FOR SALE

AIRPORT PLAZA

4500 RATLIFF LANE • ADDISON, TX 75001



A 31,573 SF shallow bay, multi-tenant flex building located adjacent to the east side of the busy Addison Airport





PROPERTY HIGHLIGHTS

- *Strategic location in Addison with superior amenities and city services*
- *Contiguous to Addison Airport, a major private jet airport*
- *Located in the most desirable Addison Road Corridor*
- *Convenient access to/from the nearby Dallas North Tollway at Keller Springs Road*
- *31,573 SF multi-tenant flex building*
- *Concrete, tilt-wall construction*
- *14 suites ranging from 1,200 to 5,313 SF*
- *Shallow bay depths of 50 and 60 feet*
- *14-foot clear height*
- *15 rear, grade-level, overhead doors*
- *3 spaces per 1,000 SF parking ratio*
- *New fire sprinkler system*
- *Separate electric and gas meters for each suite*
- *Zoned AA*

LINK TO VIDEO

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GALLERY











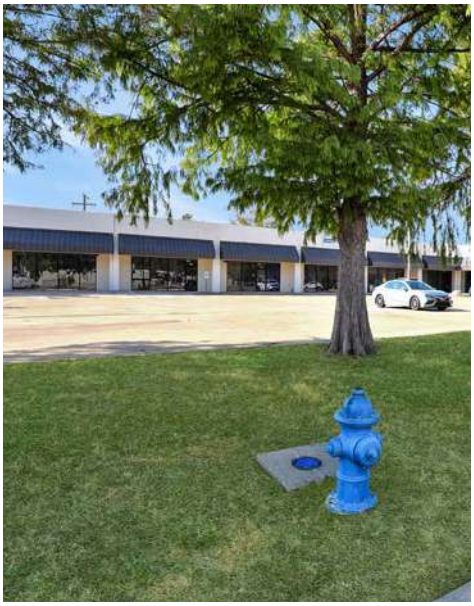

VIEW MORE PHOTOS

FINANCIAL HIGHLIGHTS

- *History of high occupancy*
- *History of higher rental rates*
- *Smaller suites are scarce and highly desirable*
- *Substantial capital improvements and repairs/ maintenance by Owner over the years*
- *Multi-tenancy*
- *Fee simple ownership of the land; not a ground lease from Addison Airport.*

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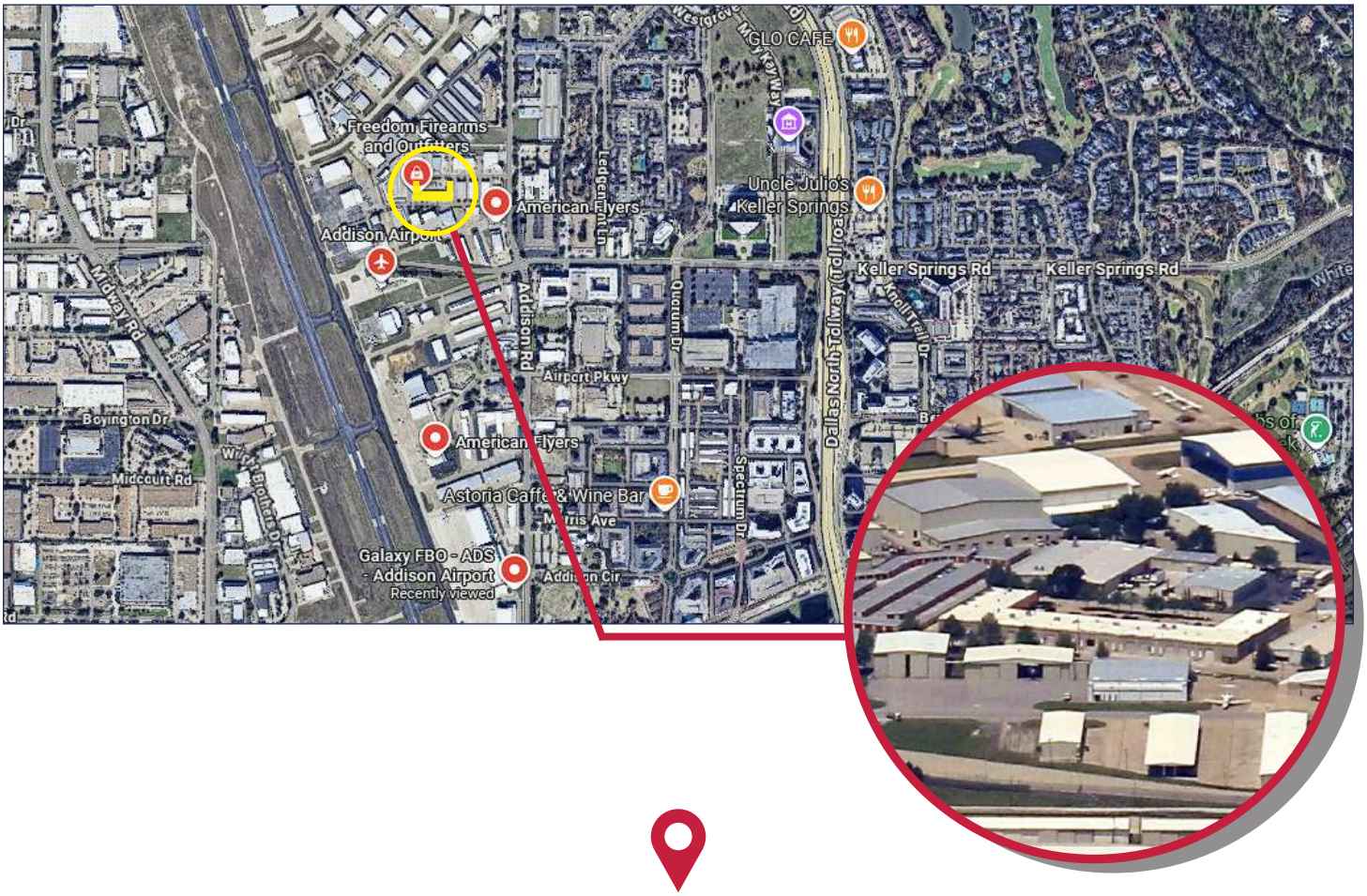
LOCATION MAP



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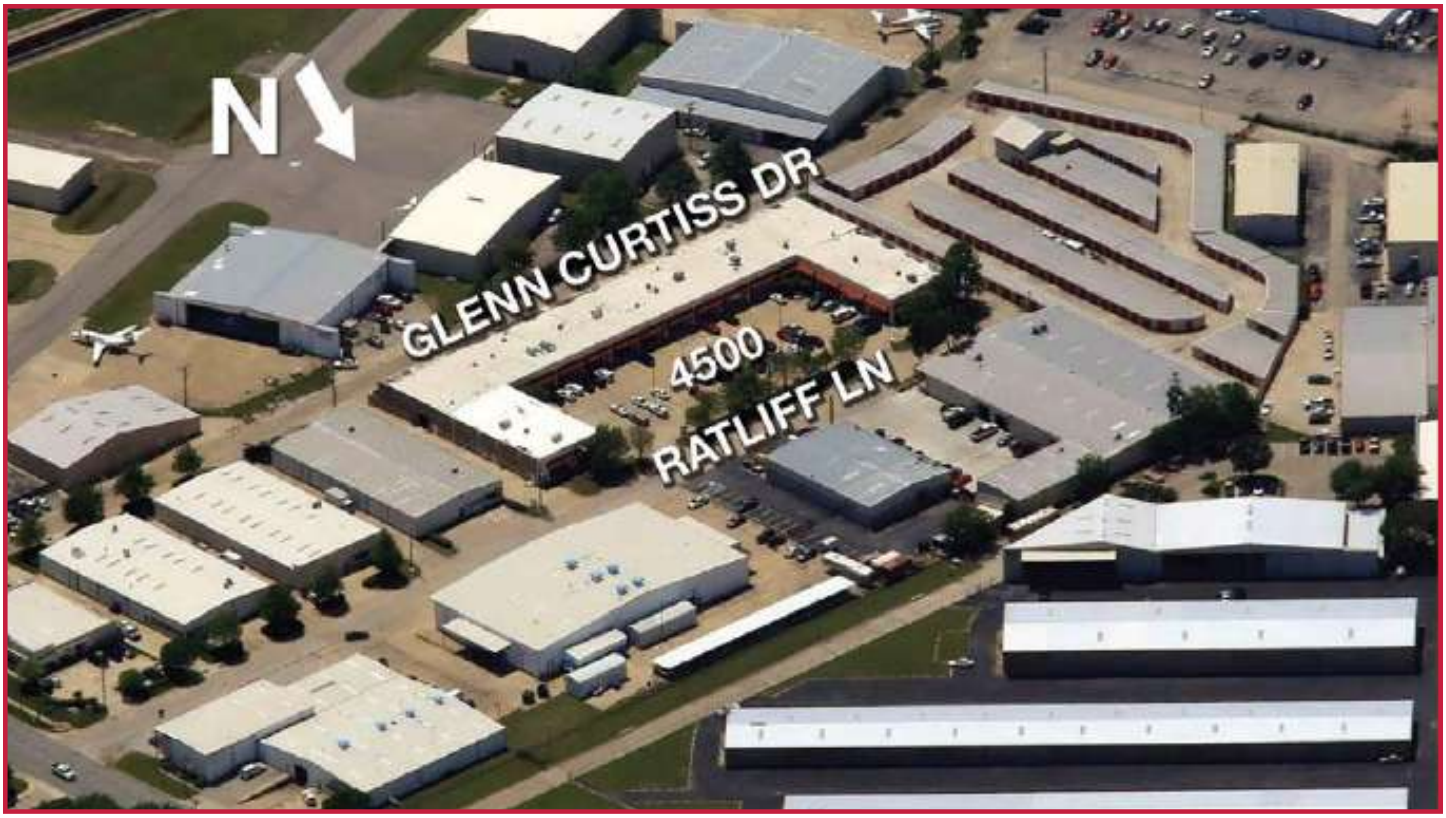
AERIALS





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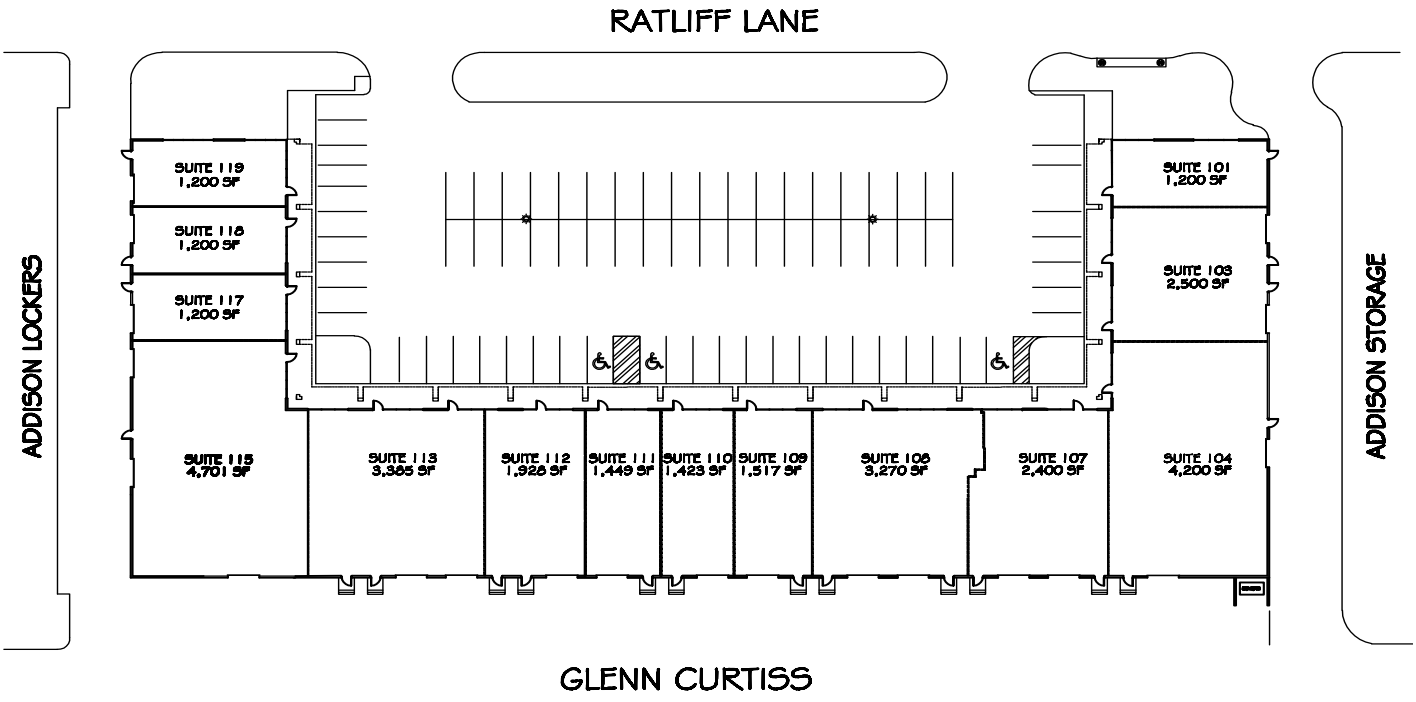
SITE PLAN







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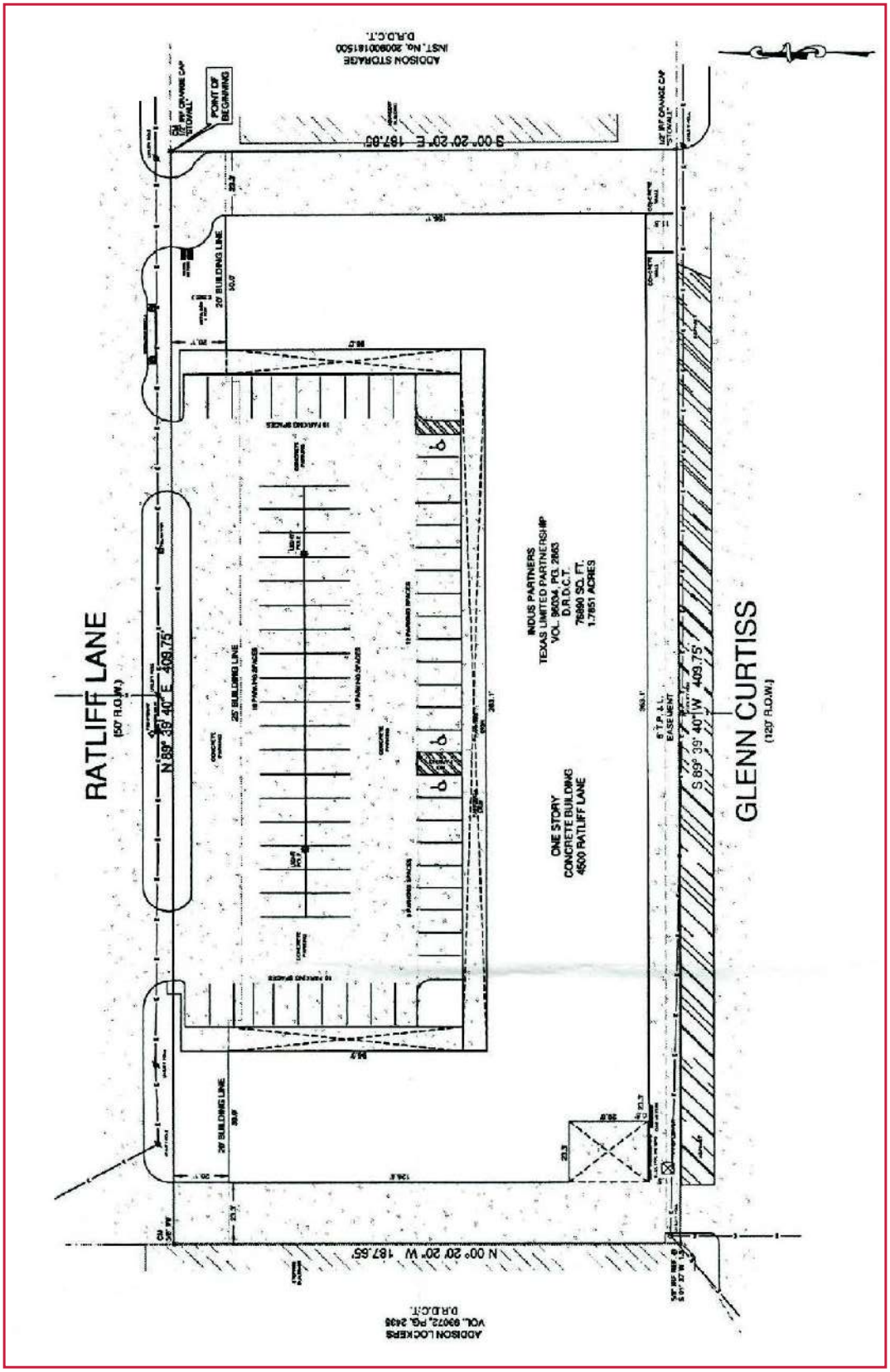
SURVEY



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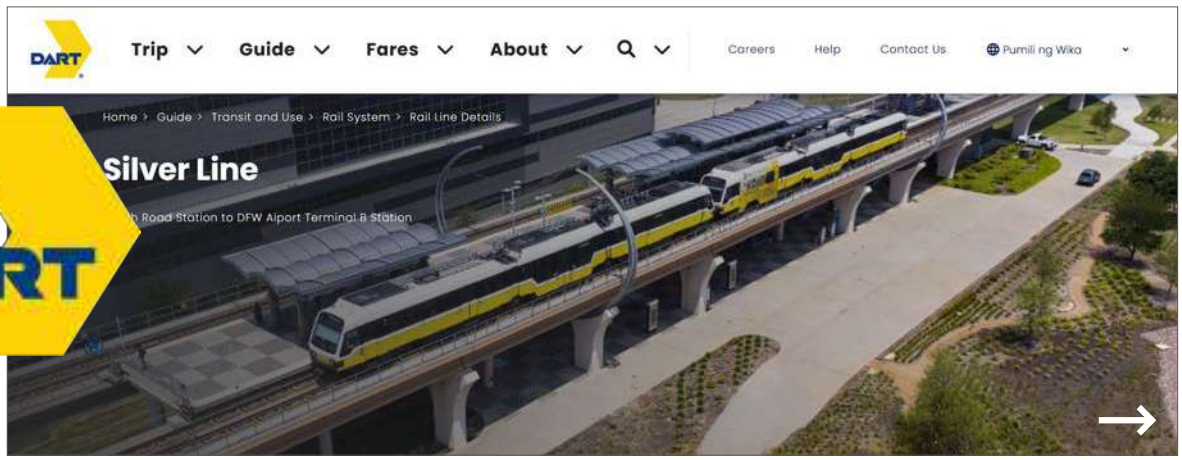
NEIGHBORHOOD INFORMATION



ADDISON



ADDISON AIRPORT



DART

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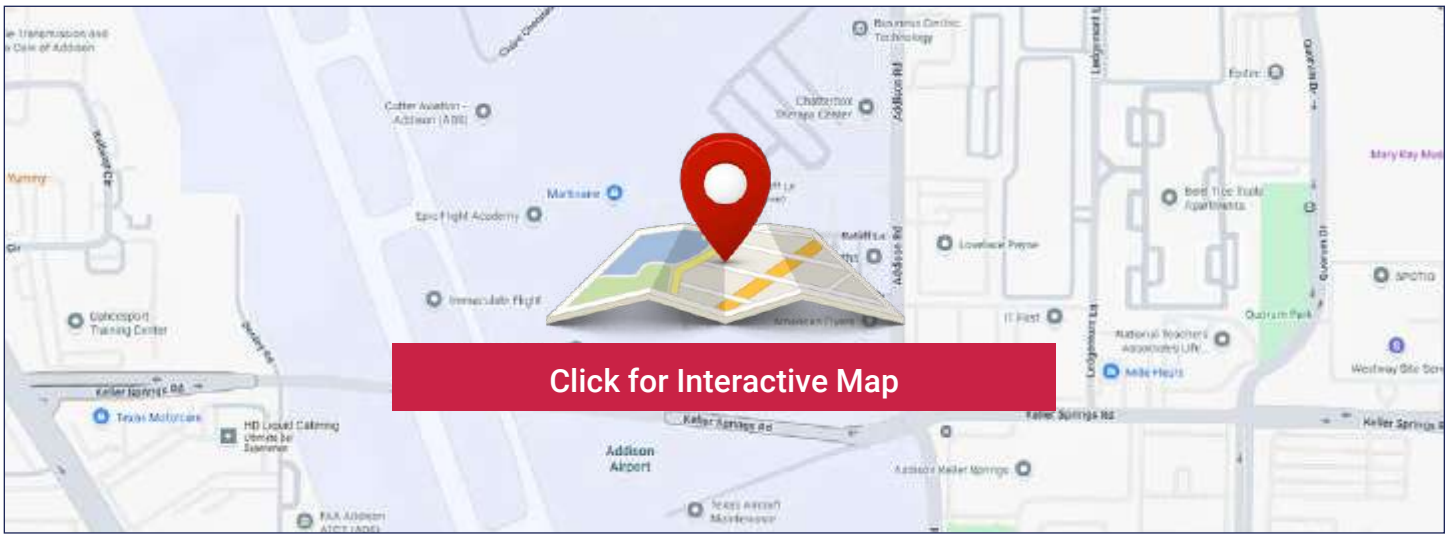

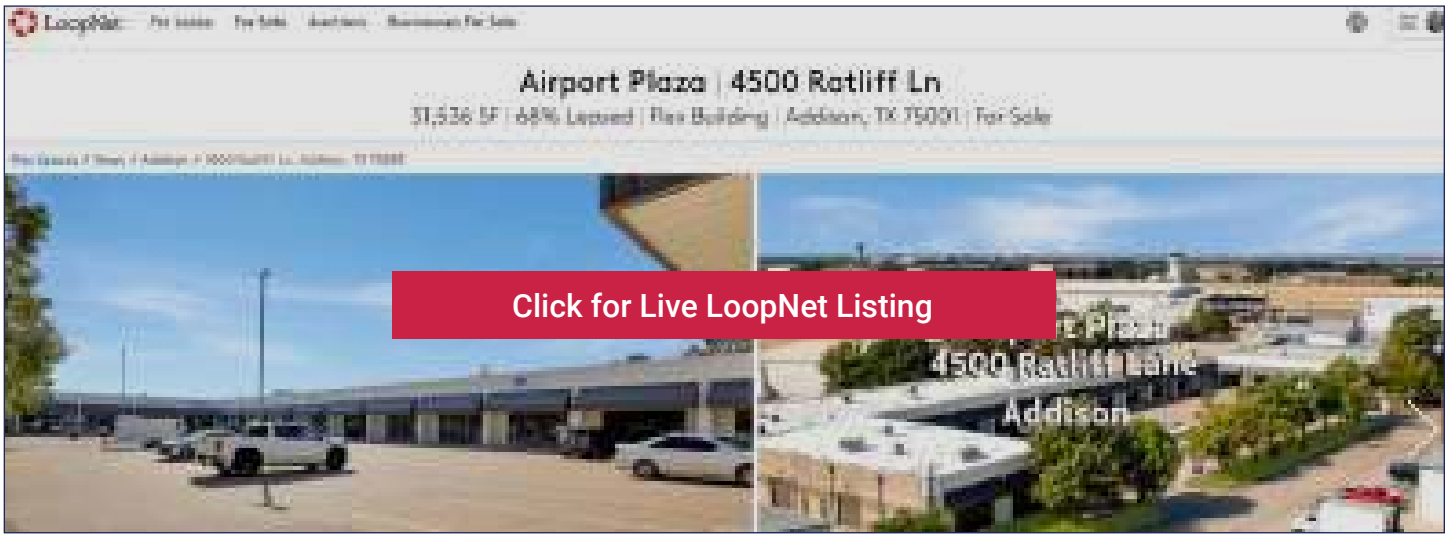

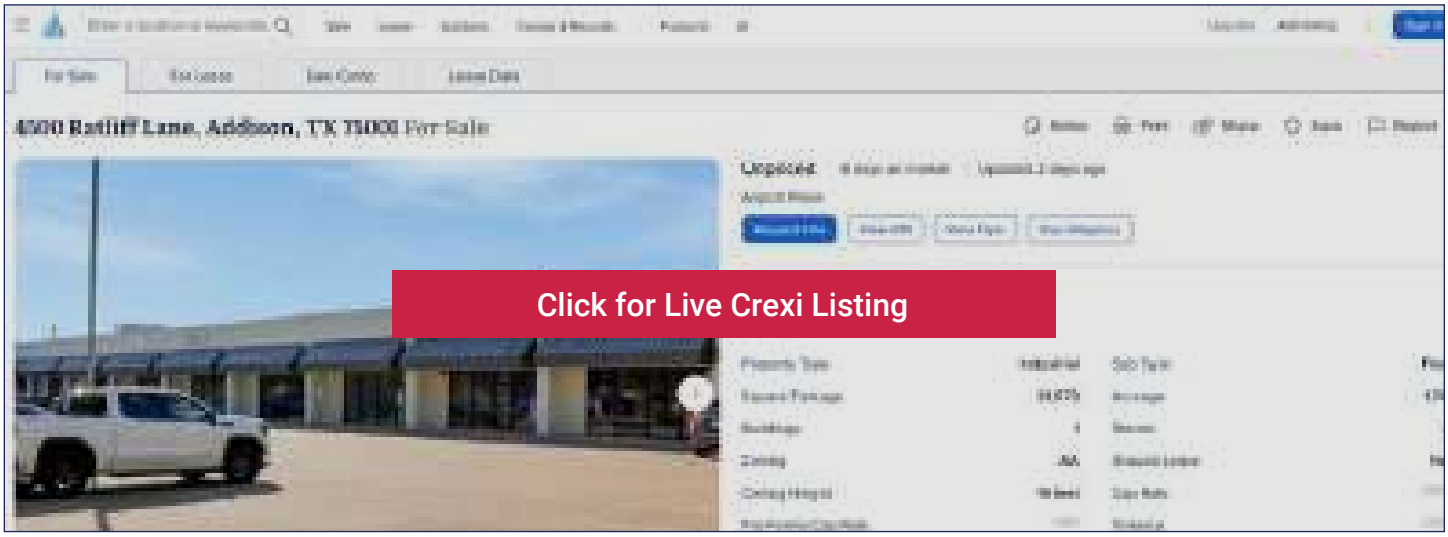

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SELLER'S ADDITIONAL FLEX PROPERTIES

FOR SALE

IN
WICHITA FALLS, TEXAS



5816 Ashleyanne Circle,
Wichita Falls, TX 76310
West Side of WF Near Seymore/US 82 Highway
17,510 SF Multi-Tenant
Flex Building
$2,395,000 or $136.78/SF



5828 Ashleyanne Circle
Wichita Falls, TX 76310
Contiguous to 5816 Ashleyanne Circle
27,180 SF Multi-Tenant
Flex Building
$2,950,000 or $108.54/SF



2730 Commerce Street
Wichita Falls, TX 76301
South Side of WF Near US 287 Highway
37,868 SF Multi-Tenant
Flex Building
$2,395,000 or $136.78/SF



Wichita Falls Chamber of Commerce
Economic Development

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2-10-2025

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
Robert B. Powell	265365	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
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 _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-1

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