

RETAIL FOR SALE

OPERATING CLUB & GRILL PROPERTY

1818 Storey Ln, Dallas, TX 75220



ELIUD SANGABRIEL
CCIM
972.839.0590
eliud@kwc-dfw.com
TX #0589027

MOORE MATTHEWS
Managing Director, CCIM
817.328.1183
moore@kwc-dfw.com

www.kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

UNITS 500, 700 & 900 (CONDO'S)

1818 Storey Ln, Dallas, TX 75220



Sale Price:	\$990,000
Total Square Footage:	7,786 SF
Year Built:	2006
CONDO UNITS:	500, 700, 900

PROPERTY OVERVIEW

Club & Grill currently operating at high capacity with 1,200 to 1,500 customers per week. Operating hours: Thursday - Sunday from 8 pm - 3 am.

Unit 500 is a second generation/vacant space with an open layout, bathrooms and offices. It consists of 1,260 SF.

Units 700 & 900 have a combined total of 6,526 SF. It is currently a fully operating club and the space is in great condition.

IMPORTANT NOTE: This sale includes the real estate only; all of the club equipment/furniture will be sold separately. The current owner is not going to continue to operate the business after the sale, however this is great opportunity for any buyer to take over a fully operating, very successful business.

DO NOT DISTURB EMPLOYEES, PLEASE CALL AGENT FOR ALL QUESTIONS!

PROPERTY HIGHLIGHTS

- Sale includes 3 units (cannot be sold separately)
- Great highway visibility.
- Additional parking is available.
- Convenient Access to I-35 & I-635.
- Sale includes Real Estate only (not the Club/Grill business).
- Club/Grill equipment/furniture is for sale separately.
- Additional income: there is an on-site small kitchen which currently rents for \$1,500 per month.
- Ideal demographics for this type of business.

RETAIL FOR SALE

A CLEAN PROPERTY

1818 Storey Ln, Dallas, TX 75220



ELIUD SANGABRIEL
CCIM
972.839.0590
eliud@kwc-dfw.com
TX #0589027

MOORE MATTHEWS
Managing Director, CCIM
817.328.1183
moore@kwc-dfw.com

www.kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR SALE

OPERATING AT FULL CAPACITY

1818 Storey Ln, Dallas, TX 75220



ELIUD SANGABRIEL

CCIM
972.839.0590
eliud@kwc-dfw.com
TX #0589027

MOORE MATTHEWS

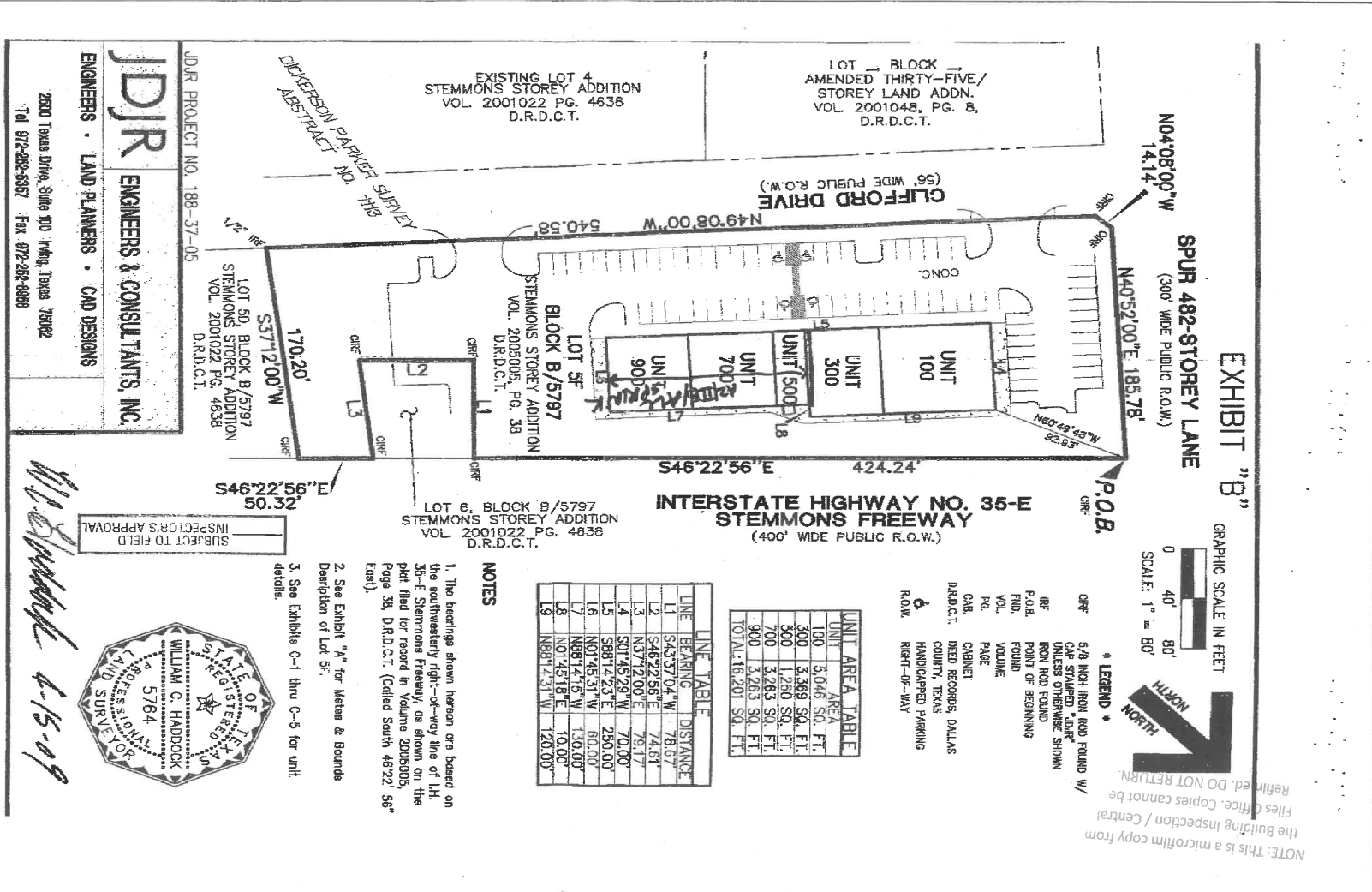
Managing Director, CCIM
817.328.1183
moore@kwc-dfw.com

www.kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SURVEY

1818 Storey Ln, Dallas, TX 75220



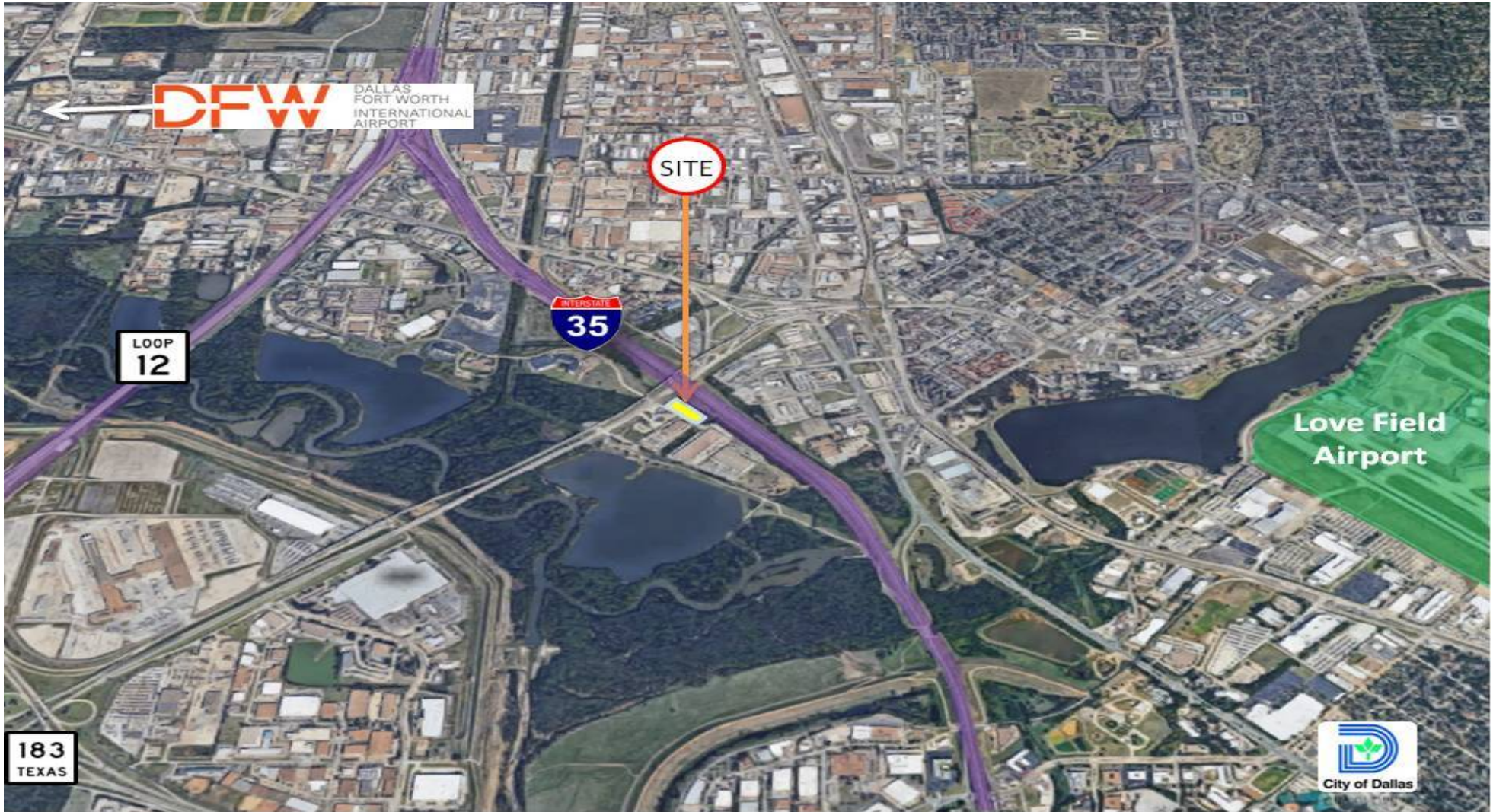
ELIUD SANGABRIEL
CCIM
972.839.0590
eliud@kwc-dfw.com
TX #0589027

MOORE MATTHEWS
Managing Director, CCIM
817.328.1183
moore@kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SUPERB LOCATION

1818 Storey Ln, Dallas, TX 75220

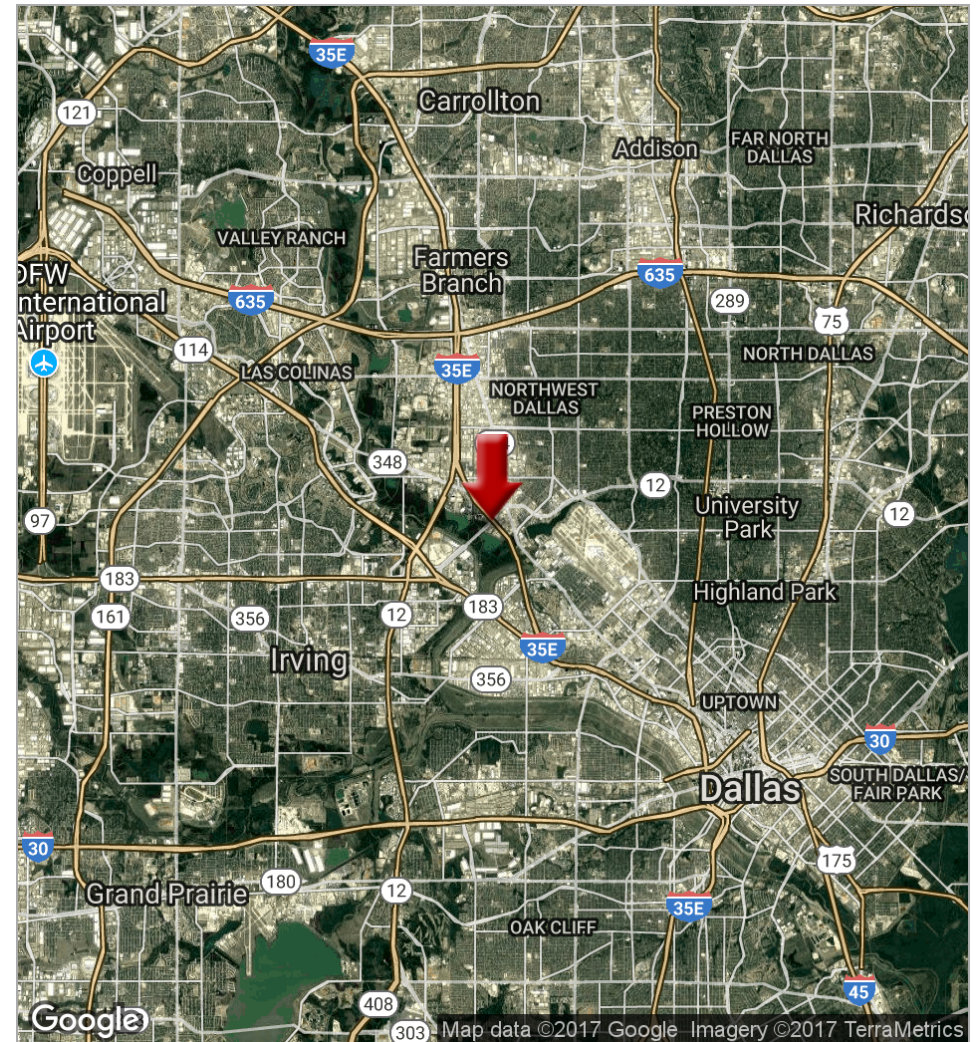
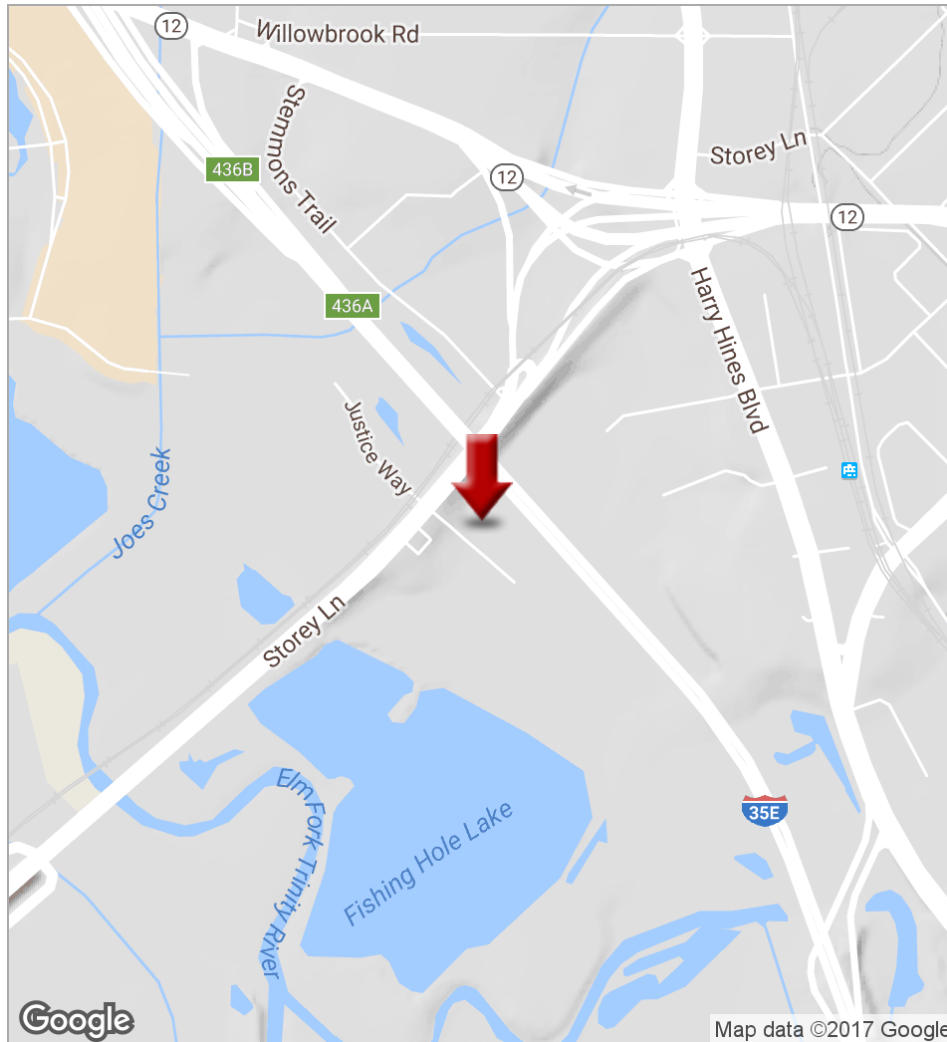


ELIUD SANGABRIEL
CCIM
972.839.0590
eliud@kwc-dfw.com
TX #0589027

MOORE MATTHEWS
Managing Director, CCIM
817.328.1183
moore@kwc-dfw.com

ANGELS

1818 Storey Ln, Dallas, TX 75220



ELIUD SANGABRIEL
CCIM
972.839.0590
eliud@kwc-dfw.com
TX #0589027

MOORE MATTHEWS
Managing Director, CCIM
817.328.1183
moore@kwc-dfw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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 over to or counter-over 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 written to do submitted by the party, disclose:
 - (1) that the owner will accept a price less than the written asking price;
 - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - (3) 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 Initials Seller/Landlord Initials date