OFFICE WAREHOUSE with OUTSIDE STORAGE

FOR SALE

3616 – 3618 Dividend Drive, Garland, TX 75042

$650,000

PROPERTY HIGHLIGHTS

- 3,800 SF masonry industrial building.
- Designed as a duplex for two tenants.
- Building dimensions of 50 ft deep x 75.9 ft wide.
- Building lot coverage of 18%.
- 0.49-acre lot. 21,500 SF.
- Lot dimensions of 215 ft deep x 100 ft wide.
- Fenced and secure outside storage space of approximately 120 ft deep x 100 ft wide. 12,000 SF or 56% of lot.
- 12 ft clear height in warehouse.
- Two grade level overhead doors. Each door 9 ft 11 in wide x 9 ft tall.
- Currently 9 parking spaces at front of building.
- Zoned IN for industrial uses.
- Building was re-roofed in late 2022 at a cost of $28,881.
- One of two HVAC units was replaced in 2024 with a 3-ton Trane split system at a cost of $10,150.
- Constructed in 1970.

LINK TO VIDEO

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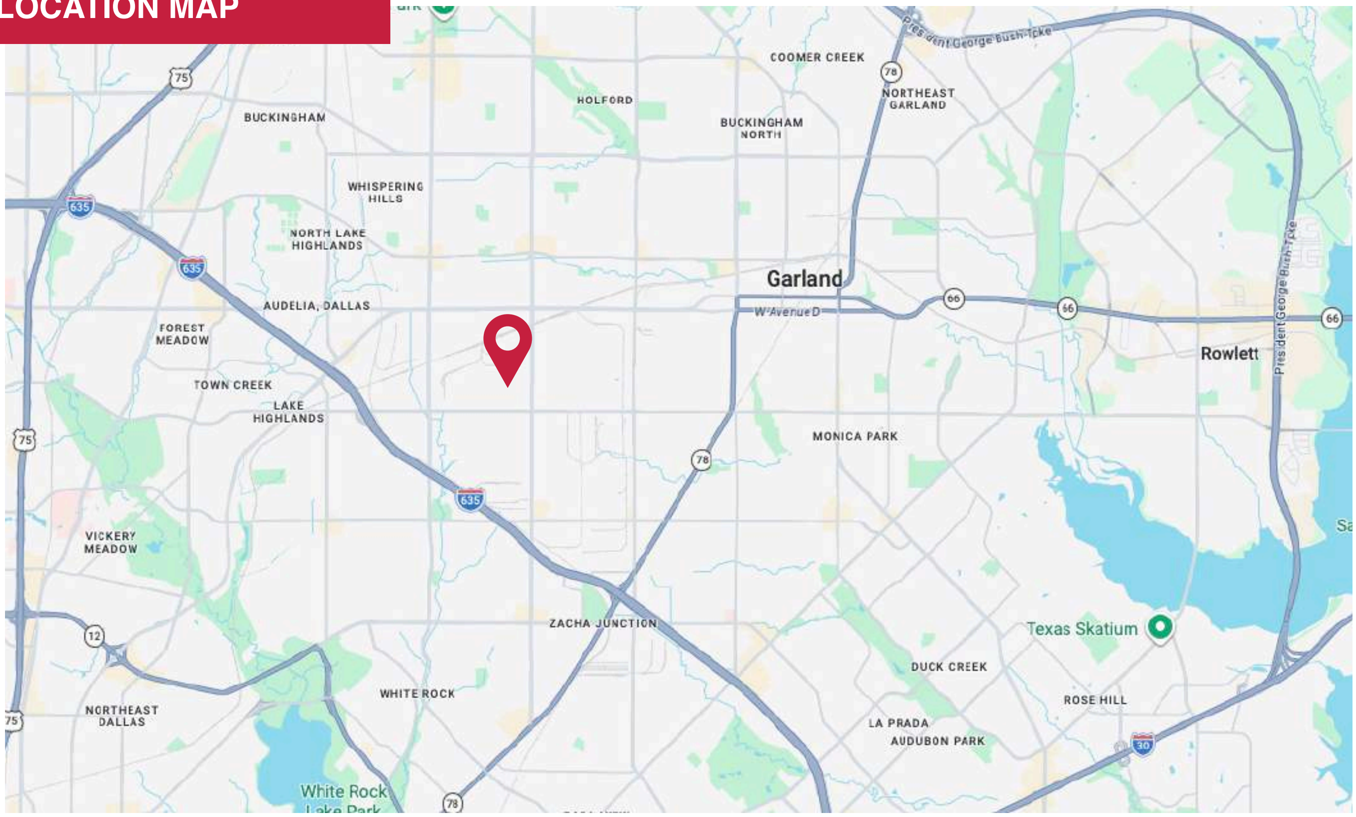
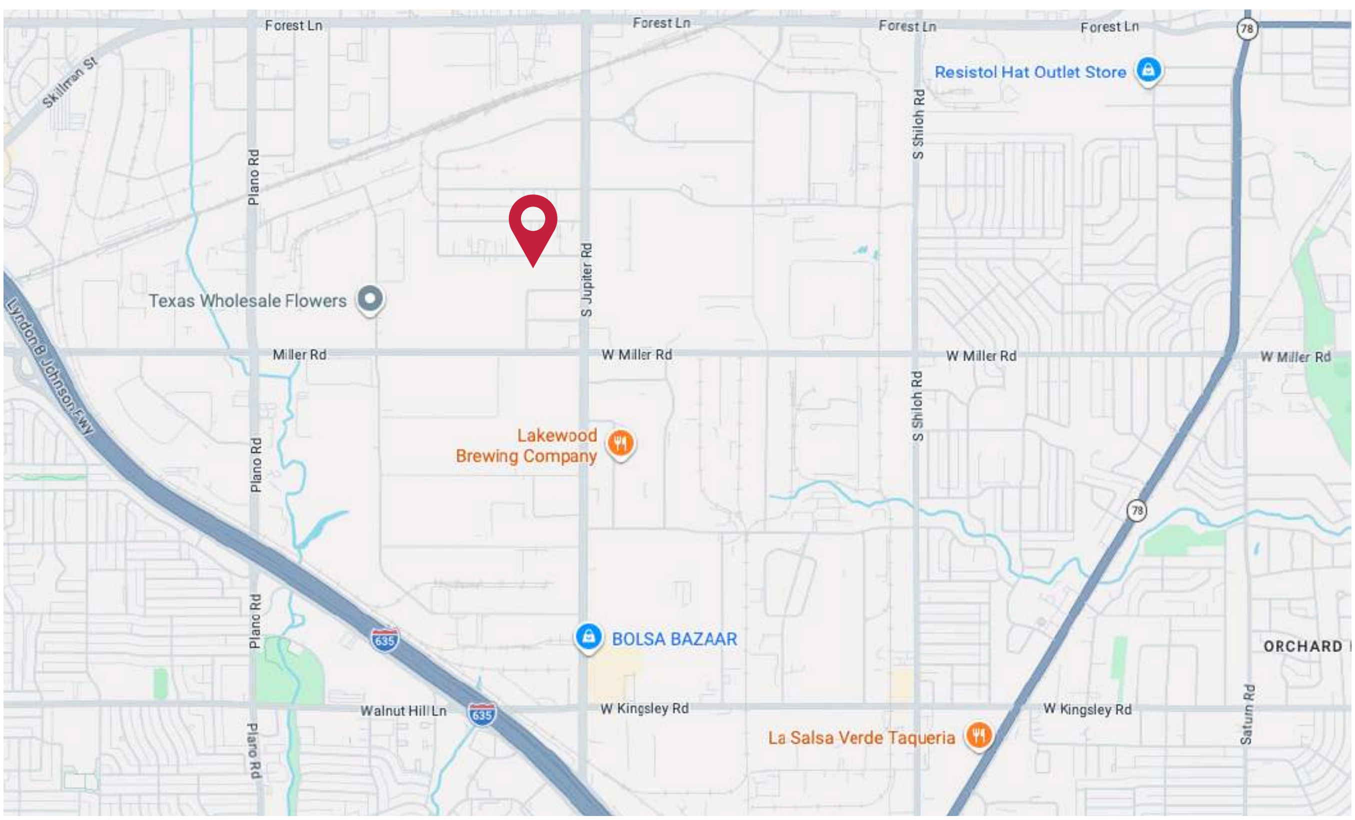
LOCATION MAP





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DUPLEX BUILDING DESIGN

The Building was originally built as a duplex office warehouse. Each 1,900 SF unit contains:

- A private front entry.
- One rear grade-level overhead door.
- One rear personnel door.
- One office and one warehouse restroom.
- A separate HVAC unit.
- A separate electrical panel.
- A separate gas and electricity meter.
- The demising wall is partially intact.

CURRENT LEASE STATUS

The entire Building and property have been leased to Ace Foundation Repair since 1993. This lease expires on April 30, 2026 and tenant plans to vacate property on May 31, 2026.

CURRENT LANDLORD'S PROPERTY OPERATING EXPENSES

- Real estate taxes paid for 2025 of $6,276.08 or $1.65/SF.
- Property and casualty insurance premium of $5,819 or $1.53/SF for the policy period of 3/23/26 to 3/23/27.
- Total Landlord expenses of $12,095 or $3.18/SF.
- All other expenses paid by Tenant.

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BUYER OPPORTUNITIES

A property buyer can either:

- Negotiate a new lease directly with Ace Foundation for an investment property.
- Possibly retain Ace Foundation as a month-to-month tenant while renovation or future plans for the Building are finalized.
- Renovate the Building as an investment property for a single tenant or two tenants.
- Occupy the property for its own use.

PROPERTY CONDITION

A Texas Realtors Commercial Property Condition Statement will be provided to all qualified buyers.

A favorable phase I environmental site assessment and an asbestos survey were completed by EHP Consulting LLC on March 20, 2026.

Since the Building has been occupied by the same tenant for approximately 33 years, there are likely features of the Building and Property that do not meet current building codes. It is the Buyer's responsibility to investigate all aspects of the Building and property to determine what improvements might be required for Buyer's use of the Property.

The attached ALTA property survey was completed on February 20, 2026.

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GALLERY







View More Photos

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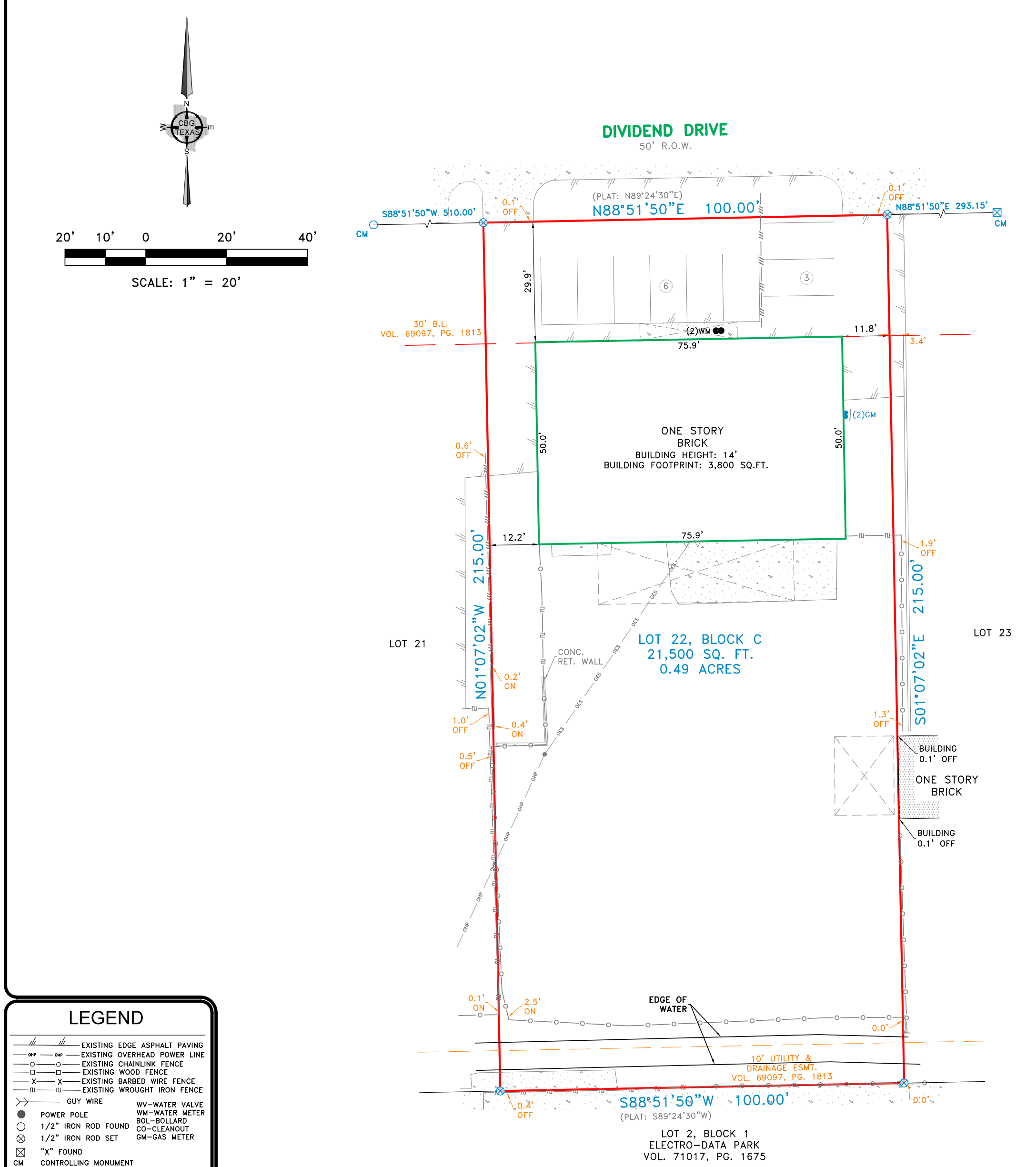


LEGEND

- EXISTING EDGE ASPHALT PAVING
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- EXISTING WROUGHT IRON FENCE
- GUY WIRE
- POWER POLE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- "X" FOUND
- CM CONTROLLING MONUMENT
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- BRICK COLUMN
- COVERED PORCH, DECK OR CARPORT
- FIRE HYDRANT
- WV–WATER VALVE
- WM–WATER METER
- BOL–BOLLARD
- CO–CLEANOUT
- GM–GAS METER
- REGULAR PARKING SPACES
- HANDICAP SPACES

VICINITY MAP

C:\Users\michaelc\Desktop\DWG\10947 VICINITY.pr

(NOT TO SCALE)

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY.
(2) MINIMUM LOT WIDTH	
(3) MINIMUM LOT DEPTH	
(4) MINIMUM FRONT YARD	
(5) MINIMUM SIDE YARD	
(6) MINIMUM REAR YARD	
(7) MAXIMUM LOT COVERAGE	
(8) MAXIMUM HEIGHT	
(9) MAXIMUM FLOOR AREA RATIO	

NOTE: ZONING INFO NOT PROVIDED BY CLIENT AT TIME OF SURVEY

EXCEPTIONS TO THE TITLE COMMITMENT

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, LLC. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

PROPERTY DESCRIPTION

Lot 22, Block C of Garvon West No. 3, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 69097, Page 1813, Map Records, Dallas County, Texas.

GENERAL NOTES

1. Bearings based on Texas Plane Coordinates, North Central Zone, NAD83 (2011).

2. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated ______, issued by ____________ with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

3. The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.

4. Except as shown on the survey, there are no visible easements or rights–of–way.

5. Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

6. That the subject property has direct access to and from Dividend Drive a duly dedicated and accepted public street or highway.

7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 48113C0220L, with a date of identification of 07/07/2014, Community No. 485471, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

10. There are no observed evidence of current earth moving work, building construction or building additions.

11. The surveyor is not aware of any proposed changes in street right of way lines.

12. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights–of–way.

13. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

14. Owner: Dozier Family 1992 Trust – Volume 96046, Page 2737, Deed Records, Dallas County, Texas. Account #26226500030220000

EXISTING PROPERTY CONDITIONS

LOT AREA	21,500 SQ.FT. or 0.49 ACRE
BUILDING SQUARE FOOTAGE	3,800 SQ.FT.
ZONING EXISTING USE	IN / INDUSTRIAL DISTRICT
BUILDING HEIGHT	14'
LOT COVERAGE	18%
MARKED PARKING PROVIDED:	
STANDARD	9 SPACES
HANDICAP	0 SPACES
TOTAL	9 SPACES

SURVEYOR'S CERTIFICATE

To: __________________ in connection to transaction GF#:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 11(b), 13, 16, 18 and 19 of Table A thereof. The field work was completed on February 18th, 2026.

Executed this 20th day of February, 2026.

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED CHRIS J. BROUSSARD 6107 PROFESSIONAL LAND SURVEYOR

Texas 811 Call 811 Before You Dig

REVISIONS		
DATE	BY	NOTES
03/06/2026	MC	COMMENTS
03/25/2026	MC	COMMENTS

CBG SURVEYING TEXAS LLC

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	03/06/2026	10947	SEE CERT	MC

ALTA/NSPS LAND TITLE SURVEY

LOT 22, BLOCK C, GARVON WEST NO. 3

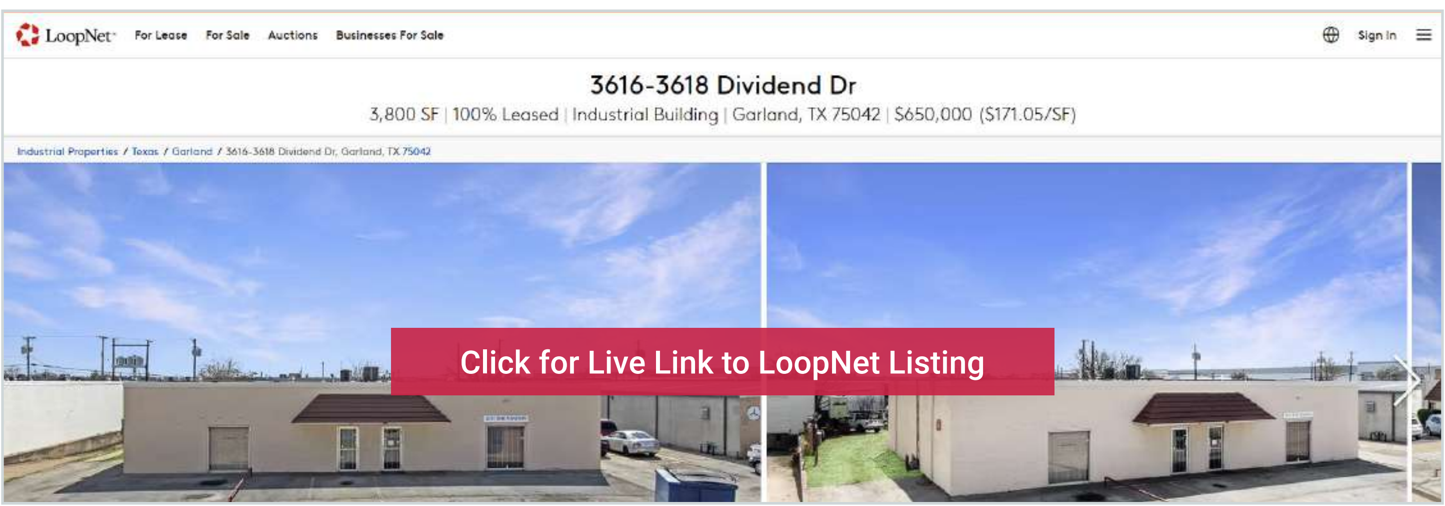
CITY OF GARLAND, DALLAS COUNTY, TEXAS

3616 DIVIDEND DRIVE

NEIGHBORHOOD INFORMATION

13th	**4**	**250K+**	**76**
Largest City In Texas	Major Highways	Population	Languages Spoken in GISD
READ MORE	READ MORE	READ MORE	READ MORE

Click for City of Garland Economic Development



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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

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