



NEWT WALKER COMPANY

Commercial Real Estate
2519 Thomas Avenue, Dallas, Texas 75201
(214) 720-2233
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FOR SALE



FEIZY CENTER BUILDING \$6,850,000

DESCRIPTION:	Eight story Office/Showroom/Warehouse building		
LOCATION:	1949 N. Stemmons Freeway, Dallas, Texas		
LAND AREA:	68,804 SF		
BUILDING AREA:	Basement	9,579 SF	
	Floors 1 to 8	76,632 SF	
	<u>Penthouse</u>	<u>2,548 SF</u>	
	Total	88,759 SF	
AGE:	Constructed in 1965		
PARKING:	117 Surface spaces		
ZONING:	MU-3 (Multi-Use 3)		

BUILDING USE:

The building has a certificate of occupancy as Office/Showroom/Warehouse. It does not meet code parking requirements as office only.



Zoning Districts - Mixed Use 3

The attached documents list the general guidelines to the Yard, Lot and Space Regulations. There may be exceptions to this information. See 51A-4.100 of the Dallas Development Code for specific details.

Front Yard

Minimum front yard is: 15 feet

Urban Form Setback

20 feet - additional required for portion of a structure over 45 feet in height

Side Yard

Minimum side yard is: 20 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 rear yard is: 20 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A)
0 feet in all other cases

Tower Spacing

Additional side and rear yard setback of 1 foot for each 2 feet in height only for that portion of the structure over 45 feet, maximum total setback of 30 feet

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: 270 feet

Note: 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

Use	Base (No MUP)	MUP=2 (No Res)	MUP=2 (With Res)	MUP=3 (No Res)	MUP=3 (With Res)
Lodging	3.2	3.4	3.6	3.6	3.8
Office	3.2	3.4	3.6	3.6	3.8
Residential	3.2	--	3.8	--	3.8
Retail and Personal Service	2.0	2.6	3.0	3.2	3.75
Total Development	3.2	3.6	4.0	4.0	4.5

Lot Coverage

80% maximum lot coverage

Note:

1. Aboveground parking structures are included
2. Surface parking lots and underground parking structures are not

Lot Size

No minimum lot size

Stories

20 stories when maximum structure height is 135 feet

Parking garages are exempt but must comply with height regulations

Off-Street Parking

See Use Regulations for Off-Street Parking Requirements

Off-Street Loading

See Use Regulations for Off-Street Loading Requirements

Landscape Regulations

See Article X

Additional Provisions

Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day

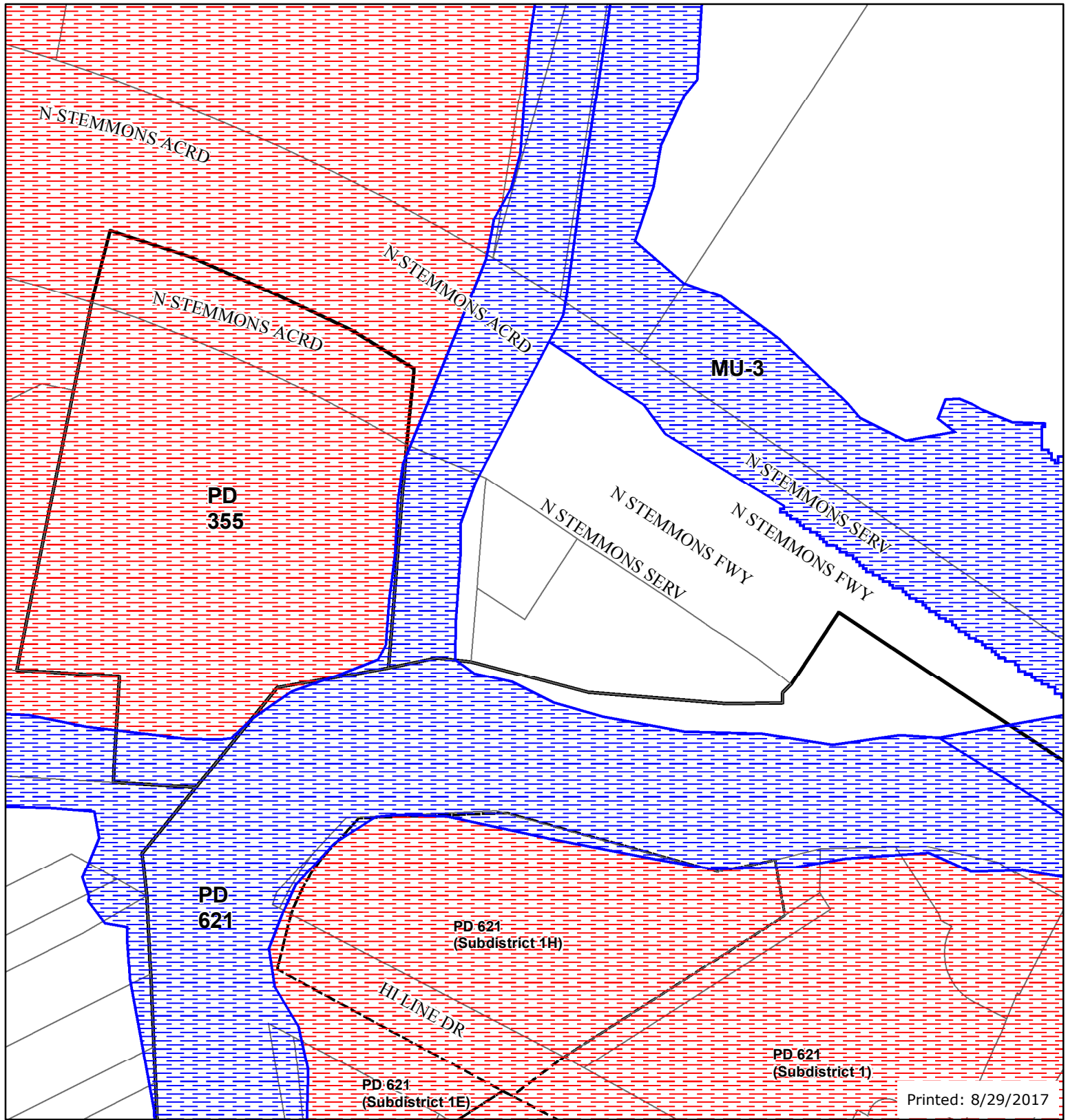
Visual Intrusion

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

High density retail, office, hotel and/or multifamily residential uses in combination on single or contiguous building sites

For additional information about the Yard, Lot and Space Regulations, please call Building Inspection, 214-948-4480 and ask for Zoning.



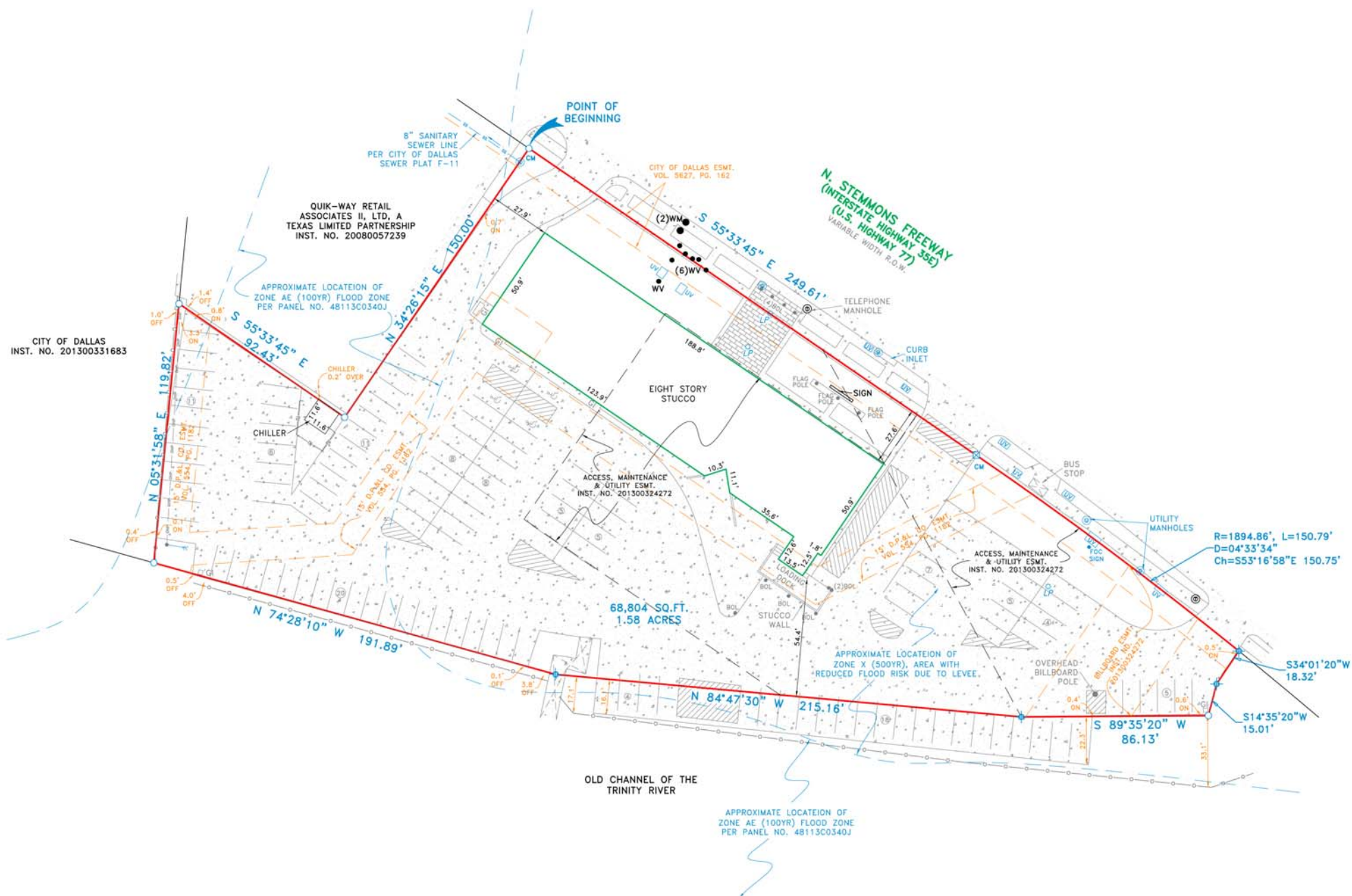
Printed: 8/29/2017

Legend

	City Limits		railroad		Dry Overlay		CD Subdistricts
	School		Certified Parcels		D		PD Subdistricts
	Floodplain		Base Zoning		D-1		PDS Subdistricts
	100 Year Flood Zone		PD193 Oak Lawn		CP		NSO Subdistricts
	Mill's Creek		Dallas Environmental Corridors		SP		NSO_Overlay
	Peak's Branch		SPSD Overlay		MD Overlay		Escarpment Overlay
	X Protected by Levee		Deed Restrictions		Historic Subdistricts		Parking Management Overlay
	Parks		SUP		Historic Overlay		Shop Front Overlay
					Height Map Overlay		

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)







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Certificate of Occupancy - 9602121006

Details

Holds

Documents

Zoning Info

Property

Street Address

[View](#)

1949 N STEMMONS FWY

Status: CO Issued

Application Date: Feb 12, 1996

Issue Date: Feb 12, 1996

Completed Date: Jun 14, 1996

Applicant: BRIAN CLEM

Owner Category:

PRIVATE

Land Use Description: OFFICE SHOWROOM/WAREHOUSE

Temporary Address:

Project

Doing FEIZY IMPORT / EXPORT CO.
business as:

Certificate Type:

Health Permit Number:

Use of Property:

Occupancy: B2

Selling Alcohol: ☐

Dwelling Units: 0

Constr. Type: IIN

Dance Floor: ☐

Stories: 8

Sq. Footage: 0

Occupancy Load:

Sprinkler: (None)

Required Parking: 139

Proposed Parking: 168

Development Services Building Inspection Division || 320 E. Jefferson Dallas, Texas 75203 || 214/948-4480

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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.

11-2-2015



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.

Walker Investments dba Newt Walker Company	405941		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Newton Walker	292615	newt@newtwalker.com	(214) 720-2222
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