



Warehouse/Office for Sale

902/902-A KCK Way, Cedar Hill



Lot lines are approximate

- +/-17,820 combined total SF industrial warehouse buildings for sale. 902 KCK is approx. 11,900 SF and 902-A KCK is approx. 5,920 SF. +/-1.27 acres with ample parking that currently consists of approx. 11 concrete parking spaces and room to add more. 2-40' Storage containers are included with the sale. TPO Roof and Skylights completed in 2017.
- Ideal for an owner/user or investor. Zoning is Industrial and would be great for uses such as light manufacturing, appliance repair, exterminator services/storage, cabinet shop, contractors, general storage, among many others.
- 902 KCK is approx. 11,900 SF and is currently occupied by Epic Products on a month-to-month lease, who will be vacating September 2026. Building features 240 amp 3-phase heavy power, gas heater, and LED lighting. 1-10'w x10'h grade level overhead door, 1-10'w x 10'h dock high overhead door, and 1-18'w x 10'h dock high overhead door. Office consists of 2 offices, 2 restrooms, breakroom, closet, and 2 shop offices.
- 902-A is approx. 5,920 SF and will be vacated upon closing and funding. Building has gas and meter base and wires for 440 amp heavy power. 1-10'w x12'h grade level overhead door, 1-10'w x 10'h dock high overhead door. Clear height is 13'-14'. Office consists of 1 large office/reception with break area, 2 restrooms, and 2 shop offices with mezzanine storage. Paint booth included with sale.
- Neighbors include CER Electrical Services, Texas Truck Connection, and many others.
- Located just minutes from the proposed Loop 9 (www.loop9.org) and an over 1.3 million SF industrial hub currently under construction by Hillwood developers, with an additional 694k SF planned for phase 2.

Sales Price:

\$2,200,000.00
\$123.46 SF

Location:

Highway 67 Northbound between
Mt. Lebanon and Tidwell.

Zoning:

Industrial (I)

Built:

902: 1979 902-A: 1996



Offered for sale exclusively by:

Mote & Associates

Contact: Sarah R. Mitchell

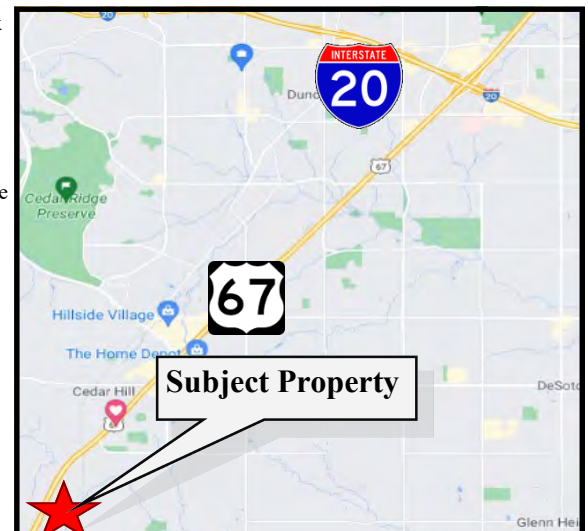
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326 Cooper St., Suite A1

Cedar Hill, TX 75104



All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



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Aerial

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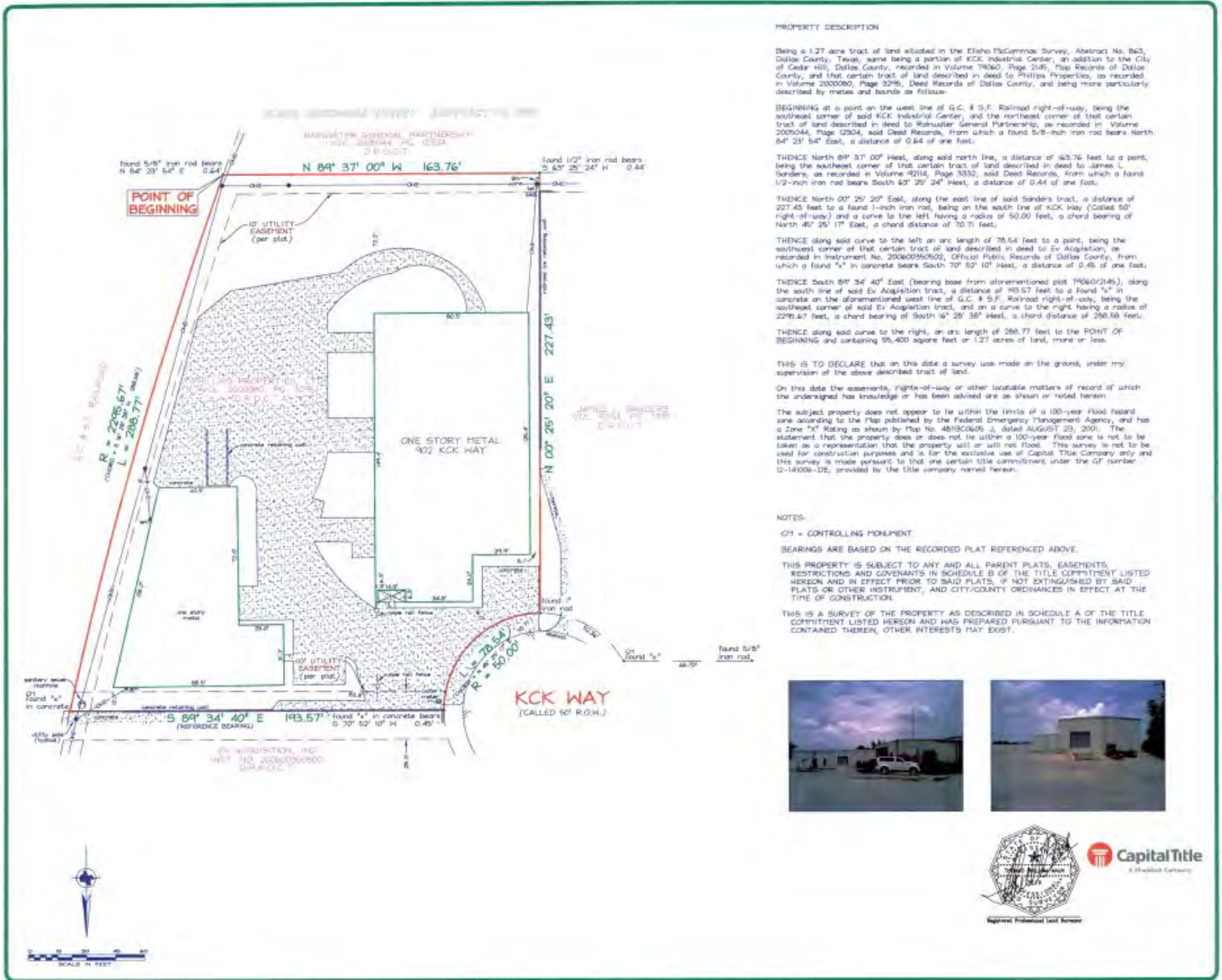
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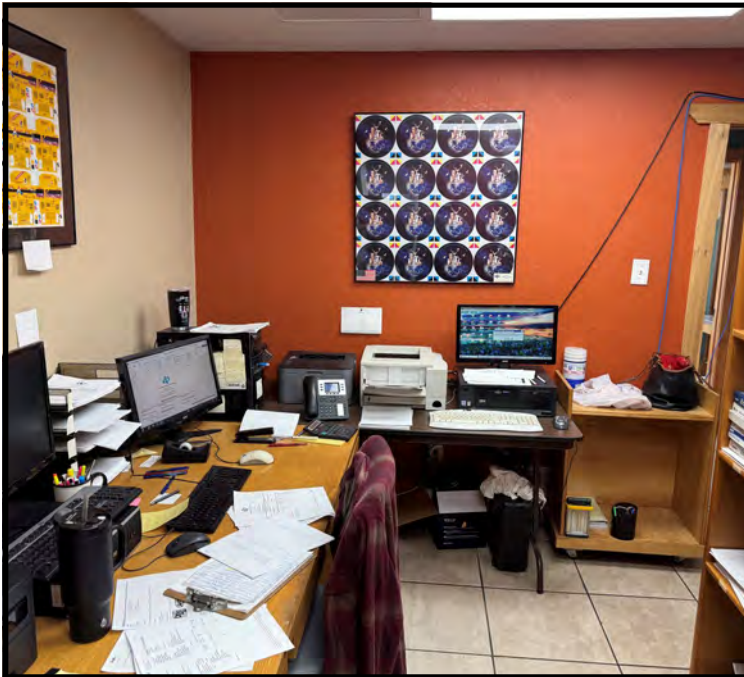
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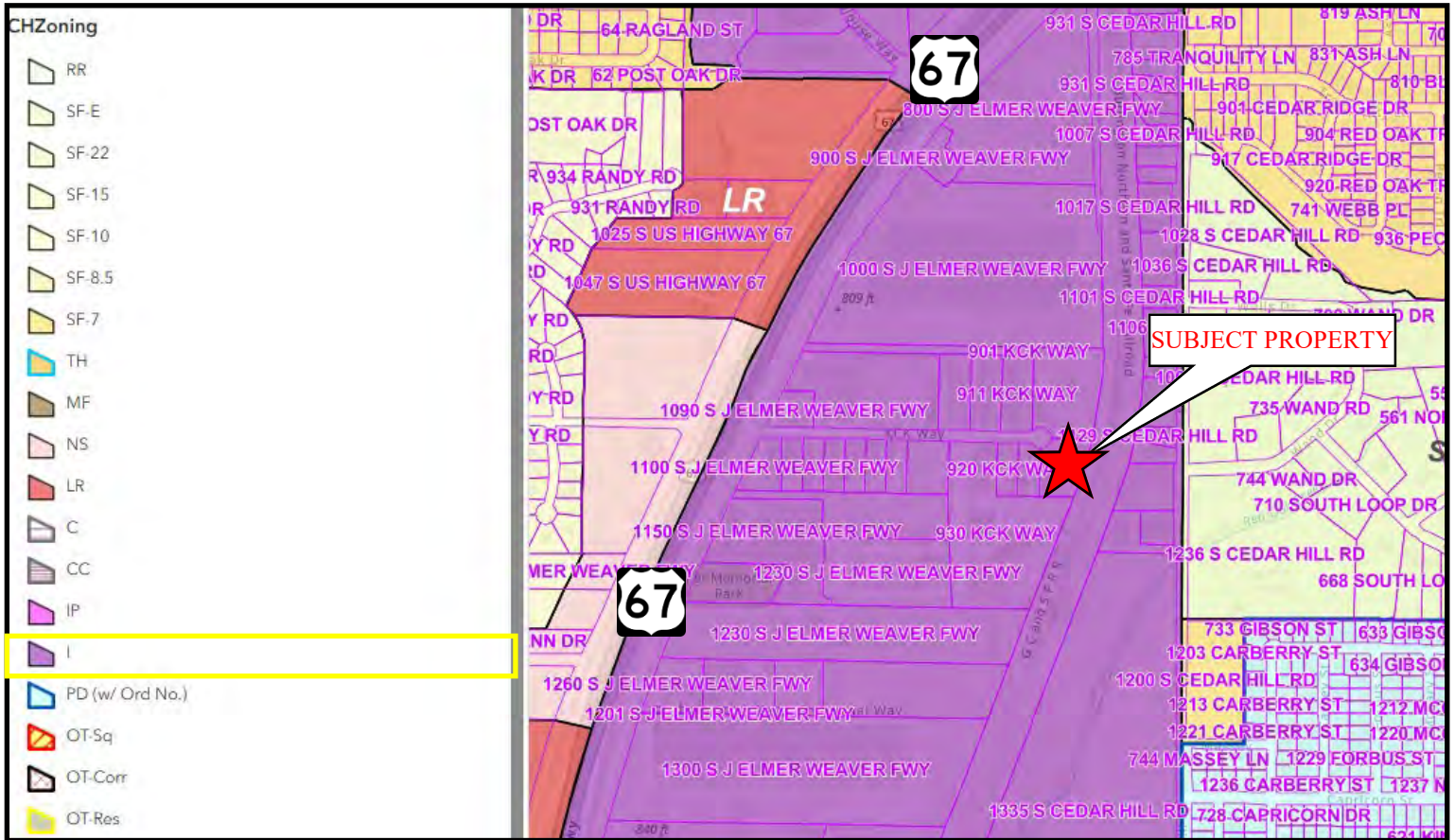
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Zoned I-Industrial



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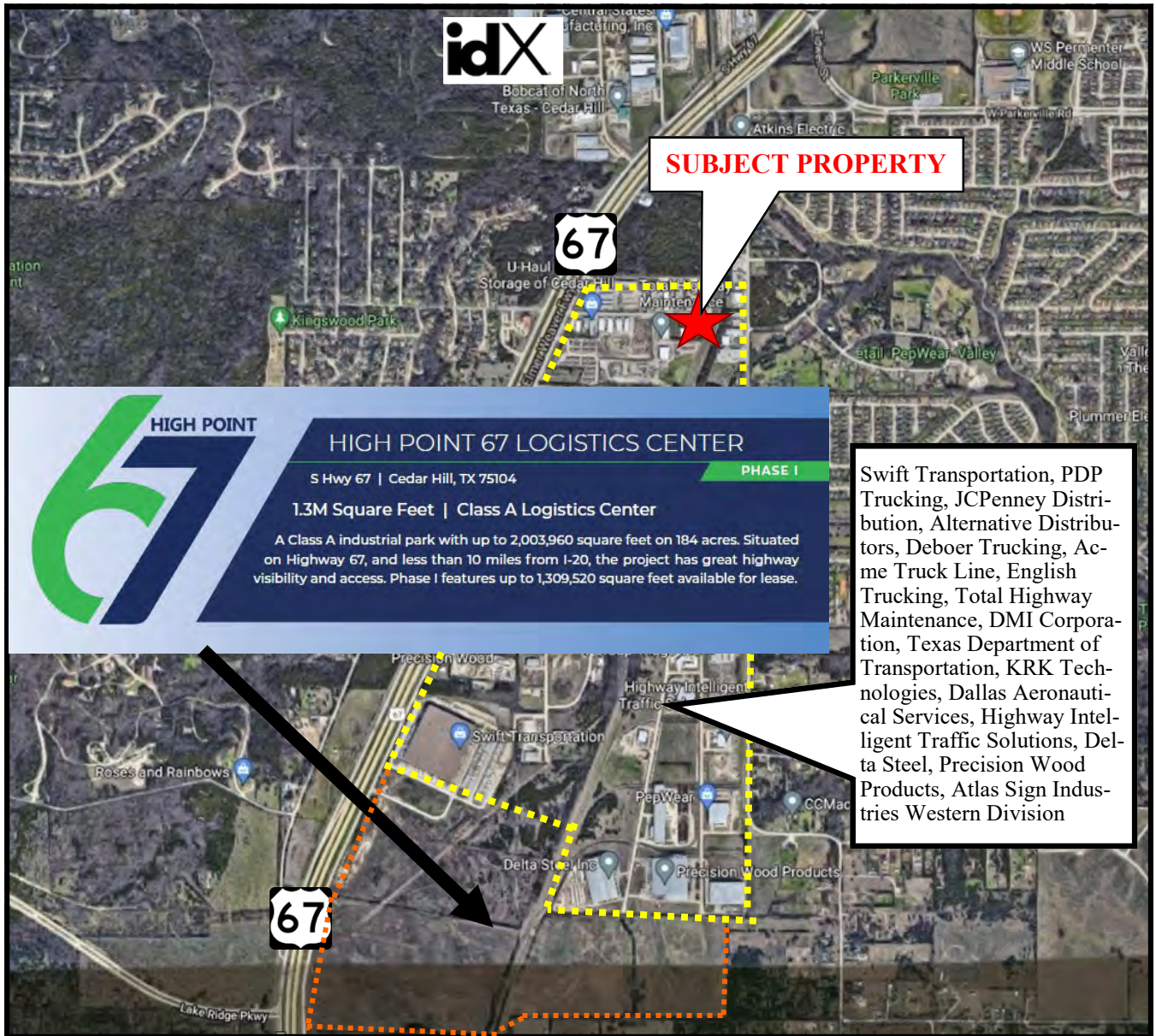
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SUBJECT PROPERTY

67

HIGH POINT

HIGH POINT 67 LOGISTICS CENTER

S Hwy 67 | Cedar Hill, TX 75104

PHASE I

1.3M Square Feet | Class A Logistics Center

A Class A industrial park with up to 2,003,960 square feet on 184 acres. Situated on Highway 67, and less than 10 miles from I-20, the project has great highway visibility and access. Phase I features up to 1,309,520 square feet available for lease.

Swift Transportation, PDP Trucking, JCPenney Distribution, Alternative Distributors, Deboer Trucking, Acme Truck Line, English Trucking, Total Highway Maintenance, DMI Corporation, Texas Department of Transportation, KRK Technologies, Dallas Aeronautical Services, Highway Intelligent Traffic Solutions, Delta Steel, Precision Wood Products, Atlas Sign Industries Western Division

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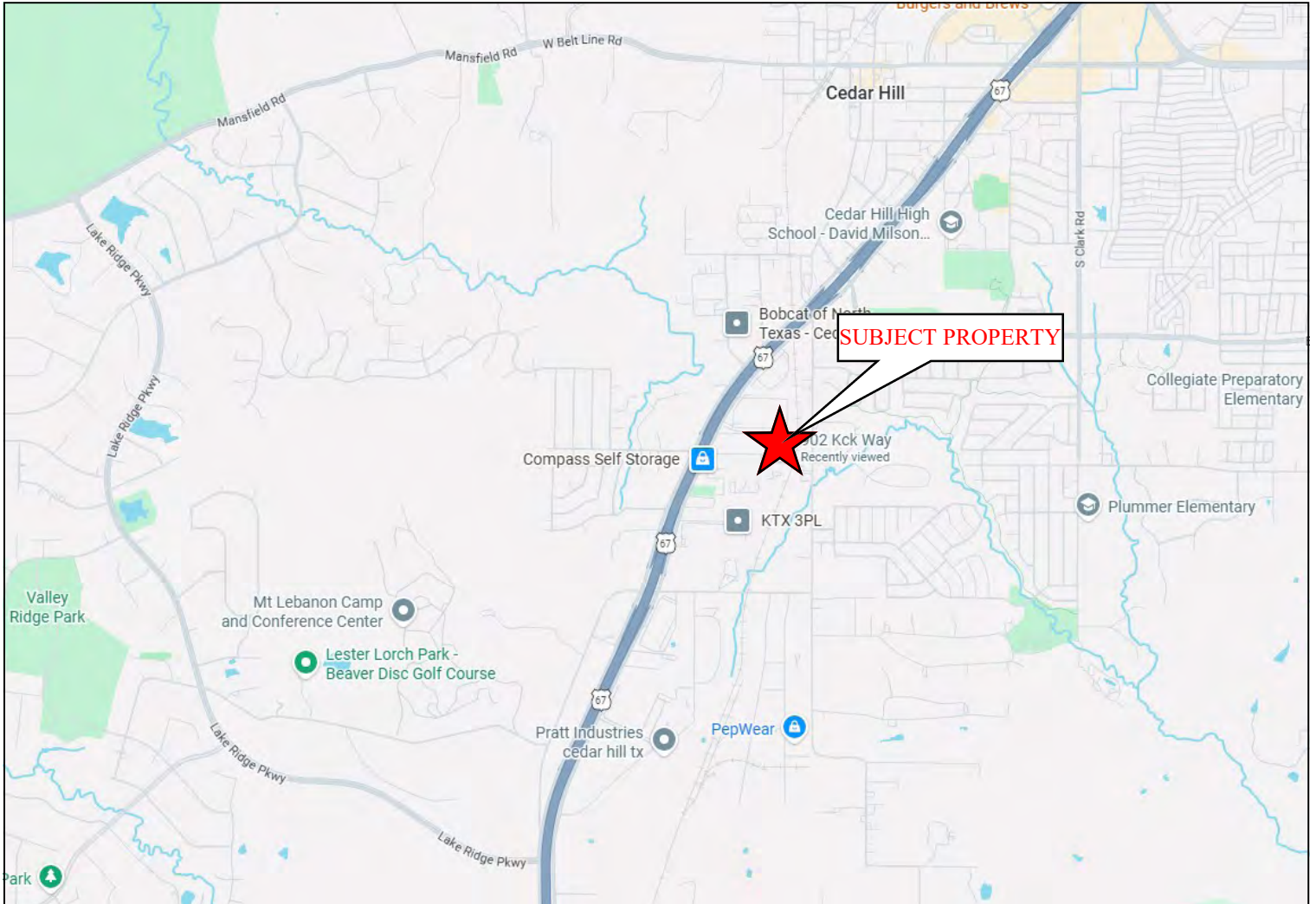
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Area Map

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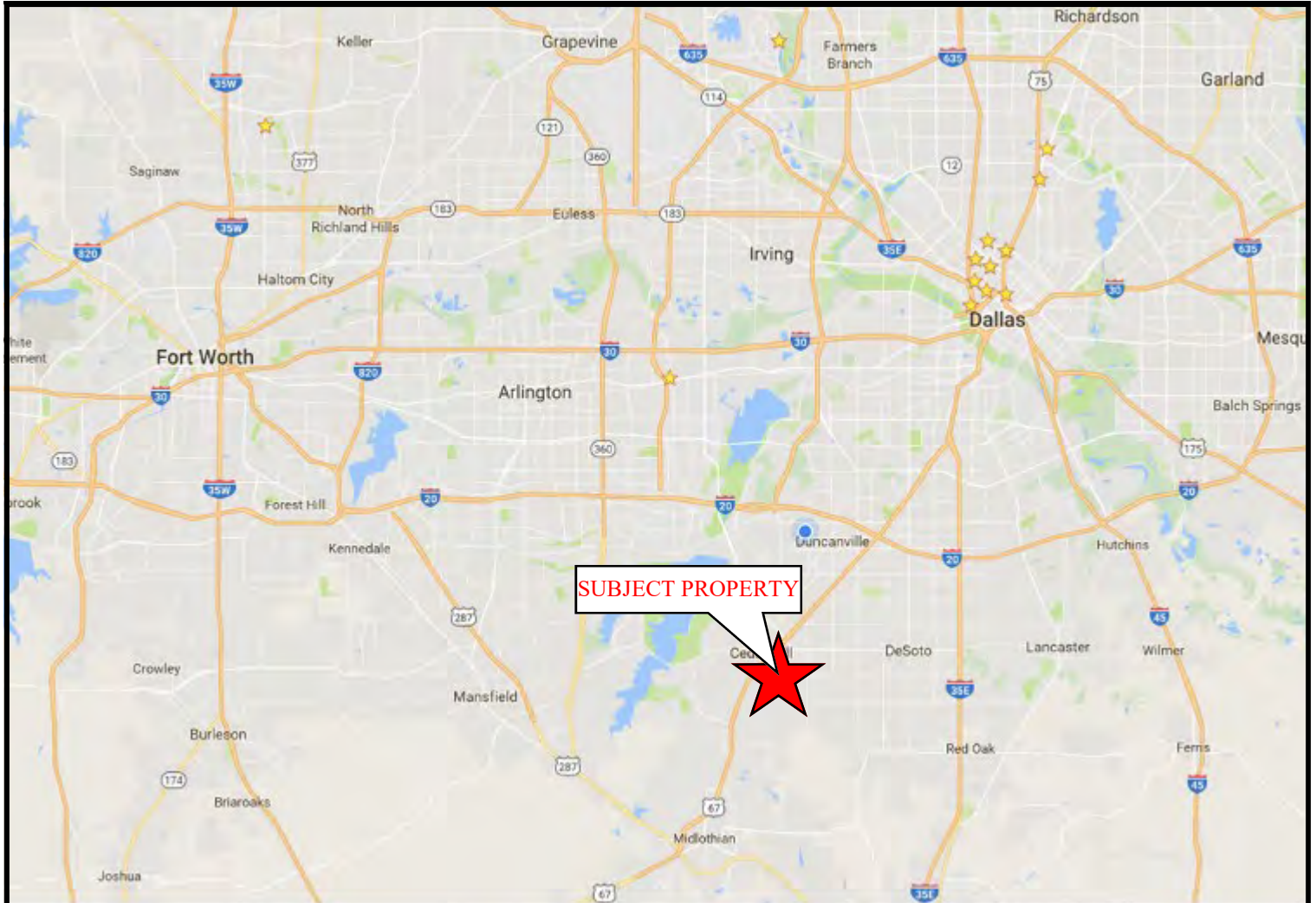
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Information About Brokerage Services

Texas law requires all real estate licensees 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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<u>Sarah R. Mitchell</u>	<u>509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov