



**ALLAN BAILEY JOHNSON**  
Corporate Real Estate Solutions



**FOR SALE\***

LONE STAR OFFICE/FLEX  
BUILDING A & B  
DALLAS, TX 75212

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**\* Disposition via sealed  
bid process, sold As Is \***





### Property Information-

- 3.2 acres
  - 39,814 s.f. combined
  - Bldg. A - Office - 31,833 s.f.
  - Bldg. B - Climate Controlled Flex space - 7,992 s.f.
  - 125 surface parking spaces
- Zoned Industrial Research
  - Furniture included

Located in  
**LONE STAR BUSINESS PARK**



**OPPORTUNITY  
ZONE  
DESIGNATED**







# Re-Development Opportunities

- **Office to Industrial/Flex Conversion**

- Prime Location – less than 10 minutes from Downton Dallas, direct access to I-30 corridor
- Site is already zoned for Industrial Research (IR)
- Strong market demand for new/renovated industrial developments
- Existing 7,992 SF of Flex space on site
- Utilities on site
- Secured Fencing
- Land Size allows for development of approx. 55,000 SF – 70,000 SF facility

- **Other Potential Uses**

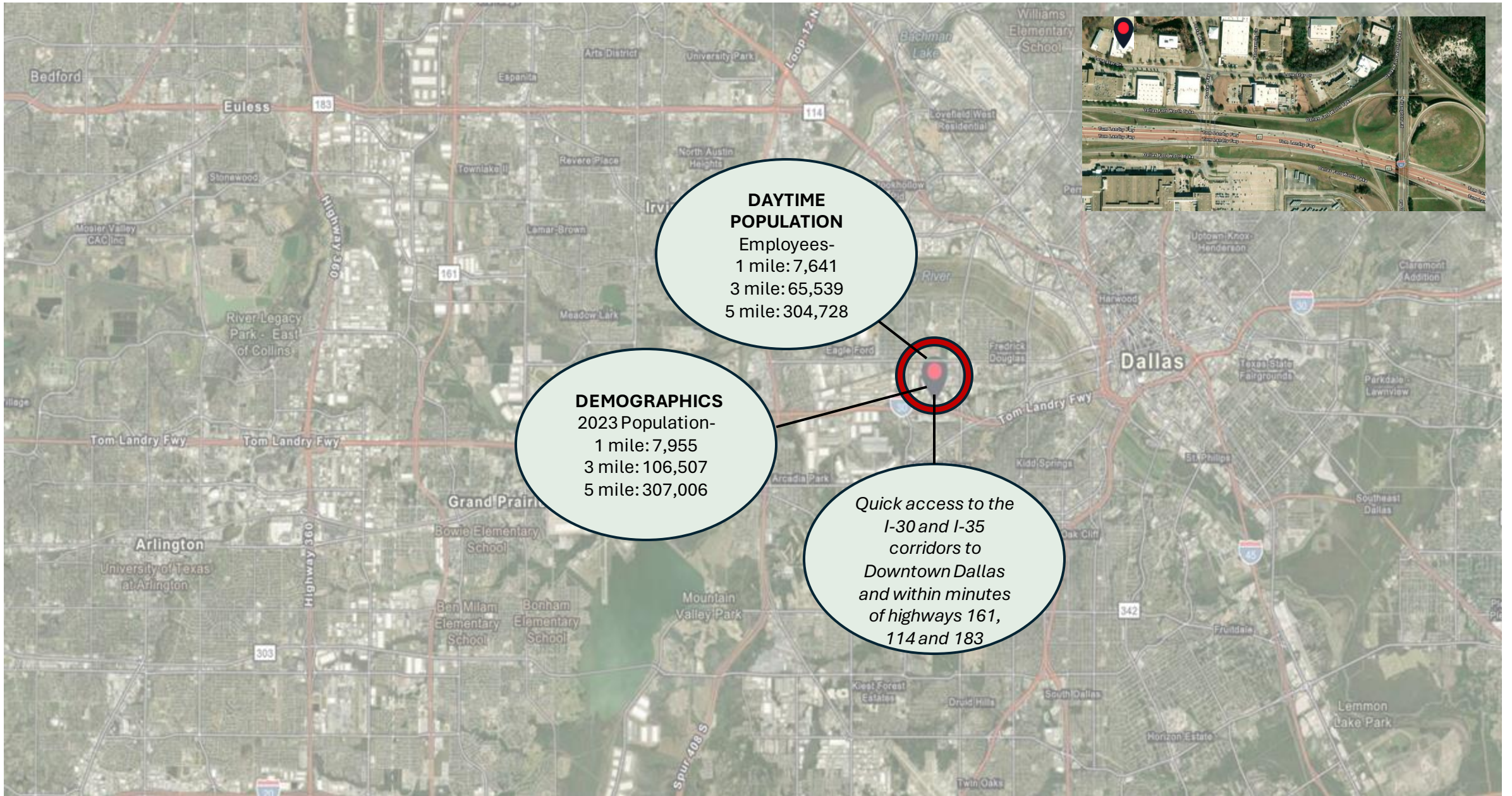
- Corporate Headquarters for R&D
- Self – Storage Facility
- Light Manufacturing
- Showroom
- Outdoor Storage
- Research & Development



# Zoning Uses & Regulations (IR)

- **Front Yard** - Minimum 15 feet
- **Side Yard** - Minimum 30 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A), 0 feet in all other cases
- **Rear Yard** - Minimum 30 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A), 0 feet in all other cases
  - Setbacks may be greater or lesser due to exceptions in the Dallas Development Code, exceptions include, but not limited to, platted building lines and more restrictive zoning district setbacks in the same block.
- **Height** - Maximum structure height is: 200 feet, Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)
- **Dwelling Unit Density** - No maximum dwelling unit density
- **Floor Area Ratio**
  - 0.5 for Retail and Personal Services Uses
  - 0.75 for any combination of lodging, office, and retail and personal service uses
  - 2.0 for all uses combined
- **Lot Coverage** - 80% Maximum Lot Coverage
  - above ground parking structures included
  - surface parking and underground parking do **NOT**
- **Lot Size** - No Minimum Lot Size
- **Stories** - 15 stories above grade, parking garages are exempt but must comply with height regulations
- **Additional Provisions** - Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day
- **Visual Intrusion** - No balcony or opening facing a R(A),D(A), TH(A), CH, MF-1(A)(SAH), MF- 2(A)(SAH) district may be above the RPS
- **Primary Use** - Research and Development, Light Industrial, Office, and Supporting Commercial Uses





**DAYTIME POPULATION**  
 Employees-  
 1 mile: 7,641  
 3 mile: 65,539  
 5 mile: 304,728

**DEMOGRAPHICS**  
 2023 Population-  
 1 mile: 7,955  
 3 mile: 106,507  
 5 mile: 307,006

*Quick access to the I-30 and I-35 corridors to Downtown Dallas and within minutes of highways 161, 114 and 183*



# 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.

### 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.

_____ 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
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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date