



## Property Address

508 N Bowser Rd, Richardson, TX 75081



1010 W Mockingbird Ln  
Dallas, TX 75247



972 - 989 - 9701



peyman.etebari@gmail.com



## Property Description

Great vacant office, warehouse property located in the East Richardson US 75 corridor, with over 15,283 SF built in 1976

The property features 11 feet high ceilings, 100% air conditioned building, multiple front offices, kitchen area

Price

\$2,292,450



# Highlights

Area : 15283 sq. ft

Use : Office, Warehouse

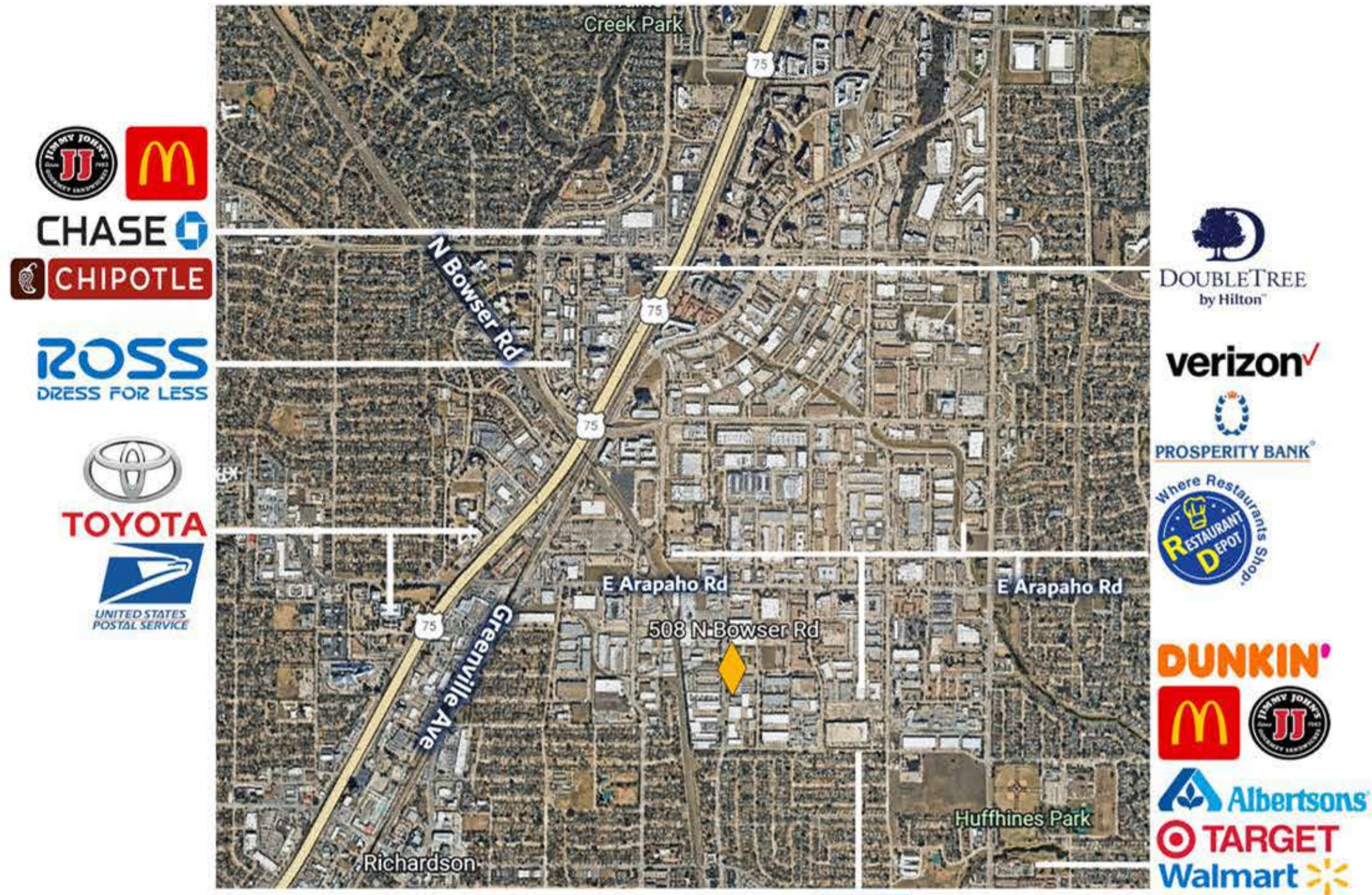
Ceiling Height : 11 ft.

Year built : 1976

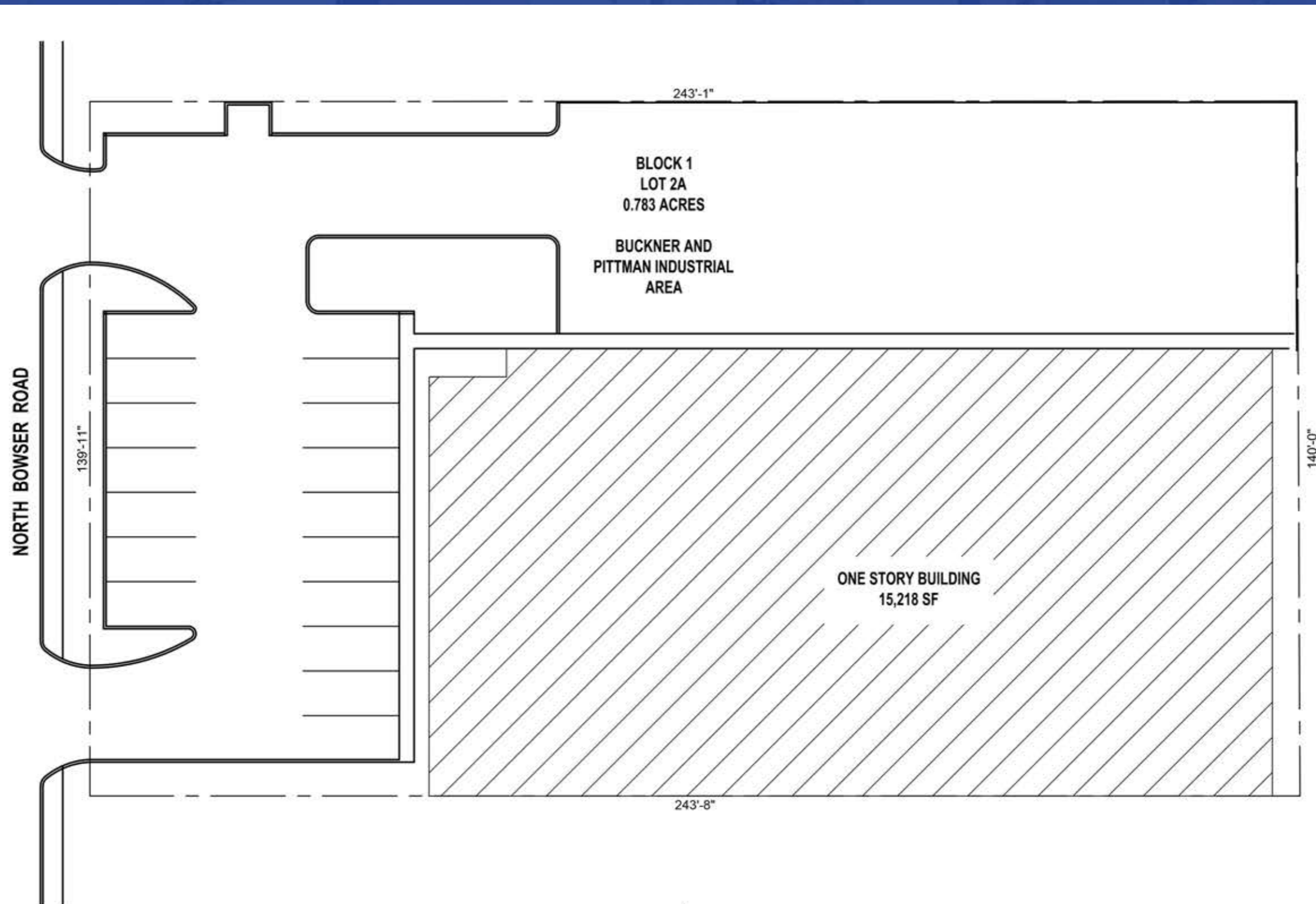
Land area : 0.78 acres



# Aerial Map



# Site Plan



**W. R. Arnquist, AIA**  
4701 Sycamore St  
Dallas, TX 75204-7029  
214.796.6170  
bill.arnquist@outlook.com

I HEREBY CERTIFY THAT THE PORTION  
OF THESE DOCUMENTS BEARING MY  
SEAL HAVE BEEN PREPARED BY ME OR  
UNDER MY SUPERVISION.



*W. R. Arnquist*  
24 JUNE 2012

**PROPOSED TENANT**

508 N BOWSER ROAD  
RICHARDSON, TEXAS 75081

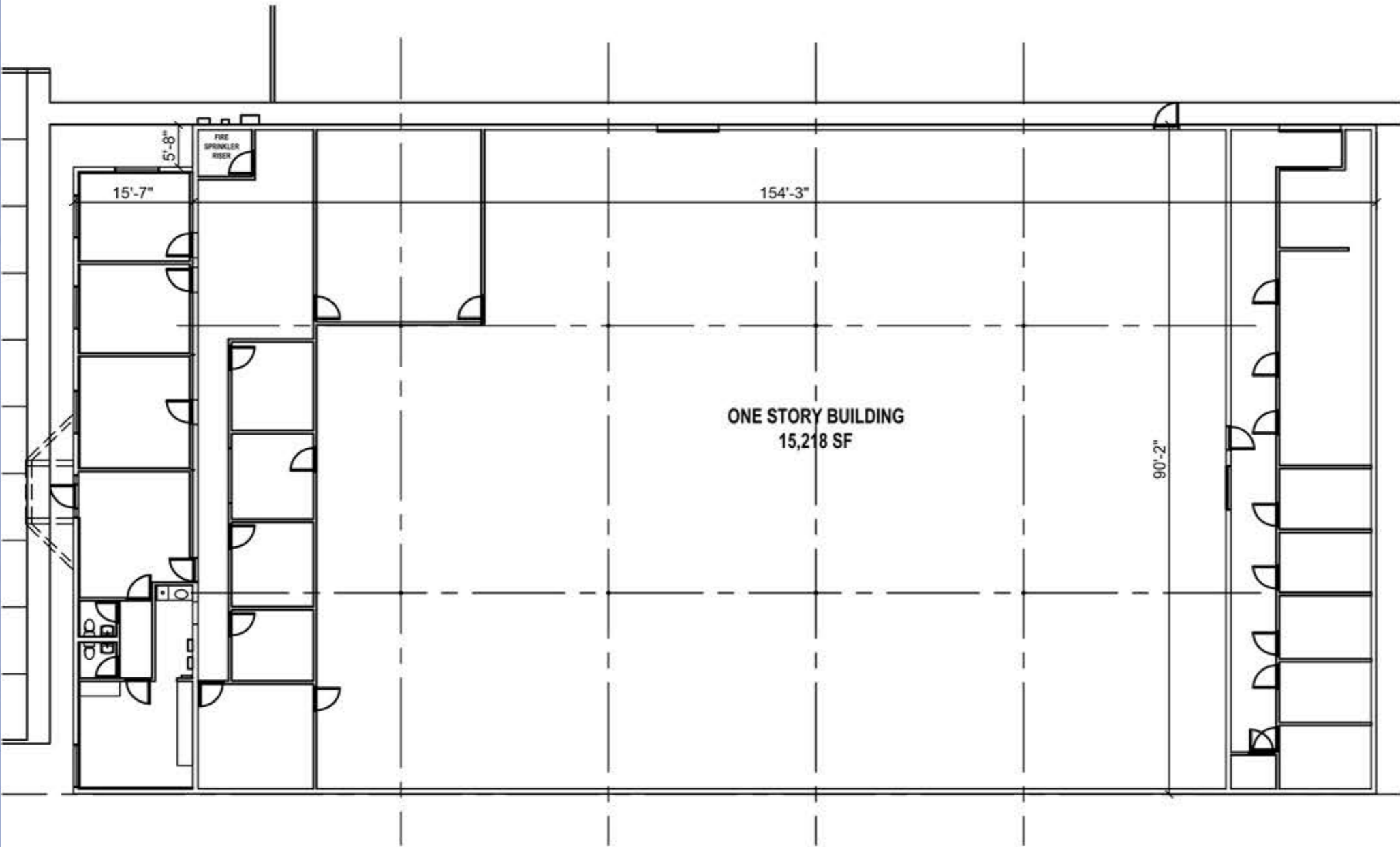
**SITE PLAN**  
SCALE 1"=20'-0"



Sheet:

**A-101**

# Floor Plan



FLOOR PLAN  
SCALE 1/8"=1'-0"



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Sheet:

**A-102**



## 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.

11-2-2015



### 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.

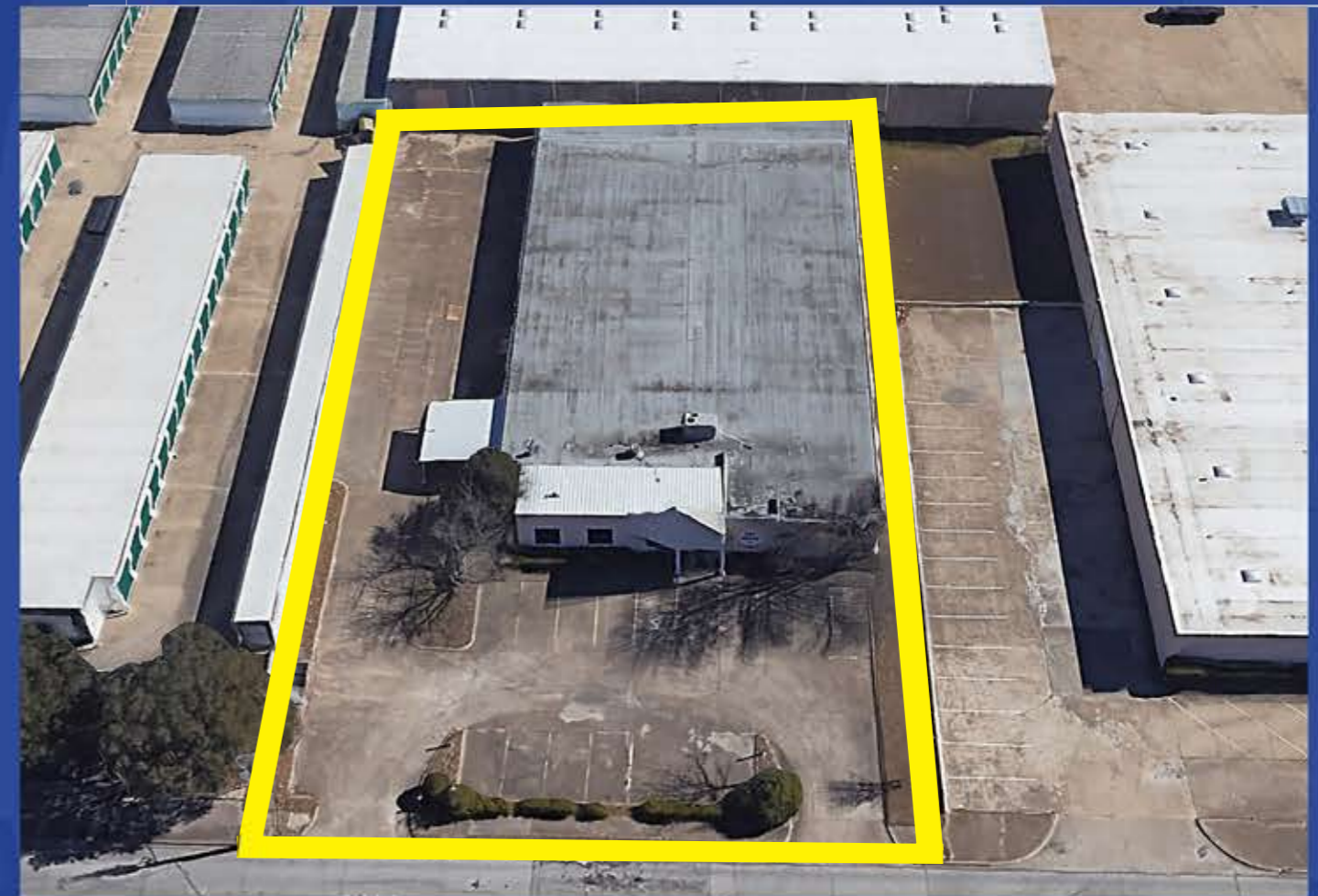
**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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.

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/ Associate's Name	License No.	Email	Phone

<input type="text"/>	<input type="text"/>
Buyer/Tenant/Landlord Initials	Date





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