

RETAIL BUILDING AND PAD SITE FOR SALE

2843-2849 E. LEDBETTER DRIVE
DALLAS, TEXAS 75216
NWQ OF E. LEDBETTER DRIVE & SUNNYVALE STREET



SIZE: Building - Approximately 19,701 SF
Land - 86,179 SF (1.978 Acres)

PRICE: \$1,900,000.00

OTHER: Fully leased retail building occupied by Family Dollar and AutoZone. Pad site leased to Trinity Ice. Minutes away from I-45 on the east and I-35 on the west.



PLEASE CONTACT US TO DISCUSS ADDITIONAL DETAILS.

DFW ADVISORS
Real Estate Services, Acquisition, Relocation,
Consulting & Property Management

FOR INFORMATION:

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Ledbetter Shopping Center

Property Description

The subject building is one story masonry constructed tilt wall and glass storefront. It has a truck loading dock in the rear and modified roof. Also located on the property is an 8 foot by 24 foot kiosk, which is leased to Trinity Ice.

Land

The land consists of approximately 1.978 acres of property zoned retail with a striped, paved parking lot and with parking lot lights on poles as well as mounted on the sides of the building.

History

This building was originally a freestanding Safeway Food Store. After Safeway exited the Texas market, Minyards Food Stores bought the building and operated it as a Minyards Food Store. Minyards began closing stores after they were sold by the founding Minyard family and the building was subdivided and leased to the two present tenants, Family Dollar and AutoZone. These two tenants have been in continuous operation on the site for over seventeen (17) years. Both tenants have requested and received many additional option periods to their original leases and still have option periods in five (5) year increments. Family Dollar has three options remaining (through 12/31/34) and AutoZone has two (through 1/31/30). Trinity Ice became a tenant under a ground lease in 2008. They have extended their original five (5) year lease for an additional five (5) years.

Under the leases, the Landlord has responsibilities for roof, sidewalk, foundation and parking lot repair. Also, the Landlord is required to carry fire and casualty insurance in an amount not less than eighty percent of the insurable value of the building and to carry liability insurance in the amount of \$1,000,000/\$2,000,000 total bodily injury and death and \$100,000 for property damage. AutoZone is responsible for repair of the HVAC. Landlord is responsible for the roof, sidewalk, slab, sprinkler system, and maintaining a monitoring of the fire suppression system in the AutoZone space. Tenant is responsible for HVAC repair and for exterior painting and CAM, Taxes and Insurance. Both tenants are responsible for their pro-rata share of the property taxes. Family Dollar pays a flat \$850.00 as a contribution to insurance and AutoZone pays a pro-rata share based on the square footage as their share of insurance. Family Dollar pays a considerable amount of percentage rent yearly and has done so on a consistent basis. Both stores are doing well and have very little competition in the area as they have been here for a number of years.

LEDBETTER-SUNNYVALE CENTER

2843 E. LEDBETTER DRIVE

DALLAS, TX 75216

| SUITE | | SQ. FEET | BASE RENT PER SF | LEASE START DATE | LEASE EXPIRATION DATE | NEXT RENT INCREASE | RENT | C.A.M | TAXES & INS | MONTHLY RENT DUE | SECURITY DEPOSIT |
|-------|-----------------|-------------|------------------------|------------------------|-----------------------------|--------------------------|--------------|-------|----------------|------------------------|---------------------|
| 2843 | AutoZone | 10,162 | \$ 7.38 | 12/23/1997 | 1/31/2020 | | \$ 6,244.00 | | | \$ 6,244.00 | \$ - |
| 2849 | Family Dollar | 9,539 | \$ 4.44 | 5/27/1999 | 12/31/2019 | | \$ 3,529.17 | | | \$ 3,529.17 | \$ - |
| 2849A | Trinity Ice LLC | | | 11/18/2008 | 11/30/2018 | | \$ 650.00 | | | \$ 650.00 | \$ 500.00 |
| | | 19,701 | | | | | \$ 10,423.17 | \$ - | \$ - | \$ 10,423.17 | |

LEDBETTER-SUNNYVALE CENTER
2843 - 2849 E LEDBETTER DRIVE, DALLAS, TX 75216
DALLAS COUNTY TEXAS
PRO FORMA INCOME AND EXPENSE STATEMENT 2016

| | MONTHLY | ANNUAL |
|---|--------------|----------------------|
| INCOME | | |
| Potential Base Rentals Collected | \$ 10,423.00 | \$ 125,078.00 |
| RE Tax & Insurance Reimbursements | | \$ 21,273.00 |
| Insurance Reimbursements | | \$ 6,695.00 |
| Percentage Rentals | | \$ 14,070.00 |
| Subtotal Income | | \$ 167,116.00 |
| OPERATING EXPENSES | | |
| Fixed Expenses (Taxes & Insurance) | | |
| Real Estate Taxes | | \$ 27,043.81 |
| Insurance (Estimated) | | \$ 11,948.00 |
| Total Fixed Expenses (T & I) | | \$ 38,991.81 |
| Variable Expenses | | |
| Security | | \$ 2,325.00 |
| Parking Lot Restriping | | \$ 1,500.00 |
| Misc. Maintenance and Repair | | \$ 4,773.00 |
| Parking Lot Cleaning (Mr. Sweeper) | | \$ 4,067.00 |
| Total Variable Expenses | | \$ 12,665.00 |
| Subtotal Operating Expenses | | \$ 51,656.81 |
| NET OPERATING INCOME | | \$ 115,459.19 |

ASKING PRICE:

\$1,900,000.00

\$96.44 PSF

CAP RATE 6%



ELISHA M. PEASE
ELEMENTARY SCHOOL

Top Dollar
Pawn & Sales

AutoZone
FAMILY DOLLAR

WILLIAMS
CHICKEN

7-ELEVEN

Sweet Georgia
Brown
Bar-B-Que

John's
Seafood

KFC
TACO BELL

VALERO

WELLS
FARGO

Maynard Jackson Park

A. MACEO SMITH
NEW TECH HIGH SCHOOL

DFW ADVISORS
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Consulting & Property Management

Ledbetter-Sunnyvale Shopping Center
2843 - 2849 E Ledbetter Drive
Dallas, TX 75216



ELISHA M. PEASE
ELEMENTARY SCHOOL

WHITNEY M.
YOUNG JR.
ELEMENTARY SCHOOL

HARRY STONE
MONTESSORI
ACADEMY

BARACK OBAMA
MALE LEADERSHIP
ACADEMY

SARAH ZUMWALT
MIDDLE SCHOOL

A. MACEO SMITH
NEW TECH HIGH SCHOOL

Maynard
Jackson Park

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COMMERCIAL NATIONAL BANK
VOL. 90201 PG. 2855

LOT 1-A, BLOCK E75845
HARRELL PLAZA
VOL. 80230 PG. 2386

BILL NGO AND
THE NGUYEN THANH
VOL. 99144 PG. 3305

LEDBETTER DRIVE

N 29°54'00" W 167.57'

N 29°54'00" W 163.43'

PK NAIL FND.

WOOD FENCE
15.0' 17.65'

N 60°06'00" E
CONCRETE PAVEMENT
310.50'

36.33
108.00

ONE STORY MASONRY
HEIGHT - 24'

OVERHANG

③

S 60°06'00" W
3.00'

PART OF LOT A, BLOCK 44E/5845
SAFEWAY ADDITION
VOL. 89090 PG. 009
BB 102 SAFE 1
2.024 AC.

ASPHALT PAVEMENT

15' BUILDING LINE PER ZONING

S 60°06'00" W 209.89'

P/P 310.50'

DR AND L AND SWBT EASEMENT
VOLUME 60220 PAGE 0660

CONCRETE PAVEMENT

ASPHALT PAVEMENT

DUMPSTER ENCLOSURE

Ice Station Kiosk
8'-4" X 24'

8'-4"

ROW EASEMENT
VOL. 5329 PG. 611

ROW EASEMENT
VOL. 5323 PG. 474

1/2' FIR S 60°06'00" W 113.00'

S 29°58'00" W 156.00'

S 29°58'00" W 156.00'

WILLIAMS FRIED CHICKEN
VOL. 90163 PG. 3760

PAY PHONE

TRAFFIC BOX

S 29°58'00" E
100.00'

N 60°06'00" E
15.00'

S 29°58'00" E
75.00'

PK NAIL FND.

SUNNYVALE STREET
(VARIABLE S.D.W.)

70.0'

PK NAIL FND.

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.