

FOR SALE · DALLAS, TEXAS

2655 Myrtle Springs Avenue

Three-building commercial property - Aqueous Holdings LLC

MD

MIKE DENNIS HOMES

\$331,385 of capital improvements, completed

The property was taken through a comprehensive renovation across all three buildings and the site. Core systems — electrical service, water supply, sewer, gas — were replaced rather than repaired, with work performed under City of Dallas permits and carried through final inspection.

INVESTMENT SUMMARY

Building 1 — renovation	\$64,435
Building 2 — new construction	\$155,000
Building 3 — renovation, build-out	\$88,000
Site improvements	\$23,950
TOTAL INVESTED	\$331,385

Electrical service

Upgraded to a 400-amp main service with three 200-amp panels, one per building. All buildings fully rewired in commercial-grade metal-clad cable, with all runs from the panel on 200-amp wire lines. New load centers, arc-fault and GFCI protection, and new grounding electrode systems.

Sewer, water and gas

Complete sewer line replacement across the property — all cast iron removed and the sewer tied directly to the city main. Water supply upgraded to PEX from the city meter to each building; new gas service line to Building 1. All sewer, water, gas, gas meter and electrical lines are new within the last five years.

Building 2 — new build

Post-tension slab, new framing with shear walls, and a new R-panel metal roof over a Carlisle self-healing membrane ice and snow underlayment. New energy-efficient double-pane windows, ADA-compliant restrooms, and an office kitchenette.

Technology and security

24-hour surveillance, with cameras covering all areas of the property including AI recognition cameras. Networking controls and server run on the UDP Pro and NVR; Ubiquiti UniFi is the hardware throughout, with gate access control, Cat6 cabling and coaxial cable in conduit. Spectrum internet service. Approximately \$25,000 of the total was security and access controls.

Building 3 — build-out

New 200-amp panel and full rewire tied into the main service. Additional 12-amp power outlets in the warehouse. Two glass roll-up doors with commercial motors and exterior storm doors. New kitchen with marble countertops, all new fixtures, toilets and a built-in shower. Cabinetry and custom built-in desks.

Site

New property-wide French drain system in 4-inch and 6-inch solid pipe, plus a concrete water slipway; all sidewalks new since 2019. Parking lot resealed, restored and restriped. All exterior parking lot lighting is I Glo LED with a photo cell in each fixture. New LiftMaster commercial slide gate operator. Landscaping package installed property-wide.

400A

MAIN SERVICE

3

BUILDINGS

Permitted

CITY OF DALLAS, FINAL
INSPECTION

2026

MOST RECENT WORK

Full schedule of improvements available on request

Mike Dennis, Listing Agent
817-941-7015
Mike@mikedennishomes.com

Request the package

Figures are approximate costs of work performed and are not a representation of contributory value to sale price. Descriptions reflect work performed to the best of the owner's knowledge and are not a warranty of condition. Permit numbers, contractor invoices and warranty documentation available on request.

Schedule of improvements

1 · Property-wide systems

Infrastructure serving all three buildings. The per-building sections describe how this work terminates in each structure.

CATEGORY	SCOPE OF WORK	CONTRACTOR / DATE
Electrical service	Upgraded to a 400-amp main service with three 200-amp panels, one per building. New meter base, service riser, and weatherhead installed to City of Dallas and NEC code. All exterior conduit runs, weatherproof junction boxes, and cable trays replaced. All buildings fully rewired with new copper branch circuits, all runs from the panel on 200-amp wire lines. New load centers, main disconnects, and arc-fault / GFCI protection added. New grounding electrode systems installed — ground rods and UFER ground, bonded to water and gas lines.	2018 to 2019
Sewer and water	Complete sewer line replacement across the property, with all cast iron removed and the sewer tied directly to the city main. Water supply lines upgraded to PEX from the city meter to each building. All sewer, water, gas, gas meter and electrical lines are new within the last five years.	2018 to 2019

2 · Building 1 — renovation of existing structure

CATEGORY	SCOPE OF WORK	CONTRACTOR / DATE
Electrical	New 200-amp main distribution panel. Full rewire replacing all legacy residential NM (Romex) wiring with commercial-grade MC (metal-clad) cable per City of Dallas commercial electrical code. New service riser, weatherhead, and meter enclosure. Grounding upgraded with UFER ground and bonding to water and gas lines. Performed under permit and passed final City of Dallas electrical inspection.	2018 to 2019
Plumbing and gas	Entirely new gas service line from the city tap to the building, including meter connection and pressure-tested black iron interior distribution. Complete sewer line replacement including excavation and new PVC SDR-35 piping, with accessible exterior cleanouts per City of Dallas plumbing code. Domestic water lines fully replaced with PEX-A from city meter to all fixtures. Main water service line excavated and upgraded with backflow prevention. Passed rough-in and final inspections.	2018 to 2019
HVAC	New furnace blower motor installed. All HVAC units and furnaces on the property serviced and inspected, and reported fully operational at the time of service.	Charter Heating & Air August 18, 2026 · \$1,435.00
Foundation and drainage	Pier-and-beam foundation restoration. Crawl space restored and mitigated, with an Aprilaire dehumidifier installed. Six-inch French drain system installed around the building, draining to the street. Concrete water slipway rebuilt.	2018 to 2019
Insulation	Spray foam insulation throughout. Attic upgraded to meet or exceed City of Dallas fire code.	2018 to 2019

Schedule of improvements

Building 1, continued · Building 2

2 · Building 1 — continued

CATEGORY	SCOPE OF WORK	CONTRACTOR / DATE
Interior walls and flooring	New drywall throughout — offices, common areas, kitchen, and bathrooms — taped, floated, and painted to a Level 4 finish with commercial-grade materials. Tile flooring in the kitchen, bathroom, and one office; hardwood throughout the remaining areas.	2018 to 2019
Technology and security	Ubiquiti UniFi system for networking and security, running on the UDP Pro and NVR, with 24-hour surveillance covering all areas of the property including AI recognition cameras, conventional HD cameras, and managed wireless access points. Cat6 cabling and coaxial cable in conduit; Spectrum internet service. Ubiquiti gate access control with remote and local management. Approximately \$25,000 of the total was security and access controls.	2018 to 2019
Lighting	All interior fixtures replaced with commercial LED, including flush-mount ceiling units and task lighting; electrical runs reconfigured to suit the layout with updated switching, dimmers, and code-compliant junction boxes. New weatherproof LED wall packs and soffit-mounted exterior fixtures rated to NEMA standards and tied into the updated electrical system.	2018 to 2019
Walkways	New concrete walkways poured around the perimeter.	2018 to 2019
BUILDING 1 SUBTOTAL		\$64,435

3 · Building 2 — new construction

Building 2 also houses the primary electrical distribution hub for the property.

CATEGORY	SCOPE OF WORK	CONTRACTOR / DATE
Foundation and framing	Post-tension slab. Entire structure framed with new dimensional lumber and a structural framing system, including shear walls and roof support.	2018 to 2019
Electrical	New 400-amp main service entrance for the entire property, including upgraded meter base, service riser, grounding system, and surge protection. Feeds three separate 200-amp panels, one per building. Full interior rewire in commercial-grade MC cable, new load centers, and arc-fault / GFCI protection per City of Dallas code.	2018 to 2019
Metal roofing	New R-panel metal roofing system over a Carlisle self-healing membrane ice and snow underlayment (CCW WIP 401LT Ice & Water Shield). Fastened to code with reinforced flashing, ridge cap, and drip edge.	2018 to 2019
Plumbing	All new plumbing, including a tankless water heater.	2018 to 2019

Schedule of improvements

Building 2, continued · Building 3

3 · Building 2 — new construction

Building 2 also houses the primary electrical distribution hub for the property.

CATEGORY	SCOPE OF WORK	CONTRACTOR / DATE
Windows and walls	All windows are new energy-efficient double-pane units meeting commercial building code and egress requirements. New interior wall systems including moisture-resistant drywall, fire blocking, and Level 4 finish surfaces.	2018 to 2019
Kitchenette and bathrooms	New office kitchenette with custom cabinetry and marble countertops on dedicated GFCI electrical and plumbing, including stove, refrigerator, sink, and garbage disposal. ADA-compliant public and private restrooms with marble-integrated sinks, commercial fixtures, and grab bars — two stalls plus urinal.	2018 to 2019
Interior lighting	New commercial-grade LED lighting throughout, with energy-efficient fixtures, switches, and lighting zones.	2018 to 2019
BUILDING 2 SUBTOTAL		\$155,000

4 · Building 3 — renovation and build-out

Electrical	New 200-amp main panel and full building rewire using commercial-grade MC cable, tied into the main 400-amp service at Building 2. Additional 12-amp power outlets in the warehouse.	2018 to 2019
Plumbing and framing	New PEX water lines and PVC drainage tied into the shared city sewer and upgraded water service line; old cast iron sewer removed and replaced. Interior framed for new drywall systems.	2018 to 2019
Kitchen and bath	New kitchen with marble countertops, all new fixtures, toilets and a built-in shower. Kitchen cabinets \$6,400; countertops \$12,456; fixtures \$4,300. Not included in the Building 3 subtotal — pending invoice confirmation.	\$23,156
Doors and build-out	Two glass roll-up doors installed with commercial operating motors, with exterior storm doors in front of each. Cabinetry and custom built-in desks installed.	2018 to 2019
BUILDING 3 SUBTOTAL		\$88,000

Site plan and site improvements

Drainage · landscaping · lighting
access · grounds maintenance

5 · Site plan — drainage and grounds

Property-wide site work. These figures are not included in the subtotals or the total invested — pending invoice confirmation.

CATEGORY	SCOPE OF WORK	COST / DATE
Drainage system	New property-wide French drain system in 4-inch and 6-inch solid pipe. A concrete water slipway was added for drainage.	\$15,500
Sidewalks	All sidewalks are new since 2019.	2019
Landscaping package	Landscaping package installed property-wide, with foundation restoration on Building 1 and an Aprilaire crawl space dehumidifier unit installed to keep the crawl space dry and clean.	approx. \$34,000
Pest control	Annual inspections for termite and bugs, with treatment throughout all buildings.	annual

6 · Site improvements

Parking lot	Parking lot resealed and restored, and restriped for tenant and visitor use.	2018 to 2019
Parking lot lighting	All exterior parking lot lighting is I Glo LED, with a photo cell built into each fixture. Pole-mounted heads replaced with high-lumen output units for visibility and safety, weatherproofed to NEMA standards and integrated with the updated electrical circuits.	2018 to 2019
Gate operator	Old operator removed and disposed; new LiftMaster CSL24UL Plus commercial slide gate operator installed with safety eye sensor, backup batteries, new chain, welded brackets, and fire chain drop kit. Two 811LM remotes supplied and owner remotes programmed. New vehicle exit loop saw-cut, filled, and sealed, with loop detector installed and set up.	Allstar Gate & Fence June 2, 2026 · \$5,450.00 Inv. #119
SITE SUBTOTAL		\$23,950

DOCUMENTATION AVAILABLE ON REQUEST

- | | |
|--|--|
| + City of Dallas permit records and final inspection sign-offs | + Contractor invoices supporting each subtotal |
| + Warranties — roofing, tankless water heater, foundation, equipment | + Charter Heating & Air service report and HVAC inspection records |
| + Allstar Gate & Fence invoice #119 | + Before and after photographs, dated where available |

For More Information, or to set up a private showing please contact:

Mike Dennis
cell: 817 941 7015
email: mike@mikedennishomes.com

