

# AFL

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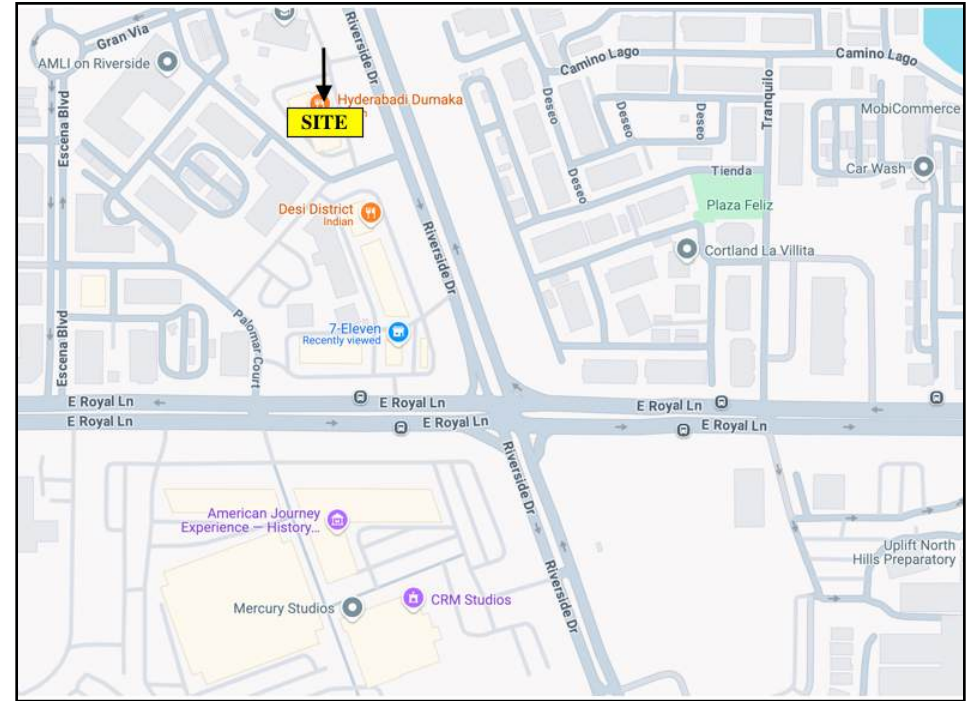
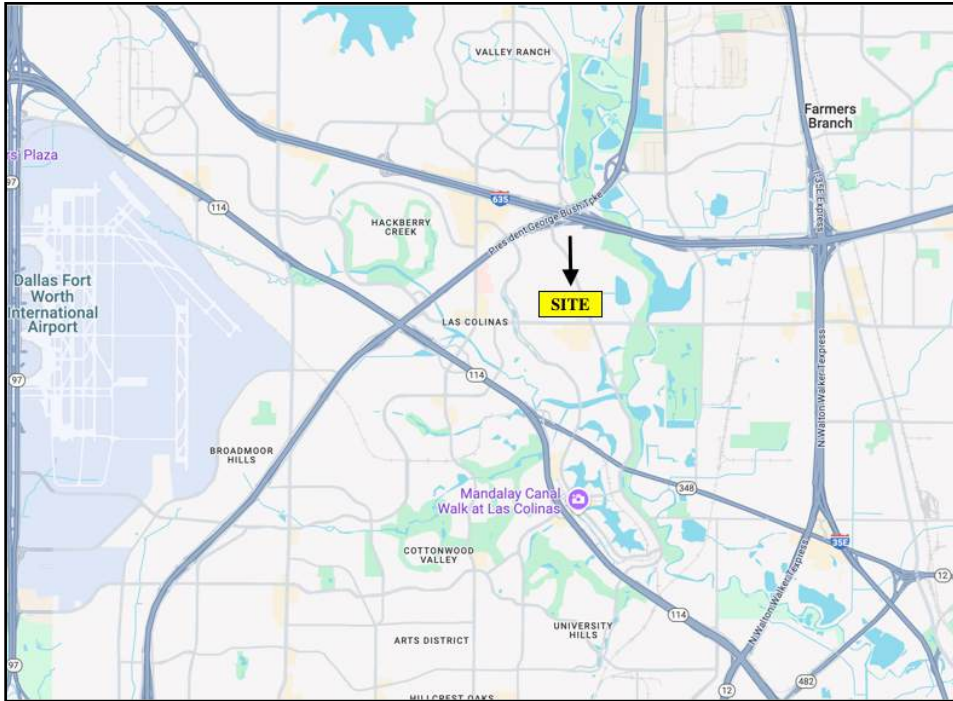


6561 Riverside Dr  
Irving, TX 75039

For Lease  
4,200 sq/ft

Dutch Byerly  
832-385-0002  
[Dutch@availableforlease.net](mailto:Dutch@availableforlease.net)

# Map & Property Information



## General Property Information:

- Total property sq/ft of 13,650
- Built in 2020
- 2.32-acre lot
- Located near intersection of Riverside Drive and E Royal Lane
- Zoned PUD #4, DP #12- 1st Revision with C-C “Community Commercial”
- Current tenants include Cold Stone Creamery, Swim Academy, and Hyderabad Dumaka

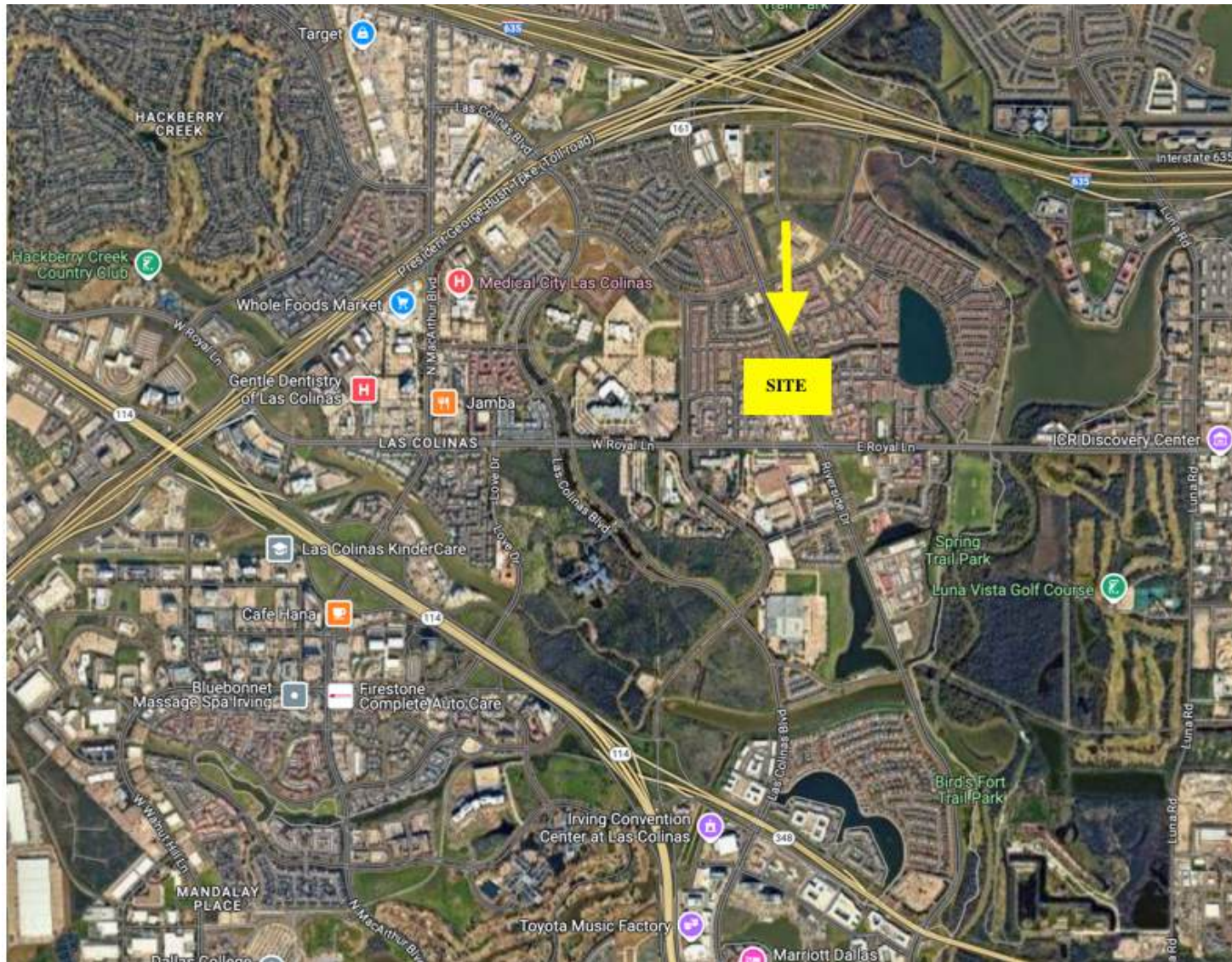
**6561 Riverside Dr**

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# Aerial



**6561 Riverside Dr**

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# Suite Photos



- 4,200 sq/ft (divisible)
- Modified Gross lease
- \$43 per sq/ft per year
- 5% annual increases after first two years
- Tenant will be responsible for own electric and gas. Trash will be paid as pro-rata share. Landlord may install sub-meter for water or will be paid pro-rata share.
- Minimum 5 year term
- Shell Condition
- Sprinklered

- Free rent time negotiable
- TIA dollars negotiable
- Landlord improvements negotiable

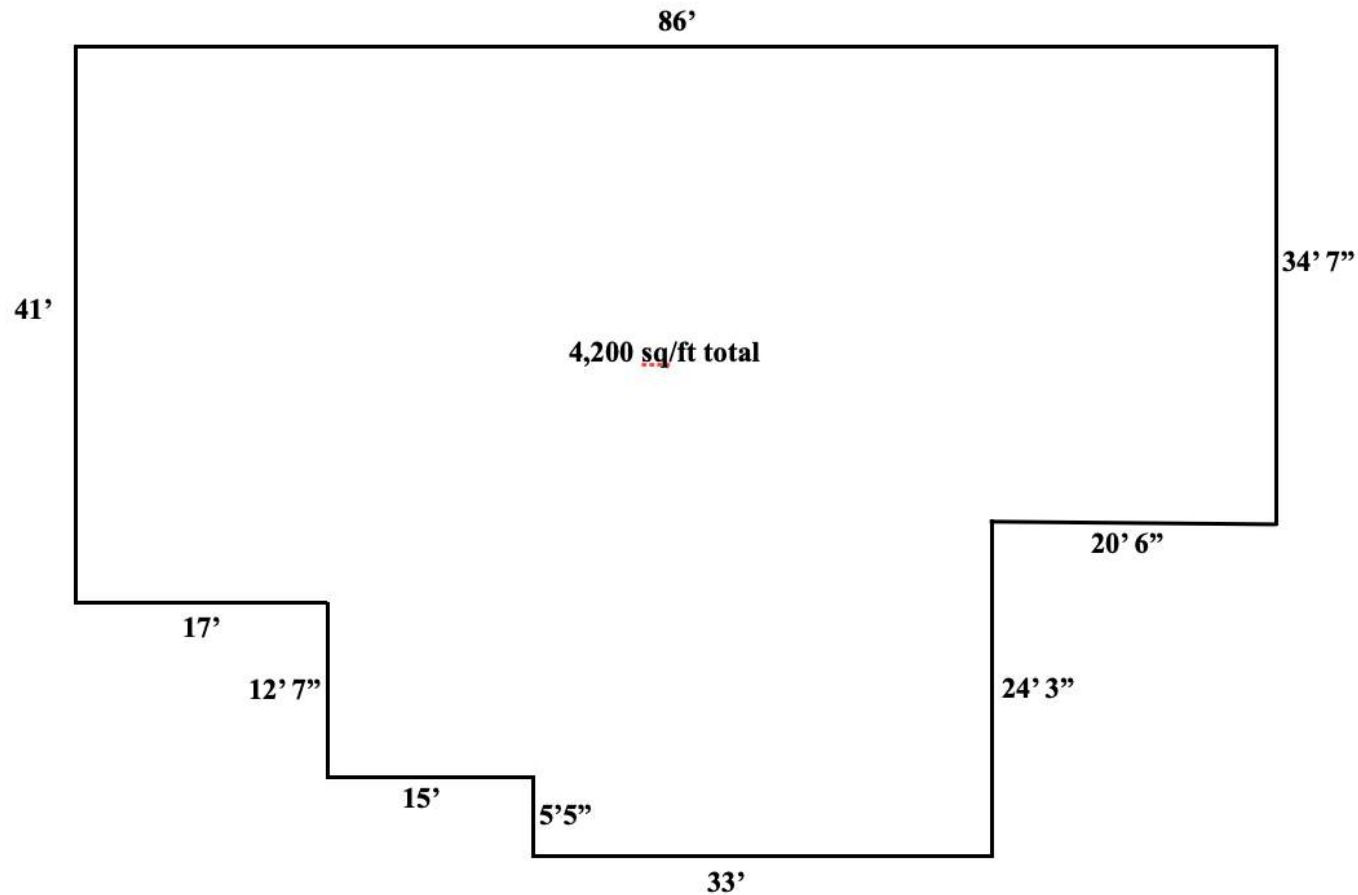
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# Floor plan

FRONT OF BUILDING



NOT TO SCALE

All numbers are estimates and are not 100% accurate

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## Information About Brokerage Services

11/2/2015

*Texas law requires all real estate licensees 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.

<u>Available For Lease</u>	<u>0436423</u>	<u>doug@noblehouse realestate.com</u>	<u>(832)876-2541</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Douglas Byerly</u>	<u>0436423</u>	<u>doug@noblehouse realestate.com</u>	<u>(832)876-2541</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>0436423</u>	<u>doug@noblehouse realestate.com</u>	<u>(832)876-2541</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Dutch Byerly</u>	<u>736215</u>	<u>Dutch@availableforlease.net</u>	<u>(832)385-0002</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials                      Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Noble House Real Estate, PO Box 202 Seabrook TX 77586  
Douglas Byerly

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)

Phone: 832-876-2541 Fax: 832-381-0523

IABS 1-0 Date  
1012 E Egan Ave

6561 Riverside Dr

For Lease **4,200 sq/ft**

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