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MATTHEWS COMMERCIAL GROUP

Affiliated with **kw** DALLAS DFW SOUTH LAKE KELLERWILLIAMS REALTY

ELIUD SANGABRIEL, CCIM
817-328-1183
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RARE OPPORTUNITY TO ACQUIRE A GOVERNMENT SEIZED PROPERTY NEXT TO DALLAS DESIGN DISTRICT*

2253 - 2263 Valdina Street is a 32,880 SF Industrial Flex Space on a 1.72 acres site located next to the Dallas Design District. The property was recently renovated as of 2014. One Tenant leases 10,800 SF, and the other Tenant has an occupancy agreement for 1,500 SF. There is 20,580 SF vacant for a new owner to occupy or lease out.

Seller: The United States Of America

By: US Marshal Services

Sale Type: Forfeited Property

* Not an auction



INDUSTRIAL FLEX

2253 - 2259 - 2263
VALDINA STREET

FOR SALE:
UNPRICED

BUILDING SIZE
32,880 SF

PRICE SF
TBD

LAND
1.72 AC

PARKING
60

CEILING HEITH
16' CLEAR

PERIMETER
GATED



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RENT ROLL

LA CAVE WAREHOUSE

EST. 1977

LEASE

10,800 SF

START

1/15/2014

EXPIRES

2/1/24

BASE RENT

\$8.75 sf

INCREASE

\$0.50 SF on 2/1/22

LEASE TYPE

NNN

RENEWAL OPTIONS

TWO- 5 YEAR

LYZA FAYE (optional)

OCCUPANCY

AGREEMENT

1,500 SF

MTM

\$1,343.44 GROSS



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TENANT

La Cave Warehouse is a uniquely personal boutique retail fine wine destination in the Dallas Fort Worth area with everyday wines and matured vintages all held at cellar temperatures. They host regular wine tastings, appraise wine collections, provide private wine collection storage onsite, and assist with private wine events either on location or on site. They have the perfect gift for the wine lover in your life, and if you can't decide we have gift certificates available.

Voted:
D Magazine's "Best Wine Shop" 2012, 2015 & 2017 winner of wine store, wine and spirits, and wine storage facilities.
Wine Searcher Best Wine List Gold Awards 2017: French Wines, European Wines, and Overall Wines



Renaissance

Dallas Market Center

Hilton Anatole

Downtown Dallas

I-35 - 247,722 VPD

Valdina St

Wycliff Ave

2253
2259
2263



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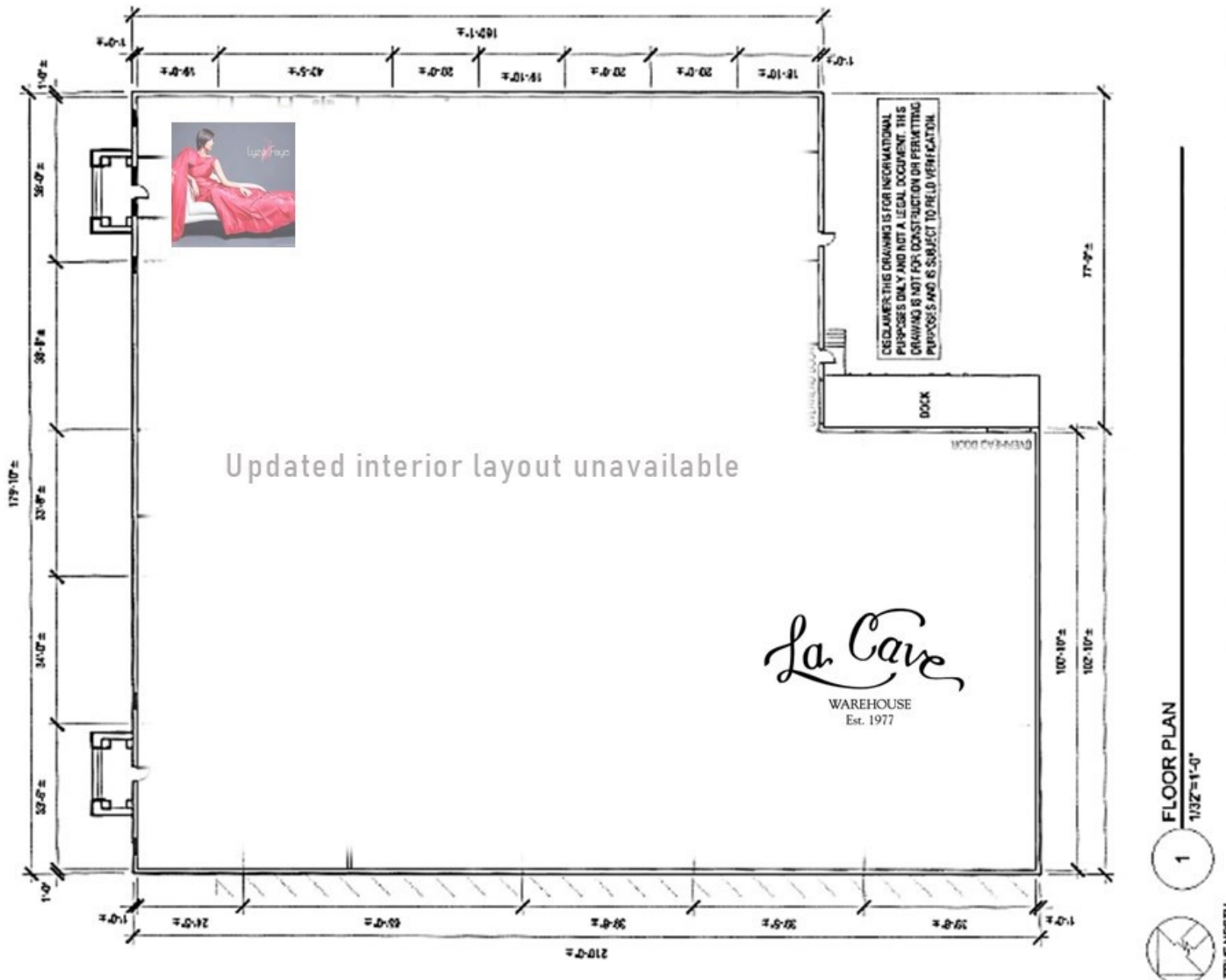
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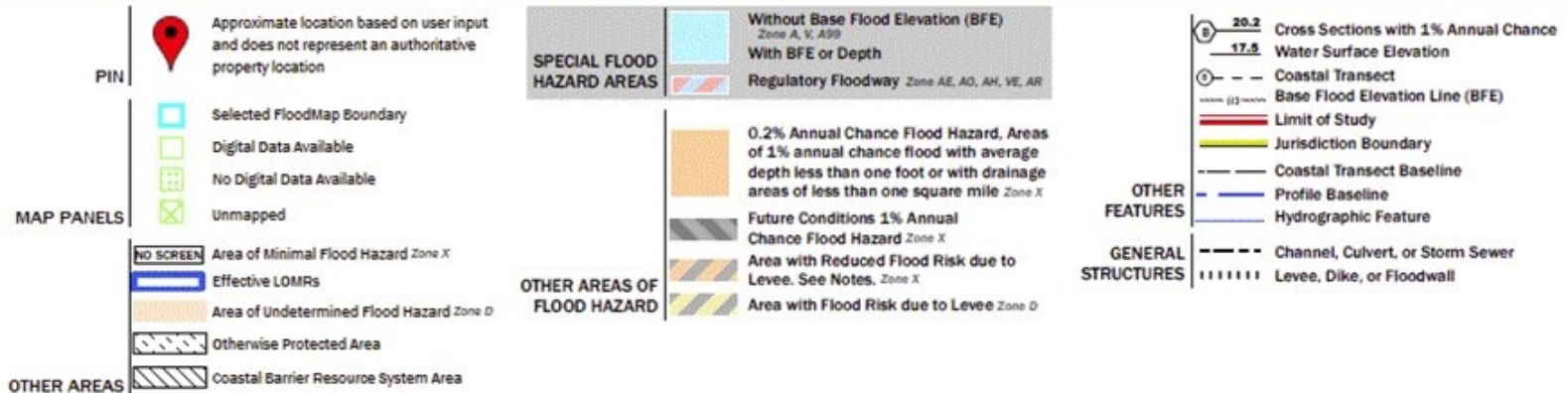
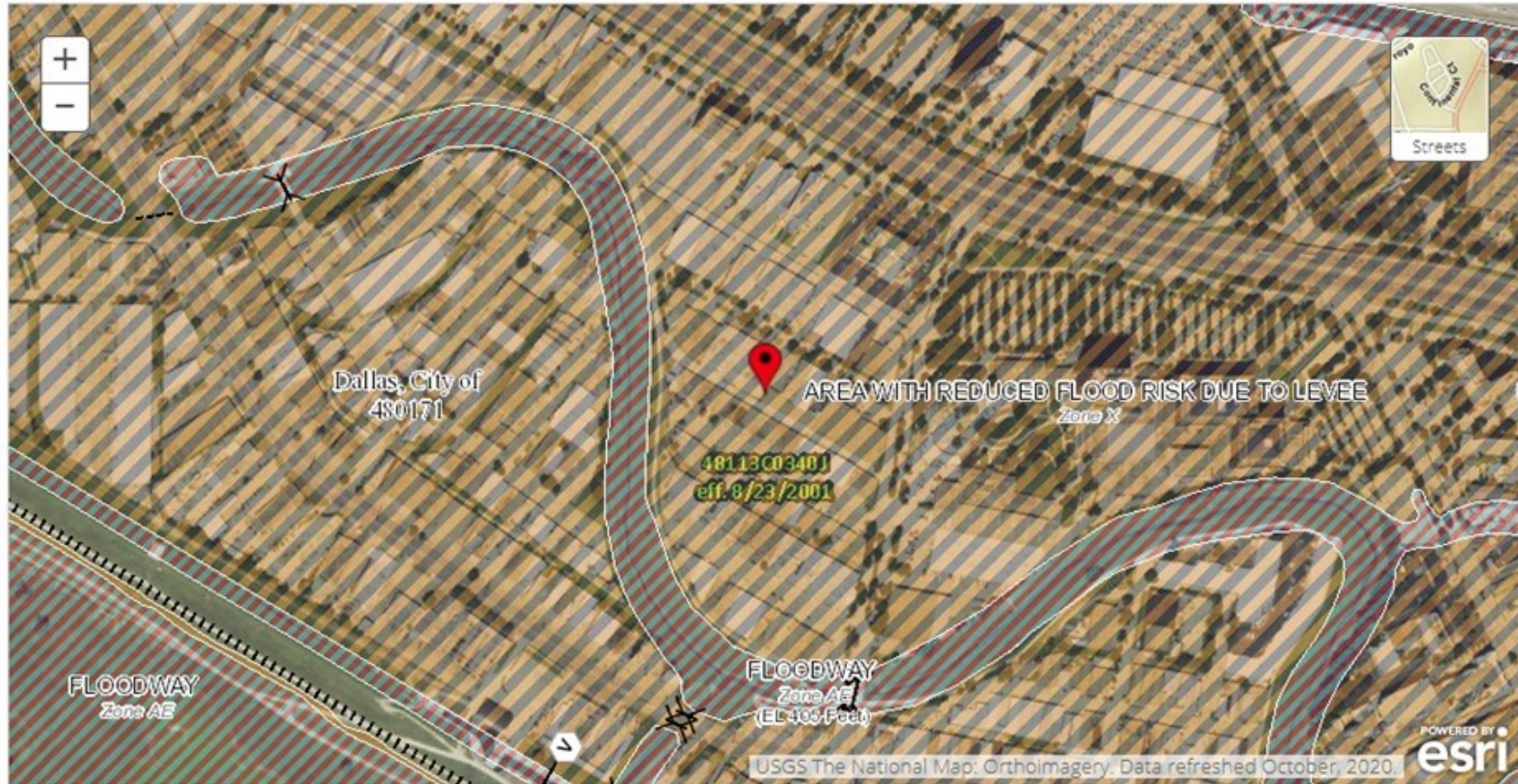


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Keller Williams Realty

11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 sub-agent 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted 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 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.

Keller Williams Realty	0495442	License No.	klrw72@kw.com	(817)329-8850	Phone
Licensed Broker/Broker Firm Name pr			Email		
Primary Assumed Business Name					
Anne Lakusta	0452271	License No.	anne@kw.com	(817)329-8850	Phone
Designated Broker of Firm	0647681	License No.	dustinwright@kw.com	(817)329-8550	Phone
Dustin Wright			Email		
Licensed Supervisor of Sales Agent/ Associate					
Eliud Sangabriel	589027	License No.	elud@kwc-dfw.com	(817)328-1183	Phone
Sales Agent/Associate's Name			Email		

Buyer/Tenant/Seller/Landlord Initials _____ Date _____
 Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
 IABS 1-0

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INQUIRIES AND SHOWINGS

Property access without Listing Broker's presence is strictly prohibited, tours may be scheduled in advance and during business hours only. Tours might include more than one prospective buyer at the same time. Open house style tours may be available.

Do not contact or disturb tenants, any violation of this may disqualify the prospect buyer.

Buyers may be required to present proof of funds.

Prospect buyer must sign and deliver USMS Sales Buyer Checklist prior to scheduling a showing.

Request information and showings at:
Elud@matthewscrg.com





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