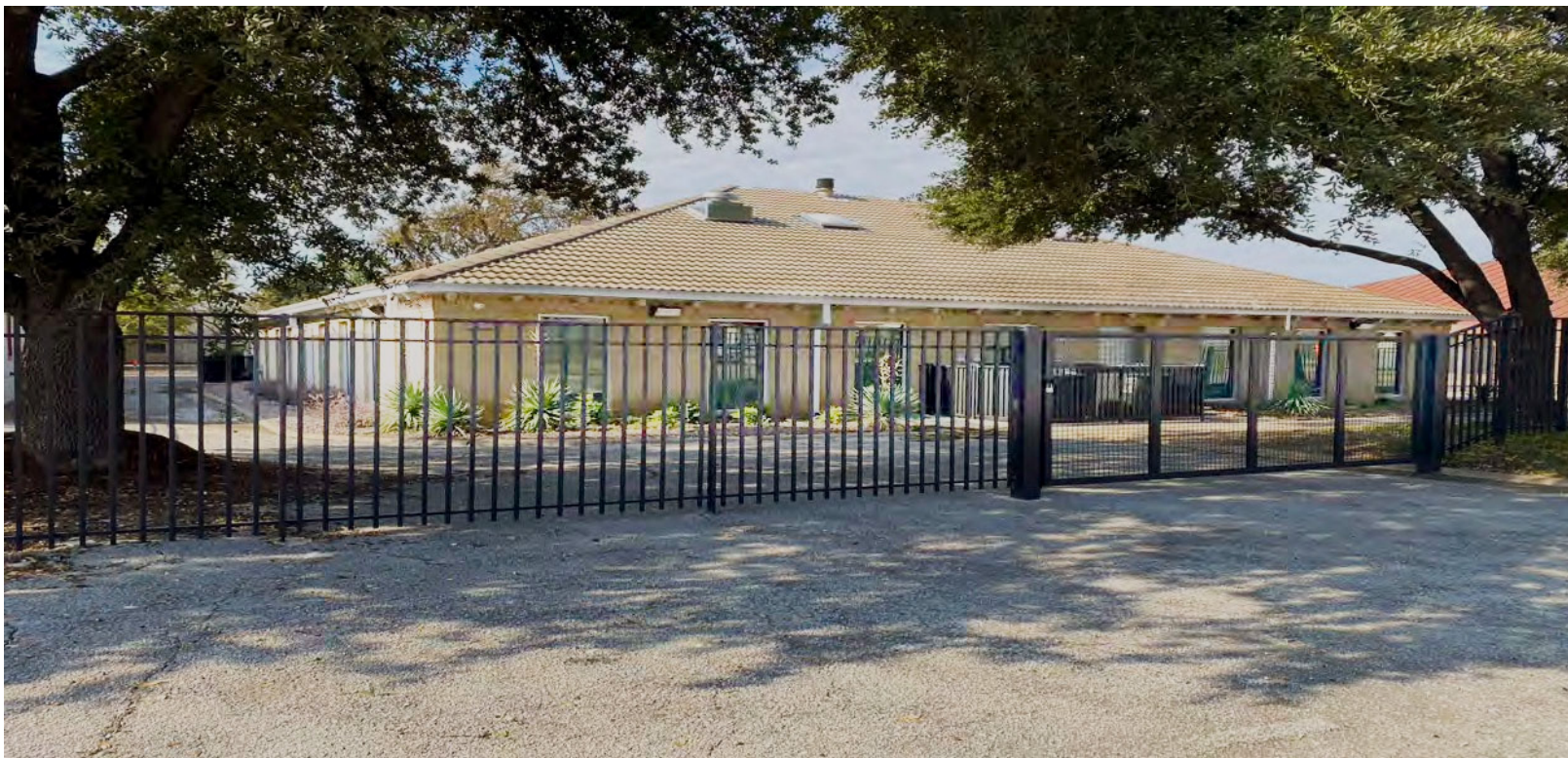
11117 SHADY TRAIL, DALLAS, TX 75229



**INVESTMENT
OPPORTUNITY**

**OFFICE/
WAREHOUSE**

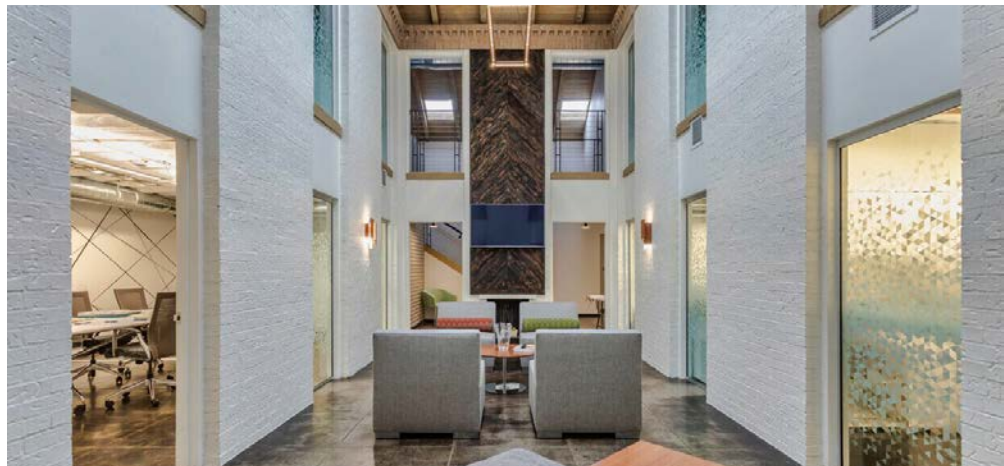
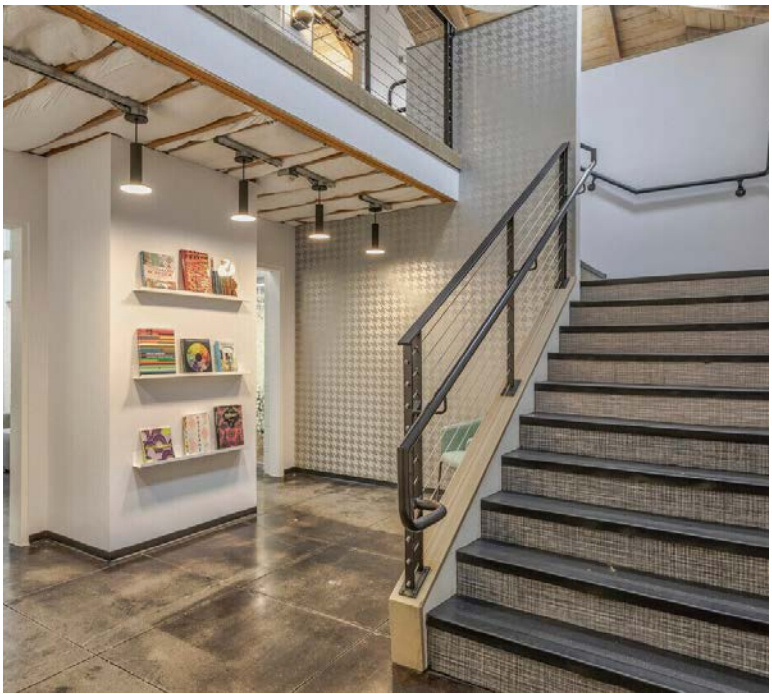
- SINGLE-TENANT INCOME
-PRODUCING
INVESTMENT
OPPORTUNITY
- PRICING AND LEASE
SUMMARY AVAILABLE
UPON REQUEST
- AVAILABLE SPACE:
+/- 9,342 SF
- OFFICE SPACE:
+/- 7,800 SF
- WAREHOUSE SPACE:
+/- 1,542 SF
- LAND SIZE: +/- 0.71 AC
- CONVENIENT ACCESS
TO I-35E, I-635 & HARRY
HINES
- FENCED, PAVED, &
SECURED PARKING &
YARD
- GRADE-LEVEL LOADING
- PROFESSIONAL OFFICE
SPACE W/ HIGH-END
FINISHES THROUGHOUT



**ERIC MORGAN
WILL BUSS**

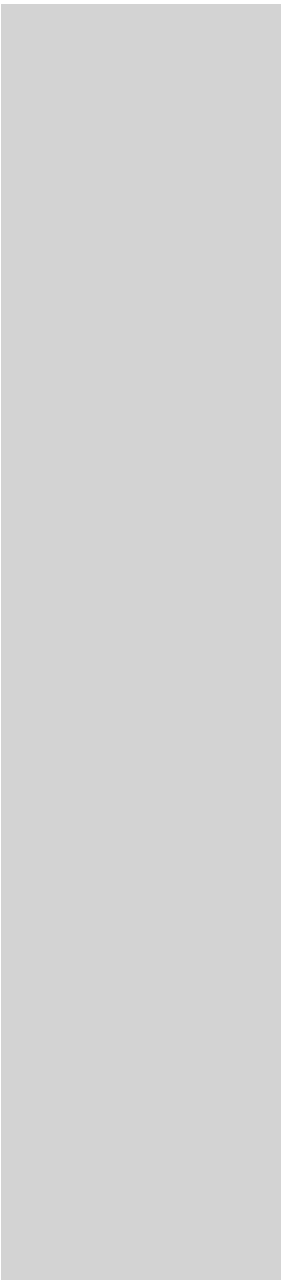
| 214-997-3613 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET

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SURVEY

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE JAMES S. SHELLEY SURVEY, ABSTRACT NUMBER 1885, SAID TRACT ALSO BEING LOT 9, IN CITY BLOCK E/6513, OF JACK LEVELLY UNRECORDED SUBDIVISION AND BEING MORE PARTICULARLY THEREBY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SHADY TRAIL (A 40 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF SOUTHWELL ROAD (AS WEDGED), AN 12 INCH IRON ROD FOUND FOR CORNER, THENCE SOUTH 00°25'00" WEST, LEAVING SAID SOUTH LINE OF SAID SOUTHWELL ROAD (AS WEDGED) AND ALONG SAID WEST LINE OF SHADY TRAIL, A DISTANCE 400 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 8, IN SAID CITY BLOCK E/6513, OF SAID JACK LEVELLY UNRECORDED SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING, AN 12 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 00°25'00" WEST, ALONG SAID WEST LINE OF SHADY TRAIL, A DISTANCE OF 100.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8, IN SAID CITY BLOCK E/6513, OF SAID JACK LEVELLY UNRECORDED SUBDIVISION, AN 12 INCH IRON ROD WITH YELLOW CAP STAMPED 3901 SET FOR CORNER;

THENCE NORTH 89°25'00" WEST, LEAVING SAID WEST LINE OF SHADY TRAIL AND ALONG THE COMMON LINE OF SAID LOTS 9 AND 10 A DISTANCE OF 312.00 FEET TO A POINT IN THE EAST LINE OF LOT 31-A, IN SAID CITY BLOCK E/6513, OF MORRISON LANE SUBDIVISION, AS RECORDED IN VOLUME 72202, PAGE 2252, OF THE 1989 RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE NORTHERLY CORNER OF SAID LOT 10, AN 12 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00°25'00" EAST, ALONG THE COMMON LINE OF SAID LOTS 9 AND 31-A, A DISTANCE OF 100.00 FEET TO A POINT BEING THE NORTHERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 31-A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 8, AN CHAIN LINK FENCE POST FOUND FOR CORNER;

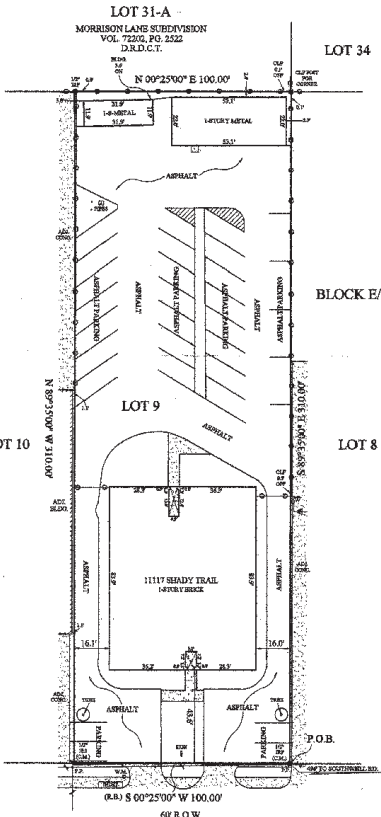
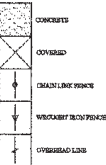
THENCE SOUTH 89°25'00" EAST, ALONG THE COMMON LINE OF SAID LOTS 9 AND 8 A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,200 SQUARE FEET OR 0.71166 ACRES OF LAND.

FLOOD STAMP: NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AS PER THE FLOOD DISTANCE RATE MAP FOR THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, PANEL 179 OF 254, MAP NUMBER 48118C179-1, EFFECTIVE DATE: AUGUST 21, 2011. (FOOTING)

NOTES:

- (1) REFERENCE BEARING IS PER DEED AS RECORDED IN VOLUME 1907, PAGE 840, OF THE 1980 RECORDS OF DALLAS COUNTY, TEXAS.
- (2) REF. TO T.P. & L. AS RECORDED IN VOL. 1885, PG. 326, D.D.C.T., DOES NOT APPLY TO THIS SUBJECT PROPERTY.
- (3) REF. TO T.P. & L. AS RECORDED IN VOL. 1841, PG. 330, D.D.C.T., DOES NOT APPLY TO THIS SUBJECT PROPERTY.
- (4) REF. TO T.P. & L. AS RECORDED IN VOL. 1903, PG. 320, D.D.C.T., DOES NOT APPLY TO THIS SUBJECT PROPERTY.
- (5) REF. TO T.P. & L. AS RECORDED IN VOL. 2014, PG. 35, D.D.C.T., DOES NOT APPLY TO THIS SUBJECT PROPERTY.
- (6) REF. TO T.P. & L. AS RECORDED IN VOL. 2195, PG. 55, D.D.C.T., DOES NOT APPLY TO THIS SUBJECT PROPERTY.
- (7) REF. TO D.P. & L. AS RECORDED IN VOL. 333, PG. 212, D.D.C.T., DOES NOT APPLY TO THIS SUBJECT PROPERTY.
- (8) TERMS, CONDITIONS, COVENANTS, EASEMENTS, OBLIGATIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION AS RECORDED IN VOLUME 2015, PAGE 127, AS APPLICABLE BY 41 ONE MOULD, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, WHEN TAKEN WITH ALL AMENDMENTS AND OR SUPPLEMENTAL THEREON, DO NOT APPLY TO AND AFFECT THE SUBJECT PROPERTY.

LEGEND



1117 SHADY TRAIL

THIS SURVEY IS FOR THE USE OF BRUNSON TITLE COMPANY IN CONNECTION WITH DEED NUMBER 2007-49231-RU DATED 30 DAYS OF MARCH 30, 2013, AND IS NOT VALID FOR ANY OTHER PURPOSES INCLUDING BUT NOT LIMITED TO ANY LAND OR TITLE TRANSFER, CLOSING, LOAN OR PROPERTY, ETC. AFTER THE 90 DAY PERIOD.

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SITE LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM PROPERTY LINES THE DISTANCE INDICATED, AND THAT THE DISTANCE TO THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

SCALE: 1" = 30'
DATE: MARCH 20, 2013
OF NO.: 2007-49231-RU
JOB NO.: 2013-0020

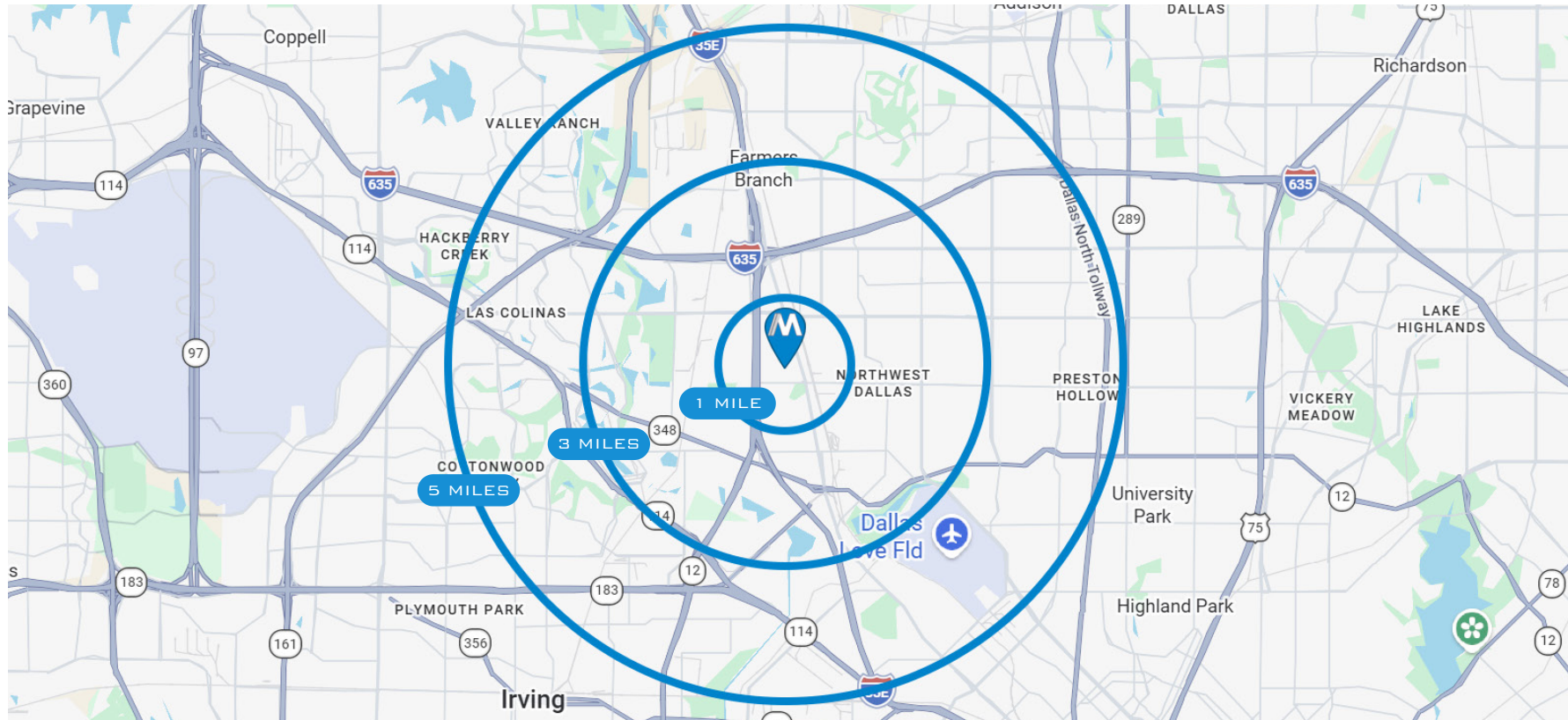
CLYDE SURVEYORS
P.O. BOX 181225
DALLAS, TX 75218
TEL: 214-327-9773

T. J. Oliver, III
T. J. OLIVER, III
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3901



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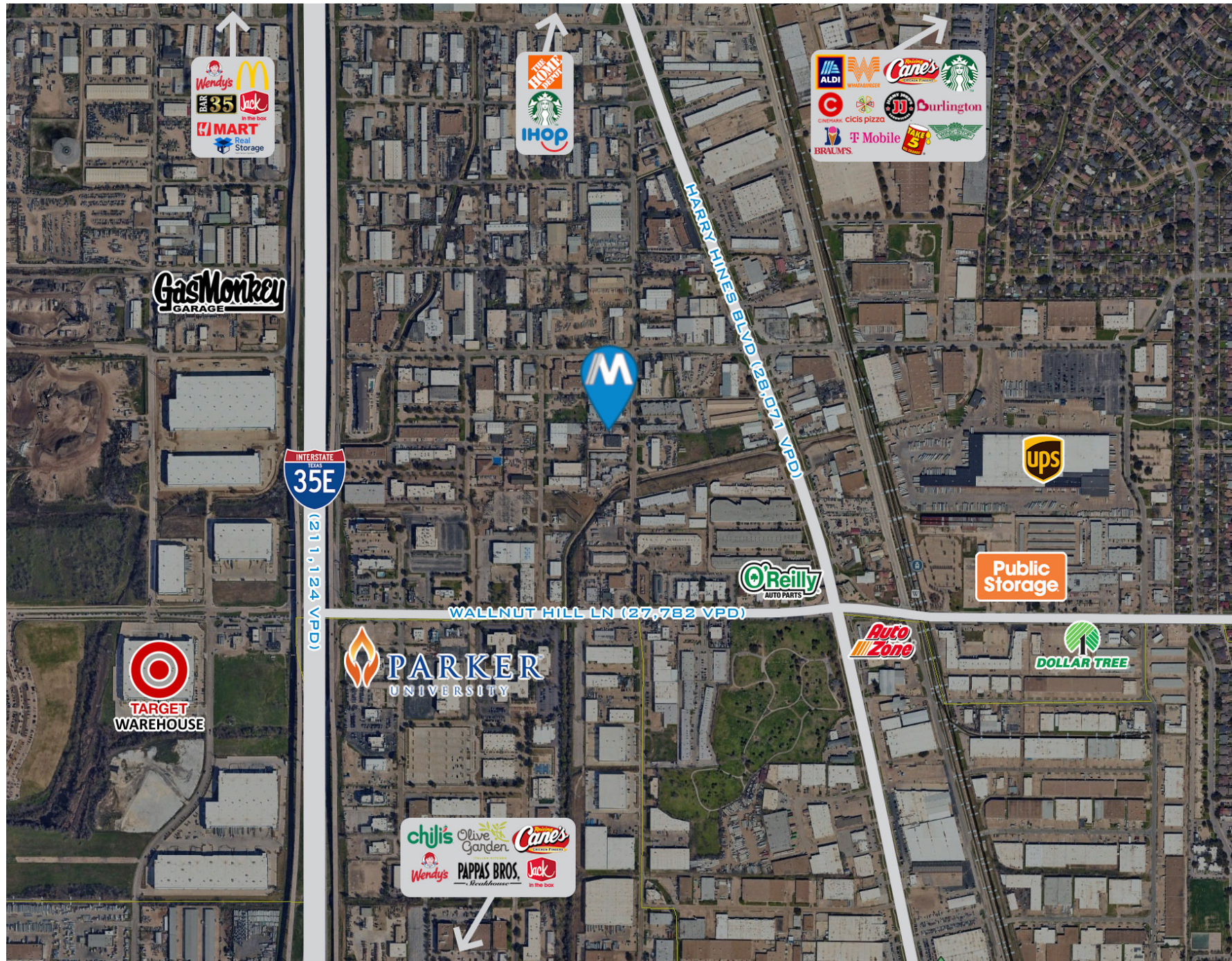
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SUMMARY	1 MILE	3 MILES	5 MILES
2025 POPULATION	3,905	100,707	253,336
2030 POPULATION PROJECTION	3,979	104,597	261,821
ANNUAL GROWTH 2025-2030	0.4%	0.8%	0.7%
MEDIAN AGE	34.4	35.2	36
2025 HOUSEHOLDS	1,230	40,580	100,094
2030 HOUSEHOLD PROJECTION	1,255	42,311	103,696
ANNUAL GROWTH 2025-2030	0.4%	0.9%	0.7%
OWNER OCCUPIED HOUSEHOLDS	577	13,588	41,247
RENTER OCCUPIED HOUSEHOLDS	678	28,723	62,449
AVG HOUSEHOLD SIZE	3.1	2.4	2.5
AVG HOUSEHOLD INCOME	\$96,105	\$113,777	\$121,018
MEDIAN HOUSEHOLD INCOME	\$68,493	\$86,669	\$91,657

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Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Morgan Realty Group, LLC	9002258-BB	emorgan@morganrealtygroup.net	214-997-3613
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eric Morgan	515655-B	emorgan@morganrealtygroup.net	214-997-3613
Designated Broker of Firm	License No.	Email	Phone
Eric Morgan	515655-B	emorgan@morganrealtygroup.net	214-997-3613
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date