

Ritter & Associates

Commercial Real Estate

For Lease
1611 Edgewood Ct.
Cleburne, Texas

For information contact:

Mark Sullivan
ms@ritterrealty.com

**RITTER
ASSOCIATES
COMMERCIAL
REAL ESTATE**

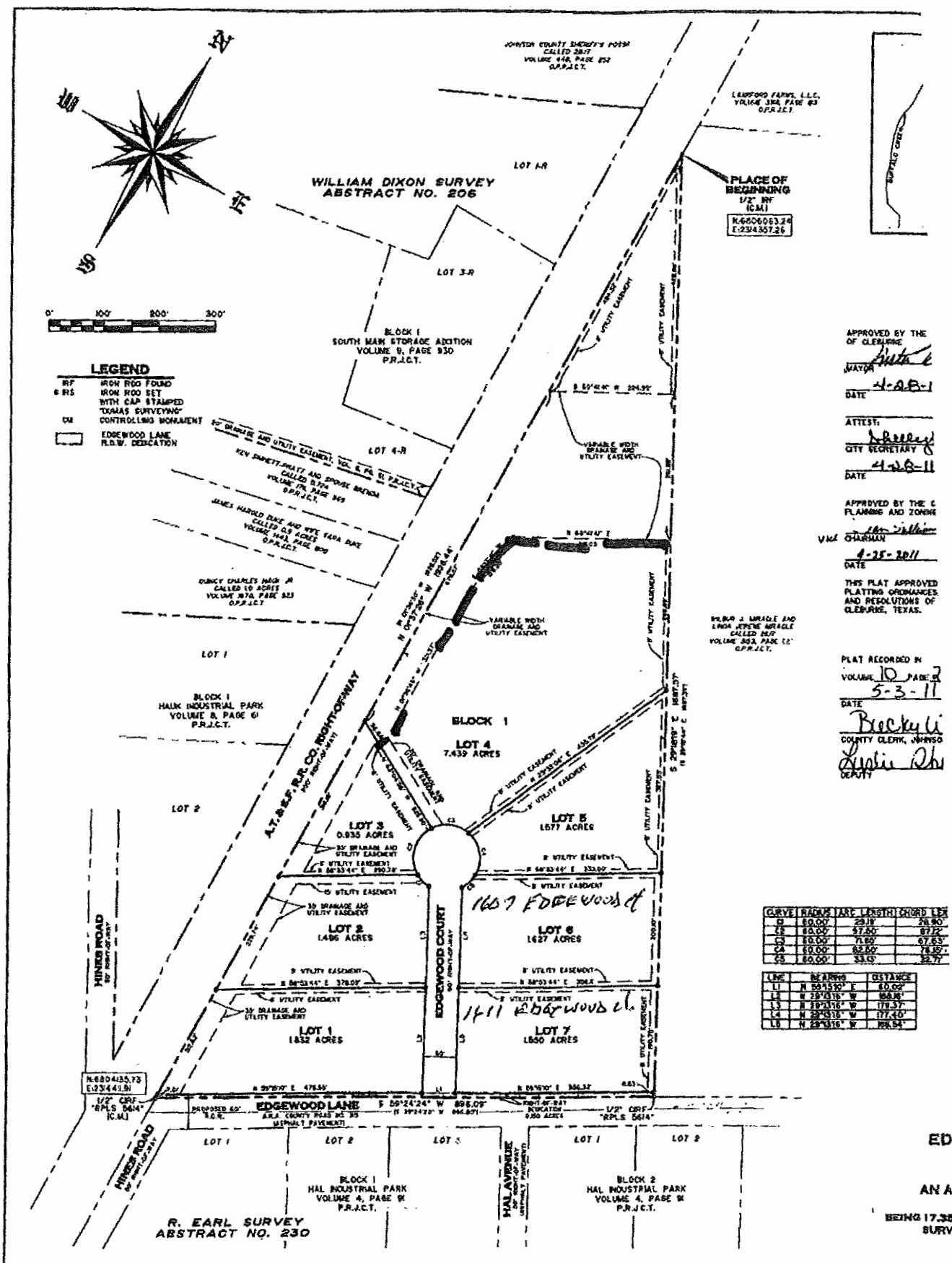
1000 N. Walnut Creek
Dr. Suite C-120
Mansfield, TX 76063

Phone: (817) 473-9393
Cell: (817) 528-4406
Fax: (817) 473-8861
www.ritterrealty.com



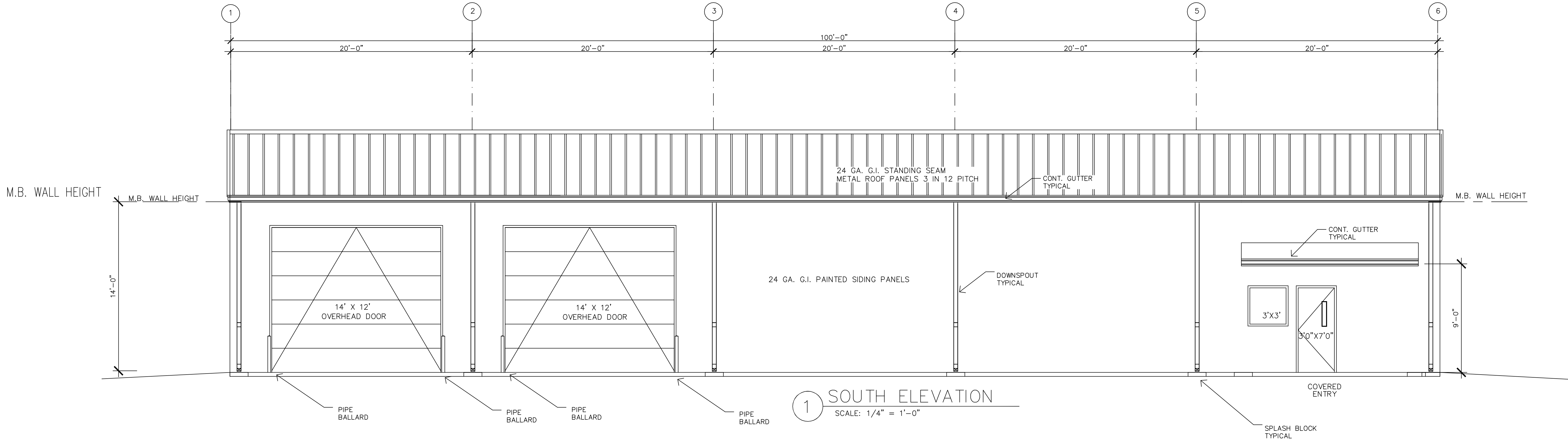
- Location: South Cleburne's Edgewood Industrial Park, East of Hwy 171 & S. Main. 30 minutes Southwest of DFW
- Building: 5,000 SF +/- New Construction
- Office Area: 312 SF +/-
- Land Area: 1.5 Acres +/- with fenced storage yard
- Building Description: Free standing insulated metal industrial building, concrete slab foundation, metal pitched roof and 14' sidewalls.
- Loading: 3- 14'x12' grade level doors
- Zoning: M-2 Industrial
- Lease Rate: \$4700.00 Industrial gross per month





THE DRAFTSMAN TAKES NO RESPONSIBILITY FOR SUCCESS OR FAILURE.
VERIFY WITH OWNER EXACT LOCATION OF CONCRETE DRIVEWAYS, SIDEWALKS AND HVAC PADS
VERIFY SITE CONDITIONS AND DIMENSIONS

THIS DRAWING
REMAINS THE
PROPERTY OF THE
DESIGNER AND IS
NOT TO BE USED
IN ANY WAY
WITHOUT WRITTEN
PERMISSION



REVISED
29 JULY '20

THIS DRAWING AND DIMENSIONS ARE FOR REFERENCE ONLY. METAL BUILDING
DIMENSIONS OVER RULE ALL OTHER DIMENSIONS. IF THERE IS A DISCREPANCY REFER
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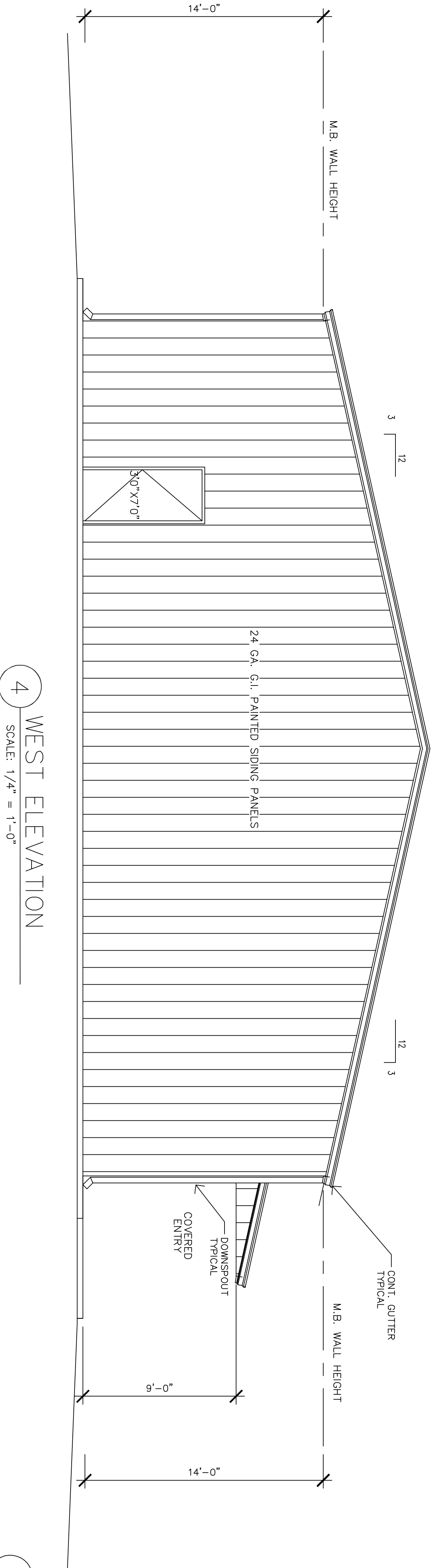
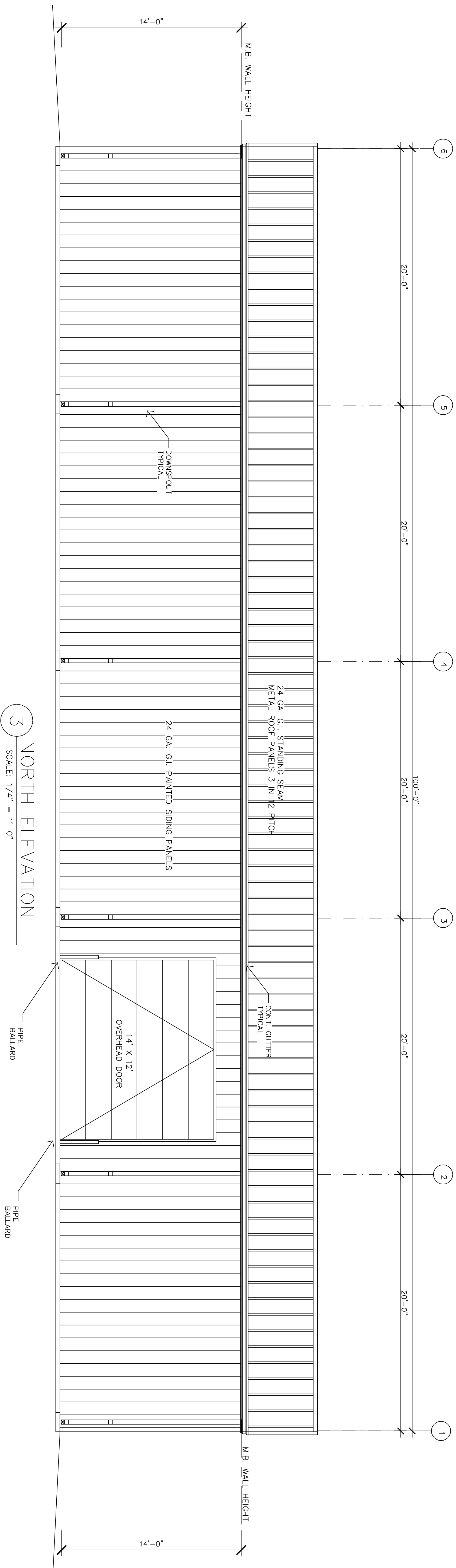
ELEVATIONS
A NEW METAL BUILDING for
MARK SIMS

DRAWN BY
K.W.
DATE
20 JULY '20
REVISIONS DATE
29 JULY '20

SHEET NUMBER
A-3

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ELEVATIONS
A NEW METAL BUILDING for
MARK SIMS

DRAWN BY
KWB
DATE
20 JULY '20
REVISIONS DATE
29 JULY '20

SHEET NUMBER
A-4

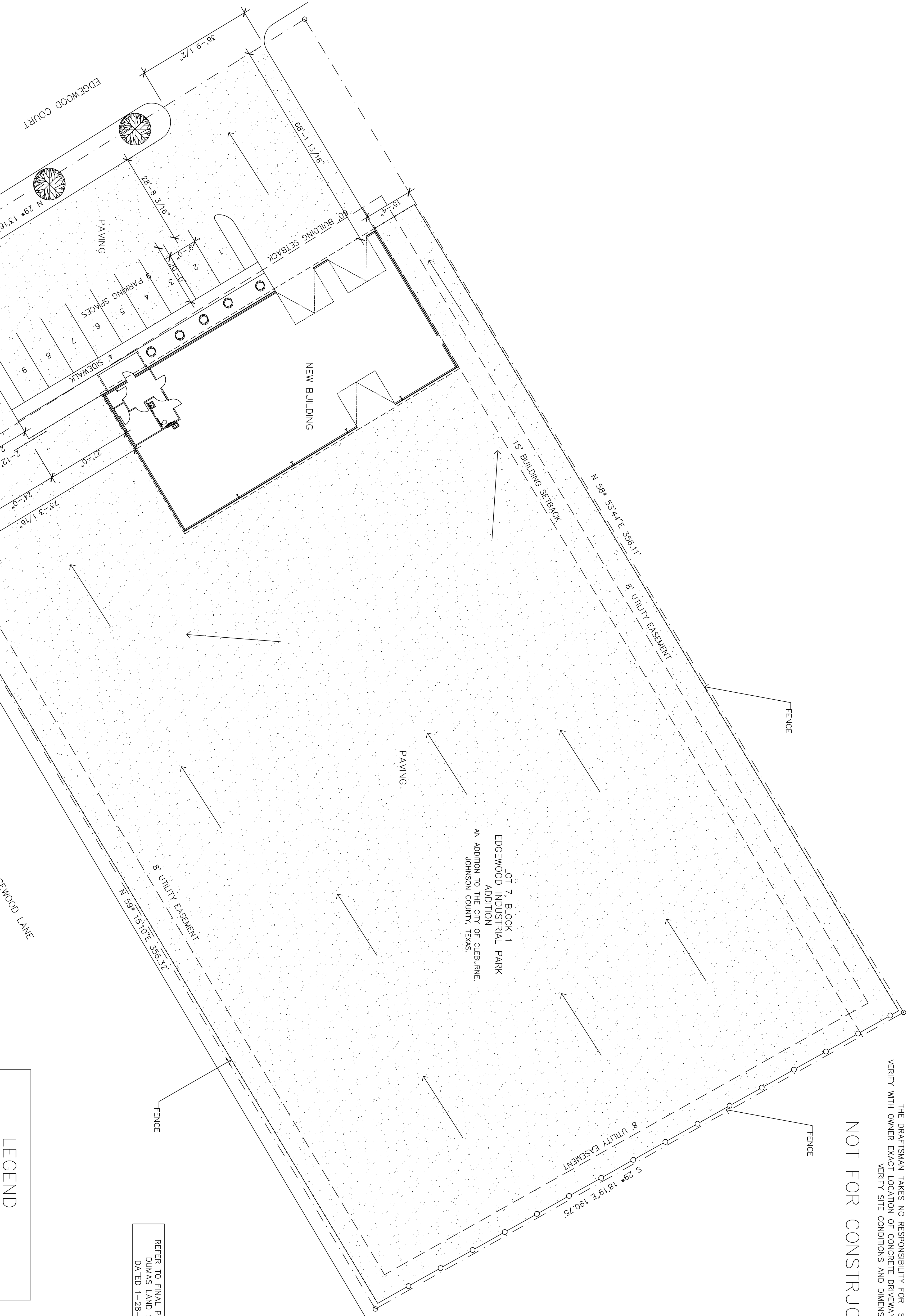
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NOT FOR CONSTRUCTION

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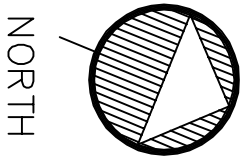
REFER TO FINAL PLAT ISSUED BY:
DUMAS LAND SURVEYING, INC.
DATED 1-28-11



LEGEND

- FENCE
- PAVING
- NEW TREE
- NEW BUSH
- INDICATES DIRECTION TO DRAIN SITE

1 SITE PLAN
SCALE: 1/16" = 1'-0"



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PRELIMINARY FLOOR PLAN

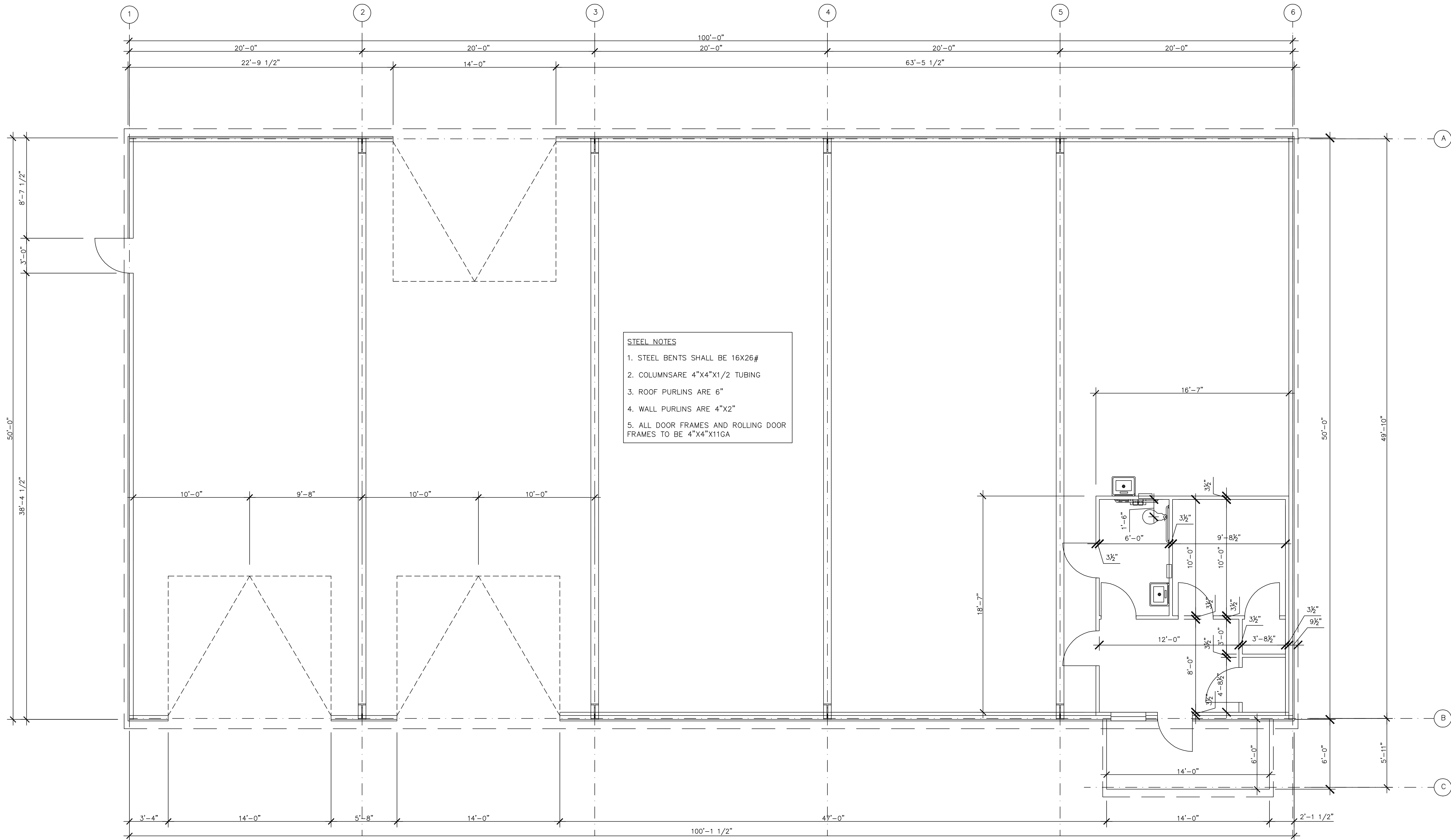
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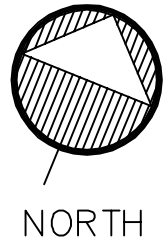
SHEET NUMBER
SITE-1

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1 DIMENSION PLAN
SCALE: 1/4" = 1'-0"



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PRELIMINARY FLOOR PLAN for
A NEW METAL BUILDING
MARK SIMS

DRAWN BY
K.W.
DATE
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SHEET NUMBER
A-2



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.

Ritter and Associates Real Estate LLC	9002899	ds@ritterrealty.com	817-473-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Designated Broker of Firm	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date