

S. LANCASTER RD. BUILDING FOR SALE

4228 S. LANCASTER RD. DALLAS, TX 75216



OFFERING MEMORANDUM

LOWSKY
COMMERCIAL REAL ESTATE CO.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Low Sky Commercial Real Estate Co. (LOW SKY) and it should not be made available to any other person or entity without the written consent of LOW SKY. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to LOW SKY.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. LOW SKY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources deemed reliable; however, LOW SKY has not verified, and will not verify, any of the information contained herein, nor has LOW SKY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Jonathan Tobolowsky | Principal

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Email: jonathan@lowskycommercial.com

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BUILDING FOR SALE**

WWW.LOWSKYCOMMERCIAL.COM

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OFFERING SUMMARY

OVERVIEW:

Low Sky Commercial Real Estate Co. has been exclusively retained to market the opportunity to acquire a Single-Tenant building. The property is located on S. Lancaster Rd. just north of Ann Arbor Ave. in Dallas, Texas.

ADDRESS: 4228 S. Lancaster Rd.
Dallas, TX 75216

BUILDING: 3,200 square feet

LAND: 0.46 AC
(20,364 square feet)



PROPERTY HIGHLIGHTS

Welcome to 4228 S. Lancaster Rd., a prime opportunity in the heart of South Dallas. This freestanding 3,200 square foot building presents an exceptional space perfectly suited for a variety of purposes.

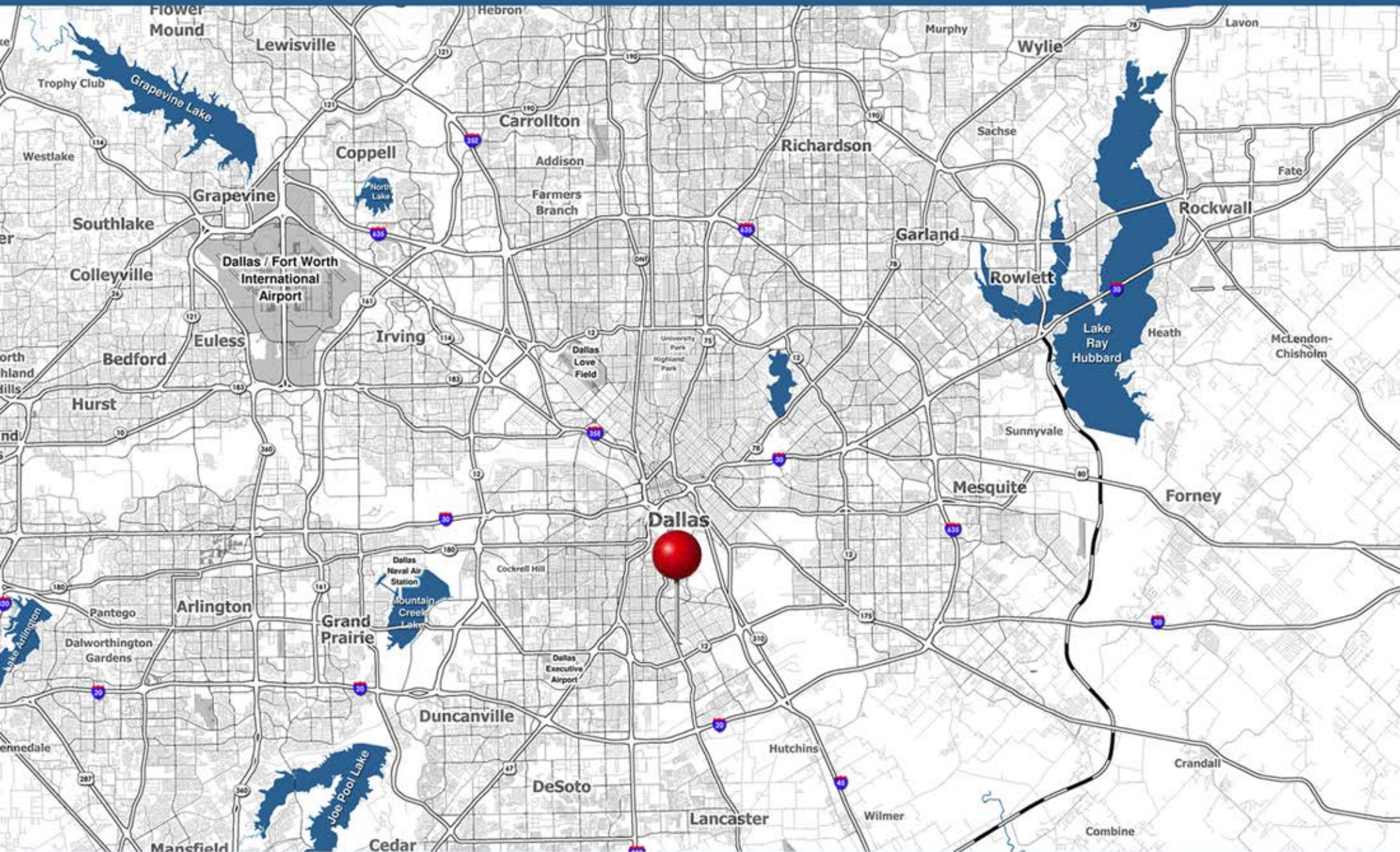
The building's proximity to educational institutions like Dallas College and the VA North Texas Health Care System further enhances its appeal, offering convenience and accessibility for both clients and employees alike. It is also situated across the street from H.I. Holland Elementary School.

Boasting a strategic location within walking distance to key amenities, this property is poised to accommodate a diverse range of businesses, from retail ventures to professional offices or community services. Its expansive layout provides ample room for customization and creative adaptation to suit your specific needs.

2023 DEMOGRAPHIC SNAPSHOT

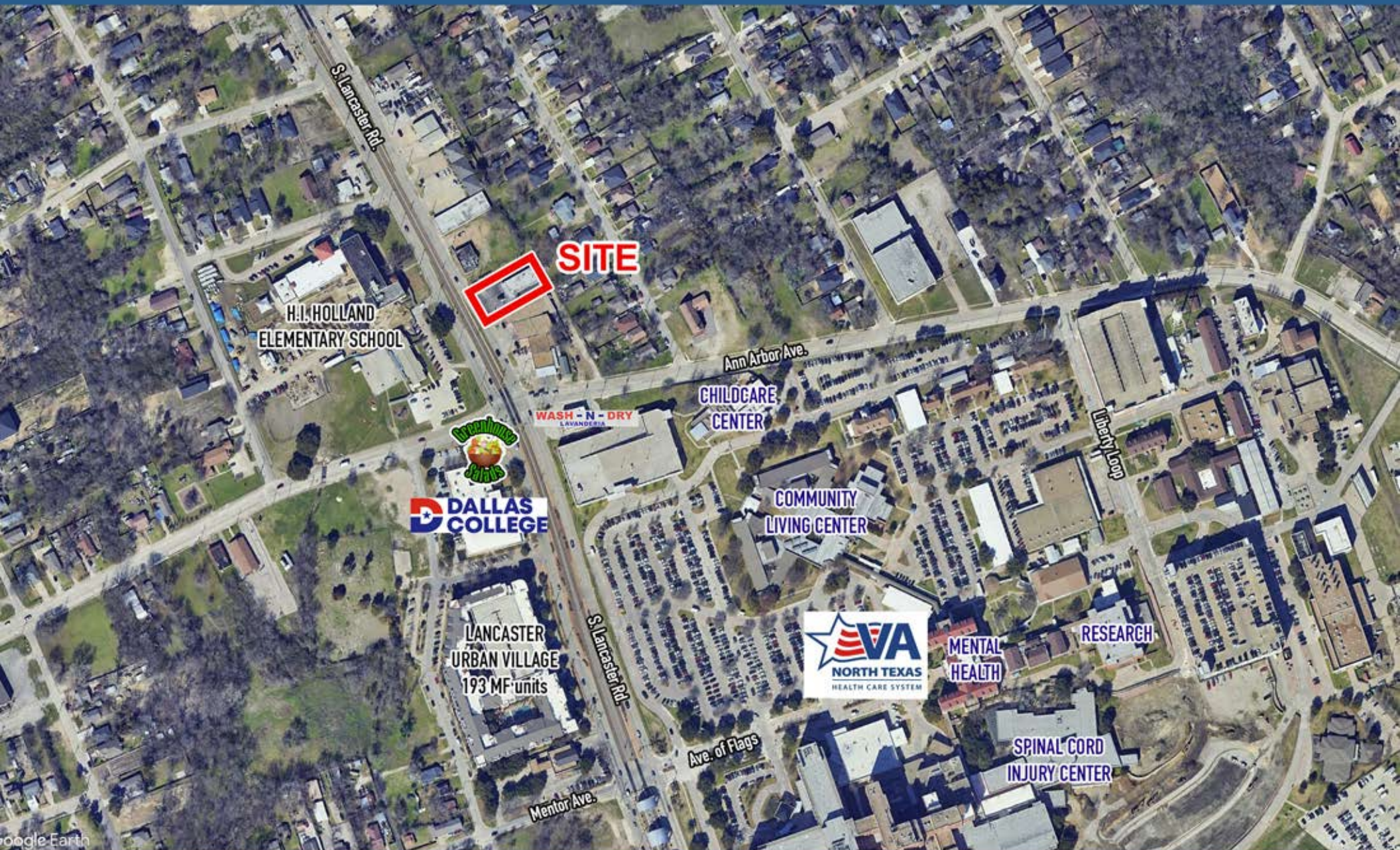
	TOTAL POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	12,809	4,543	\$36,858
2 MILES	44,271	11,818	\$40,045
3 MILES	92,356	28,746	\$46,775

LOCATION



**S. LANCASTER RD.
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INTERSECTION MAP



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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.

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:
 - 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.

Tobo Holdings, LLC d/b/a			
Low Sky Commercial Real Estate Co.	9004700	jonathan@lowskycommercial.com	(469) 578-1280
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Tobolowsky	0527582	jonathan@lowskycommercial.com	(469) 578-1280
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