

PROFESSIONAL OFFICE COMPLEX

PRE LEASING FOR SPRING 2018

127 FM 2453
Royse City, TX. 75189



F.M. ROAD 35

Upscale Professional office development comprised of a single story building located on the southeast corner of FM 35 & FM 2453; less than 1 mile from I-30. Multiple opportunities! Shown are 4 projected spaces- 2 on North side of building - 1,948 sf & 2,064 sf. 2 on South side of building 1,948 sf & 2,064 sf. Also available is option to lease entire North or South side for a total of 4,012 sq ft. Finish out allowance negotiable. Seeking 3-5 year lease. Offers 48 parking spaces between the 5 Suites. Signage option with high corner visibility.

No Stories	1
Building Class	A
Year Built	2018 New Construction
Property Type	Professional Office
Leasable Space	1,948 SF/2,064/4,012 SF

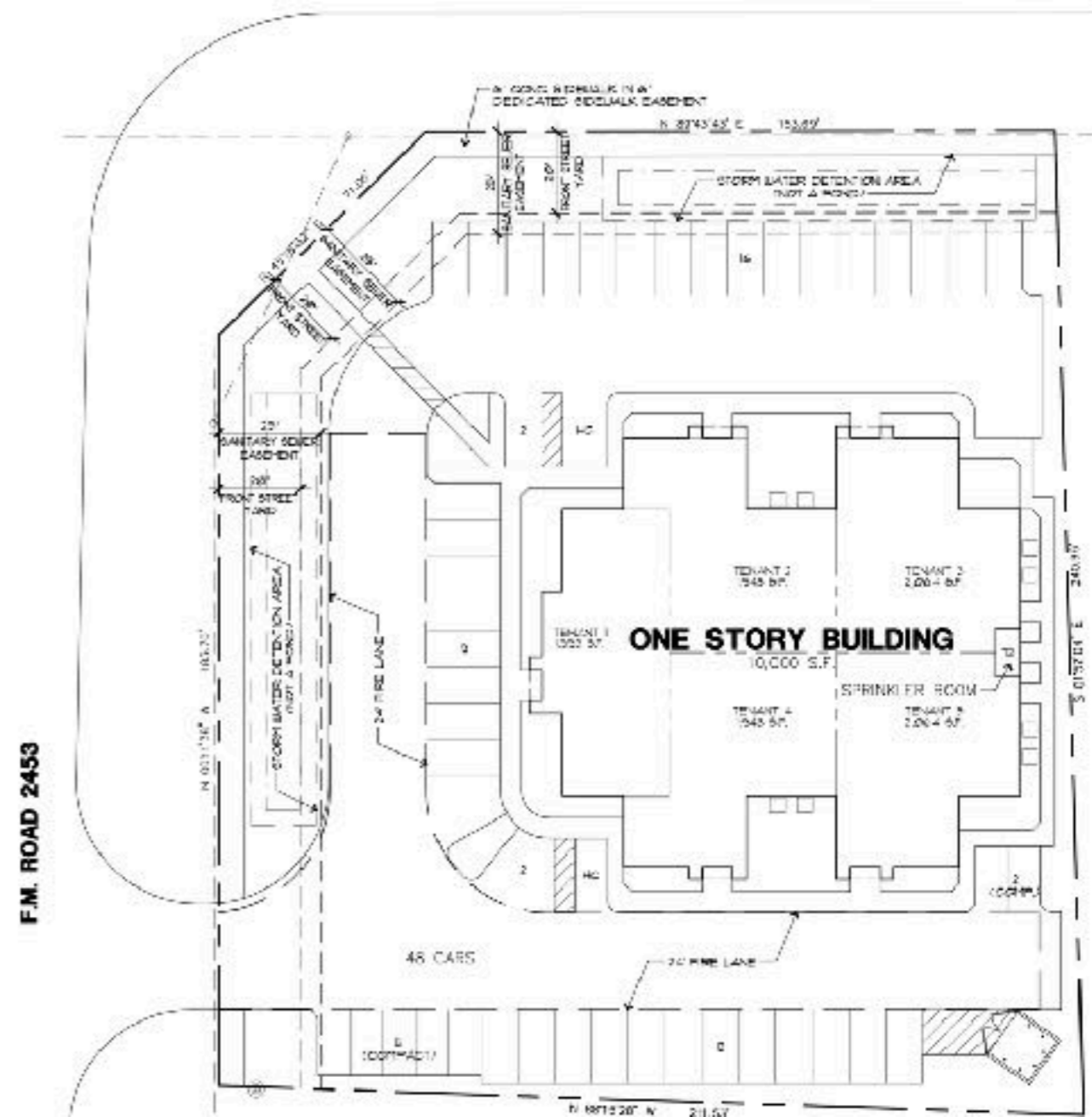
Contact

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Email. kari@karihollifield.com

2701 Sunset Ridge #109. Rockwall, TX 75032



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Royse City is a fast growing city with an ideal location just 30 miles east of Dallas, 12 miles east of Rockwall and 19 miles west of Greenville.

Royse City has grown an average of 20 percent annually since the 2000 census, from a population of 2,900 and 1,027 homes in 2000 to 11,000 residents and 3,606 homes in 2013.

Located in a pro-growth, smart growth city this property is ideal for that professional type business servicing individuals and businesses both locally and from surrounding communities.

Located approximately 1 mile either direction to I-30 and within proximity to numerous developing subdivisions it is ideal and superbly located.



May 2017. All information furnished is from sources deemed reliable and is submitted subject to error, omissions, change of terms and/or conditions. Prepared by The Retail Coach, LLC, a national retail consulting and market research firm

Age Groups 2017 Estimate

9 Years & Under	15.25%
10-17 Years	13.70%
18-24 Years	9.18%
25-34 Years	11.88%
35-44 Years	16.37%
45-54 Years	13.90%
55-64 Years	10.21%
65 Years and Over	9.51%
MEDIAN AGE	35.0
AVERAGE AGE	34.9

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Income 2017 Estimate

Average Household	\$92,094
Median Household	\$80,986
Per Capita	\$29,694



Information About Brokerage Services

11.2.2015

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:
 - 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.

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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	535327 License No.	KLRW552@KW.COM Email	(972) 772-7000 Phone
BCB BAKER Designated Broker of Firm	0120622 License No.	BBAKER@KWPLANO.COM Email	(972) 599-7000 Phone
TOMMY FLOOD Licensed Supervisor of Sales Agent/ Associate	0631001 License No.	TOMMYFLOOD@KW.COM Email	(972) 772-7000 Phone
Kari Hollifield Sales Agent/Associate's Name	0472316 License No.	kari@karihollifield.com Email	(214) 564-2899 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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