

FOR LEASE >

2651 FONDREN DR

University Park, Texas

SHOWROOM/WAREHOUSE AVAILABLE

- > 43,575 SF building with +/- 22,184 SF available, divisible
- > Ideally situated in University Park
- > Located between I-75 and Greenville Avenue
- > 22' Clear Height
- > Spaces to be accessible to dock high platform
- > 50% Showroom, 50% Warehouse
- > Zoned Commercial

ALLYSON YOST

214 217 1251

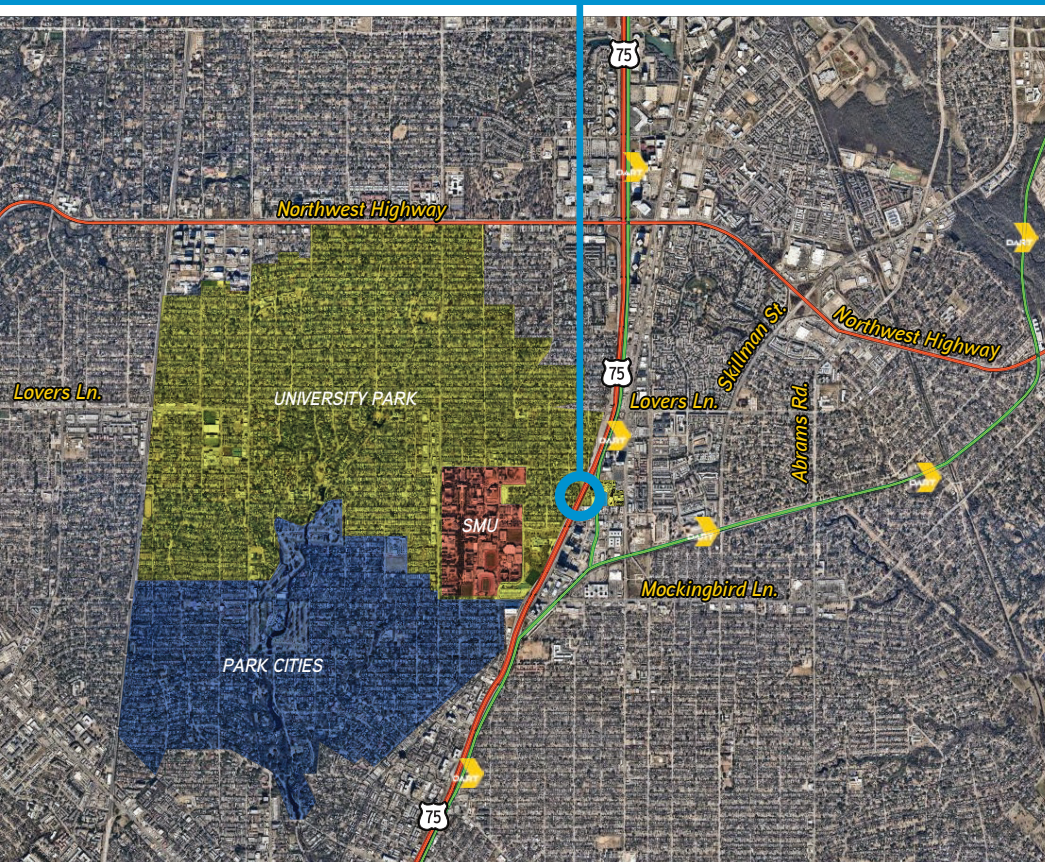
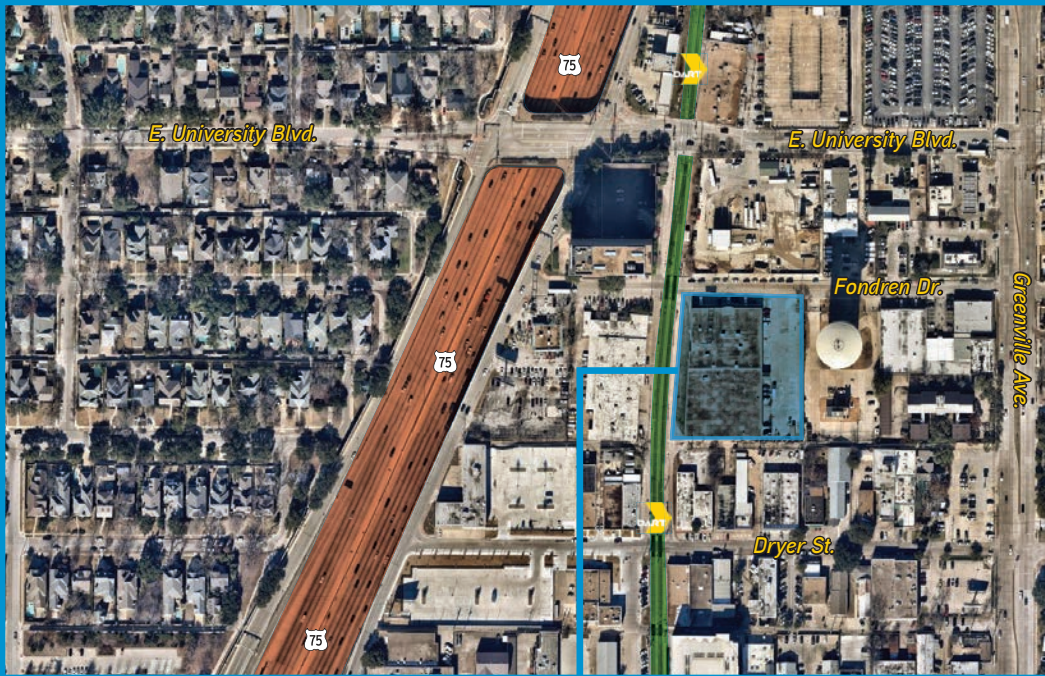
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PROPERTY HIGHLIGHTS

Great opportunity to warehouse at the only industrial building in University Park where the iconic retro roto-sphere Jarrell Company sign lives. Situated nearby some of the nation's wealthiest zip codes, this building is located just a quarter of a mile off I-75 with easy access to Fondren Dr from either the northbound access road or Greenville Ave. There are significant improvements planned for the entire building, including a new storefront for the east side of the building. The total square footage available is approximately 22,184, which is to be divided into either 2 or 3 suites. The building is zoned commercial, allowing for 50% showroom and 50% warehouse.

DEMOGRAPHICS

Population Summary	1 Mile	3 Mile	5 Mile
2017 Total Pop.	24,055	181,273	414,499
2022 Total Pop.	26,001	196,830	451,132
2017-2022 Annual Growth Rate	1.6%	1.7%	1.7%
2017 Median Age	30.9	34.8	35.3
2017 Average HH Income	\$124,658	\$128,514	\$114,361
2017 Average Home Value	\$560,007	\$612,497	\$501,949

Home Expenditures	Average Amount Spent	Total Amount Spent
Furniture	\$934.69	\$77,761,601
Major Appliances	\$438.57	\$36,486,999
Housewares	\$146.41	\$12,180,316
Small Appliances	\$78.57	\$6,536,784
Lamps/Lighting Fixtures/Ceiling Fans	\$48.98	\$4,074,968
Clocks & Other Household Decoratives	\$240.12	\$19,976,630
Computers & Hardware for Home Use	\$293.67	\$24,431,541

2651 FONDREN DR - ELEVATIONS



PROJECT MATERIALS

Brick Veneer
Stone Veneer
Stucco
Sustainable Rainscreen
Aluminum Frames

AREA OF OPENINGS WITH GLASS INFILL

East Elevation
5,267 SF with 1,095 SF (21%) Storefront

West Elevation
5,550 SF with 0 SF (0%) Storefront

Substantial improvements are planned for the entire building, giving it a new life. A new façade has been designed for the east side of the building, including new storefronts with steel glass canopies, replacing the current loading doors into beautiful windows with sustainable rain screens, a new set of concrete stairs with an ADA ramp, and much more. For the west side of the building, a new overhead door with a concrete loading platform has been designed. Other improvements include a fresh coat of paint for the brick masonry and roof.

SITE PLAN

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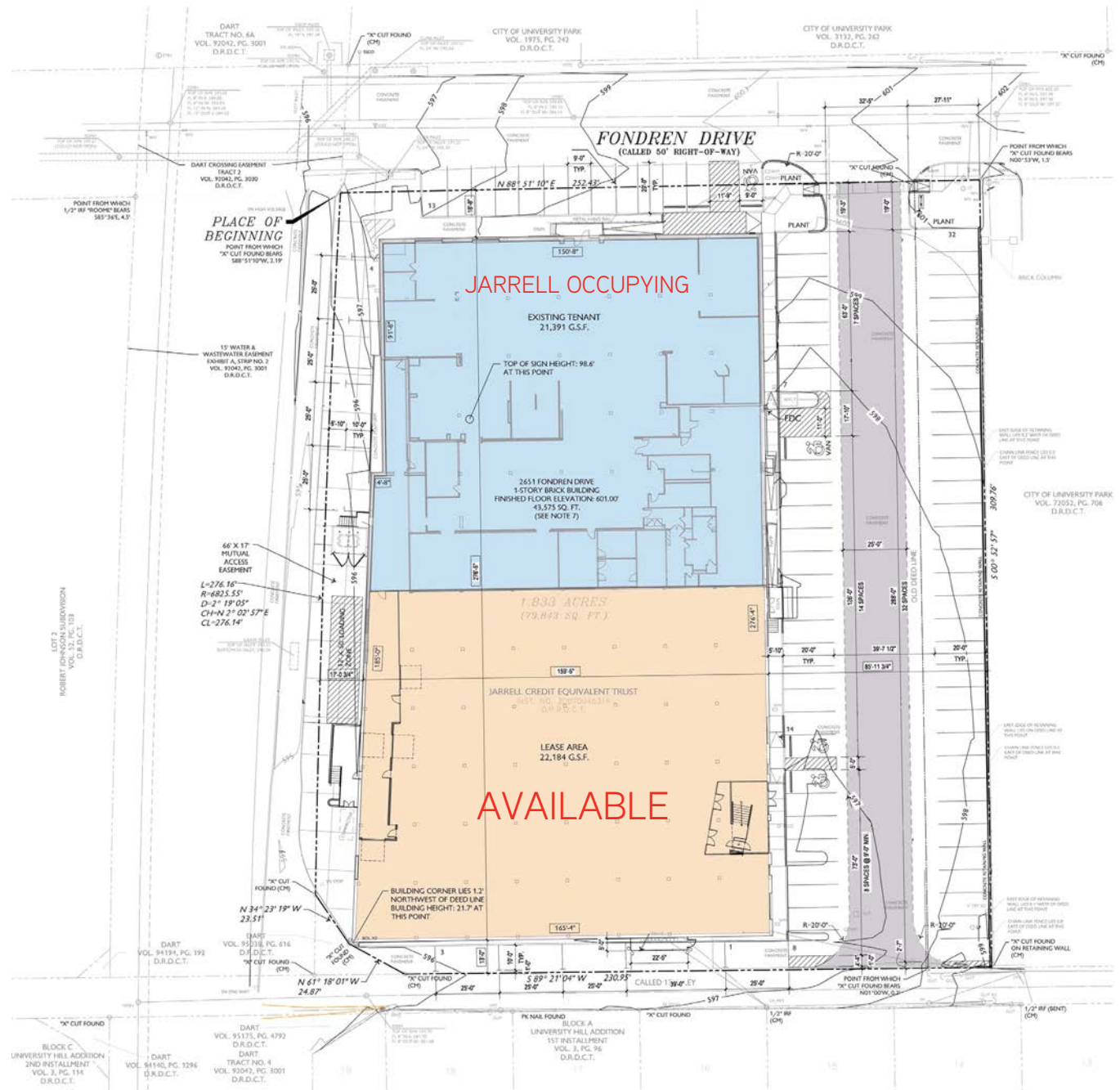
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date