



FOR SALE



**4819, 4831 & 4835 Vicksburg Street
Dallas, Texas 75207**

PROPERTY OVERVIEW

PROPERTY SIZE

Existing Building Area: 11,764 SF ±

Main Building (4819): 9,514 SF ±

Shop Building (4835): 2,250 SF ±

Land Area: 24,000 SF ±

Zoning: IR (Industrial Rated)

Detached Shop Building (2,250 SF ±)

Freight elevator access between levels

Secure Gated Entry

Covered parking inside secure gated area

Natural Gas Service

Partial Replacement (2015) with subsequent repairs and maintenance

Flexible configuration for industrial, showroom, distribution, storage, or service-related users

Recent Lighting, Painting, and Property Enhancements Throughout

OVERHEAD DOORS

Main Building: Approx. 12' W × 12' H

Shop Building: Approx. 12' W × 12' H

CLEAR HEIGHT

Lower Level: Approx. 9'

Shop Building: Approx. 15'

FACE EQUIPMENT

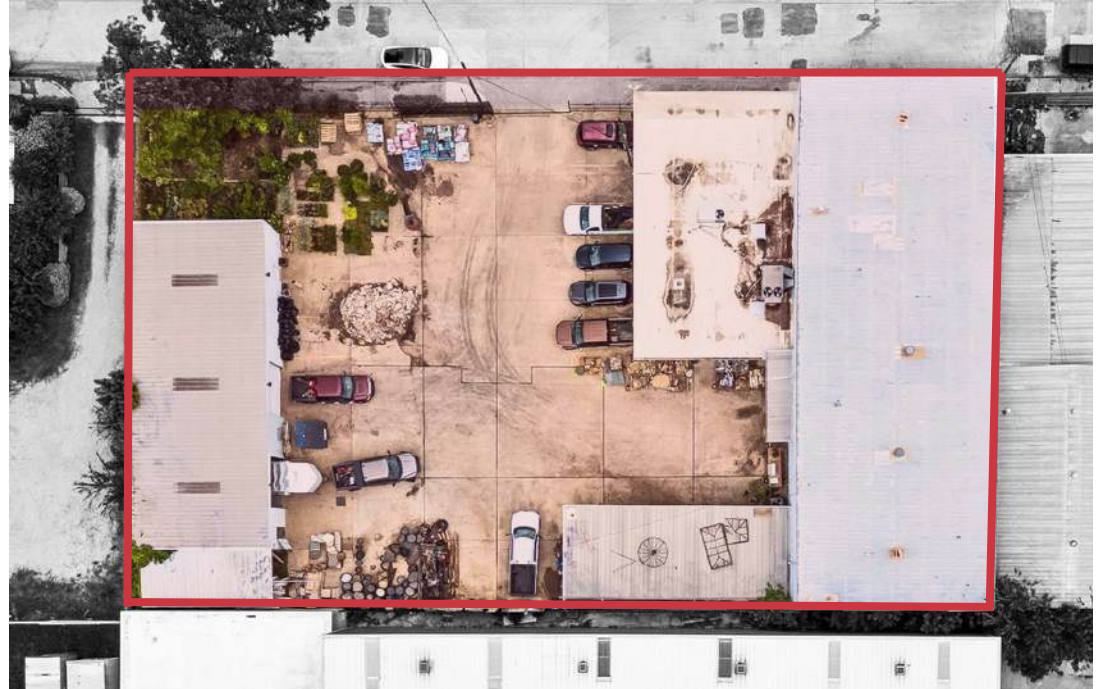
Approx. 25 Tons Total Cooling Capacity

Approx. 5-Ton Rooftop Unit (2024)

Approx. 5-Ton Split System (2022)

Approx. 5-Ton Split System (2017)

Approx. 10-Ton Rooftop Unit (2016)



OVERVIEW

Versatile 11,764 SF ± commercial property situated on 24,000 SF ± of land, featuring a 9,514 SF ± main office, showroom, and warehouse building, along with a detached 2,250 SF ± shop building. The property offers freight elevator access, covered parking within the secure gated area, and flexible space suitable for a variety of industrial, showroom, distribution, storage, and service-related users. The property has been well maintained with numerous capital improvements, including partial roof replacement, lighting enhancements, and ongoing site upgrades, making it an exceptional opportunity in Dallas' highly sought-after Design District.



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CALEB BATES

214-797-7939



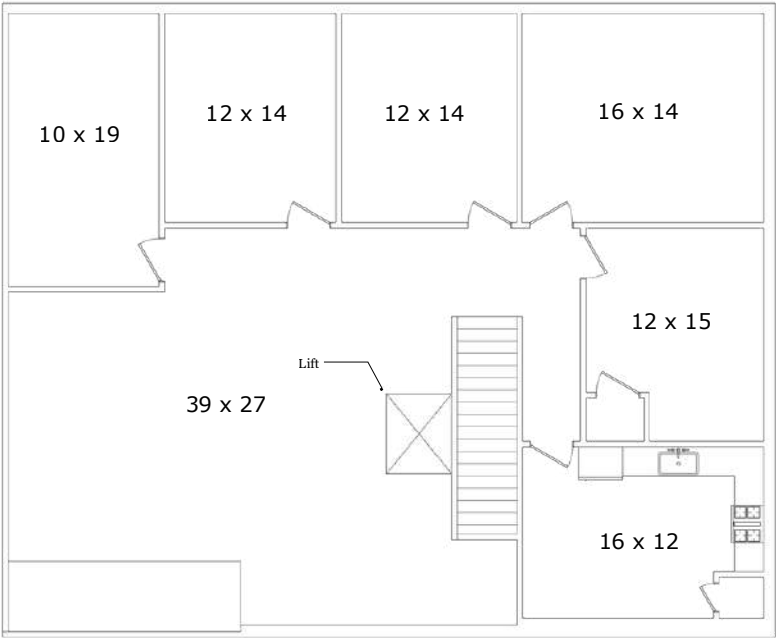
caleb@batesrealestate.com



First Floor Sq. Ft.	7,256
Second Floor Sq. Ft.	2,258
Total Sq. Ft.	9,514

Scale: 1/4" = 1' (1:48)

LEVEL 1 OF MAIN BLDG



First Floor Sq. Ft.	7,256
Second Floor Sq. Ft.	2,258
Total Sq. Ft.	9,514

Scale: 1/4" = 1' (1:48)

LEVEL 2 OF MAIN BLDG

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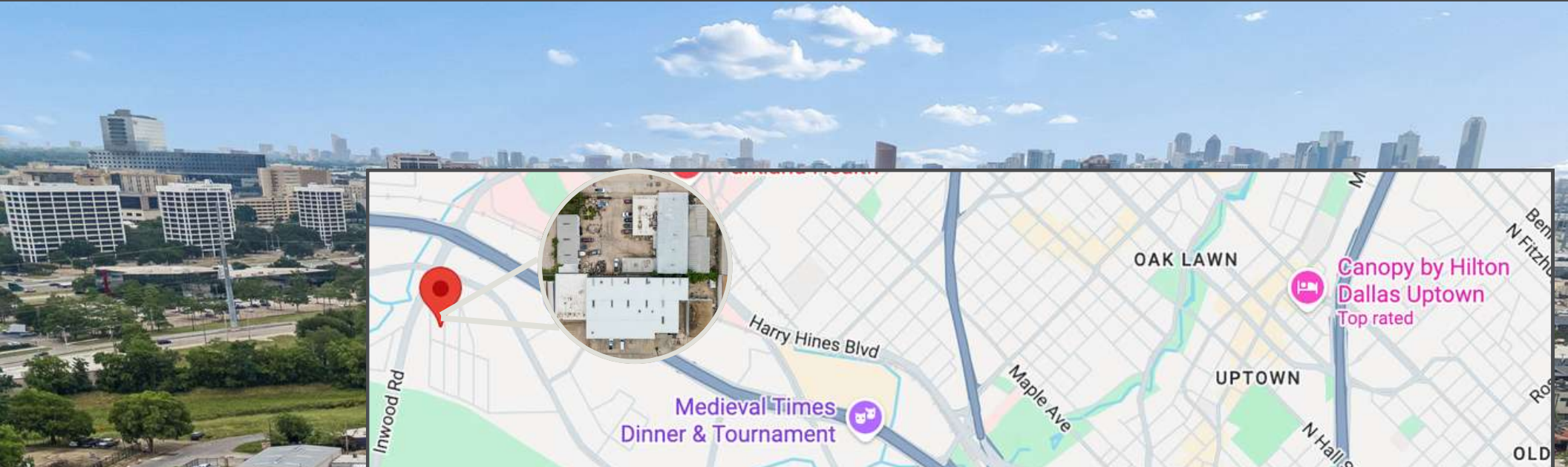
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LIVE

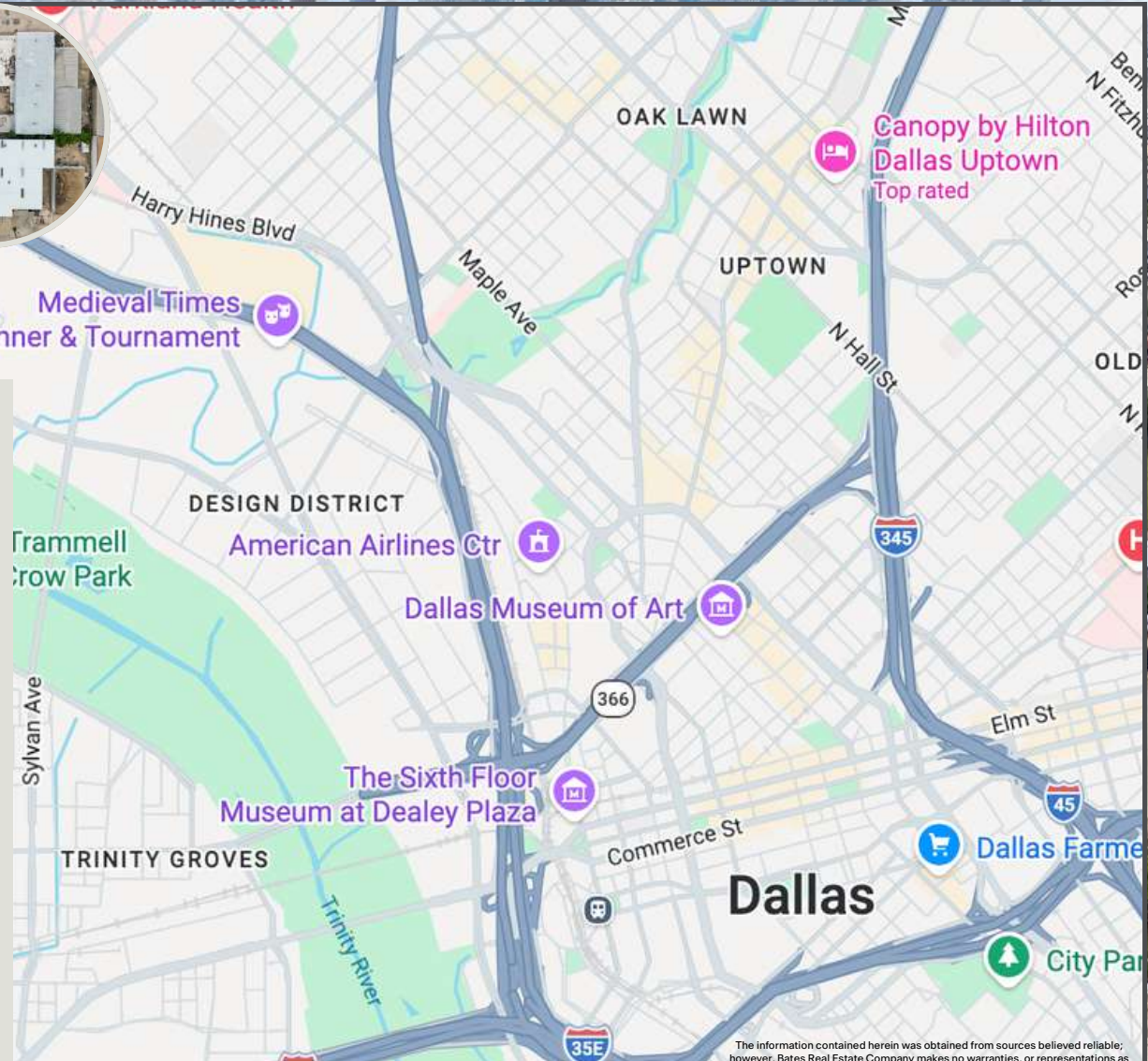
Quick Access to I-35E, SH-183 W, and IH-30

Dallas Love Field Airport - 2.9 miles

DFW Airport - 13 miles

Downtown Dallas - 3 miles

All specifications, drive times, and mileages are approximate and subject to verification.



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A two-story light blue brick building with a flat roof. It has a central entrance with a glass door and a small porch. There are two windows with decorative glass blocks, one above the door and one to the left. A large potted plant sits on the sidewalk in front of the building. A red banner with white text is overlaid on the right side of the image.

CONTACT US

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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.



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Bates Real Estate, LLC	9014642	accounts@batesrealestate.com		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email		Phone
Caleb Bates	660669	caleb@batesrealestate.com		
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