CEDAR PLACE

407 NORTH CEDAR RIDGE, DUNCANVILLE, TEXAS 75116

For Lease

OFFICE SPACE

AMARISS FEEMSTER • amariss@optionsre.com • 972.762.5523
MONTE ANDERSON • monte@optionsre.com • 972.283.1111

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544 East Wheatland Road, Duncanville, Texas 75116

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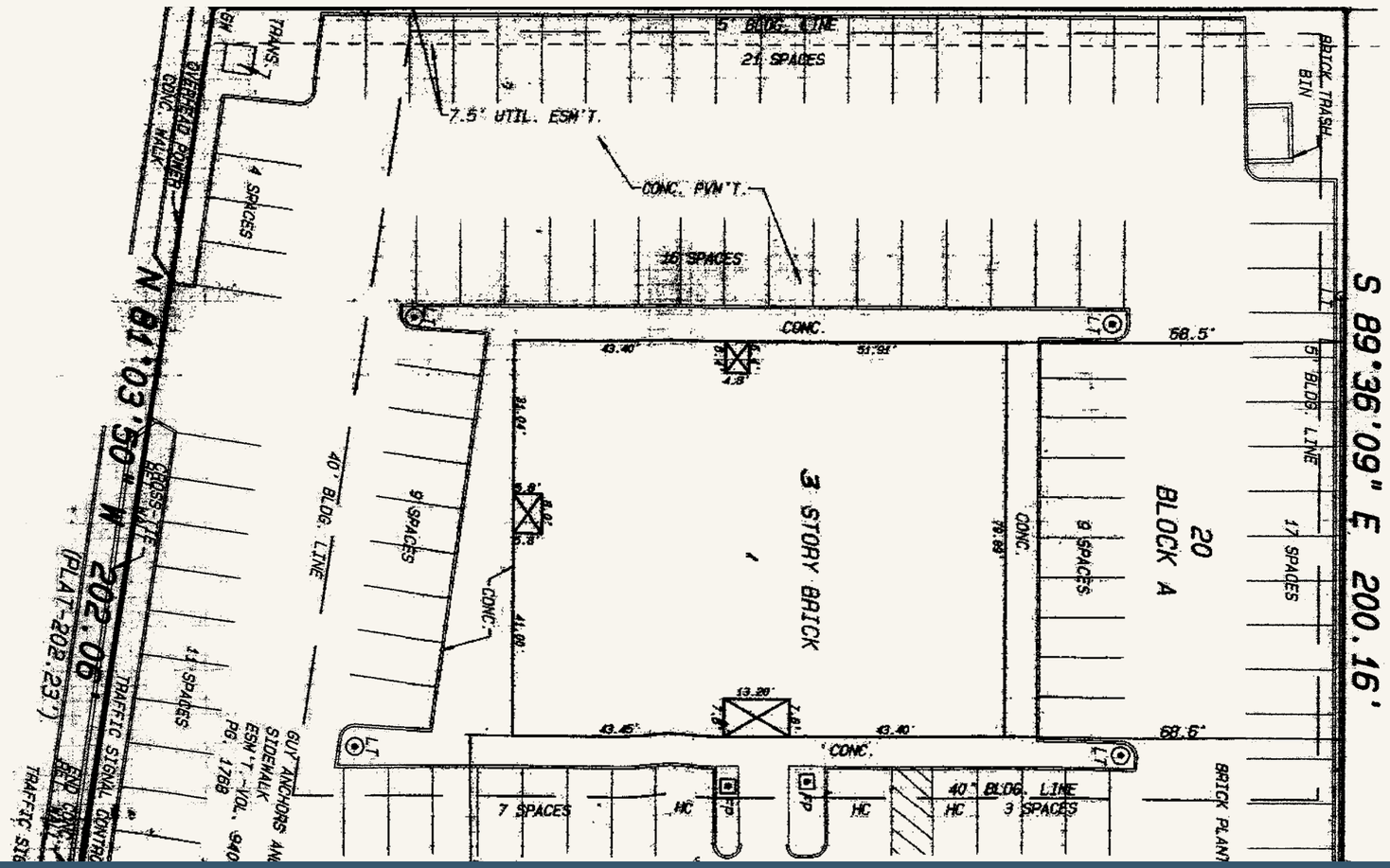

SUITE	SIZE (RSF)	LEASE RATE	BASE RATE	NNN	TOTAL
#225	263 RSF	$27/SF/YR	$600.00/mo	-	$600.00/mo
#227	259 RSF	$28/SF/YR	$600.00/mo	-	$600.00/mo
#310	742 RSF	$23/SF/YR	$1,420.00/mo	-	$1,420.00/mo
#315	789 RSF	$21/SF/YR	$1,400.00/mo	-	$1,400.00/mo

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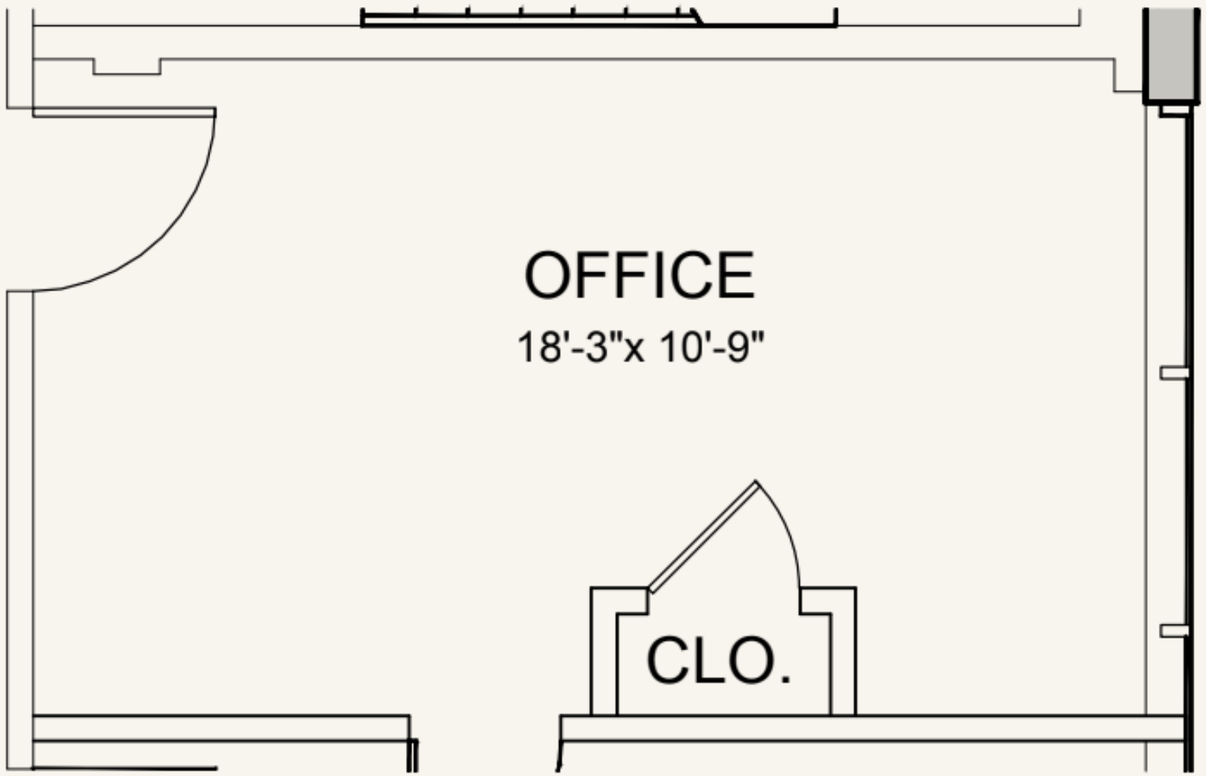
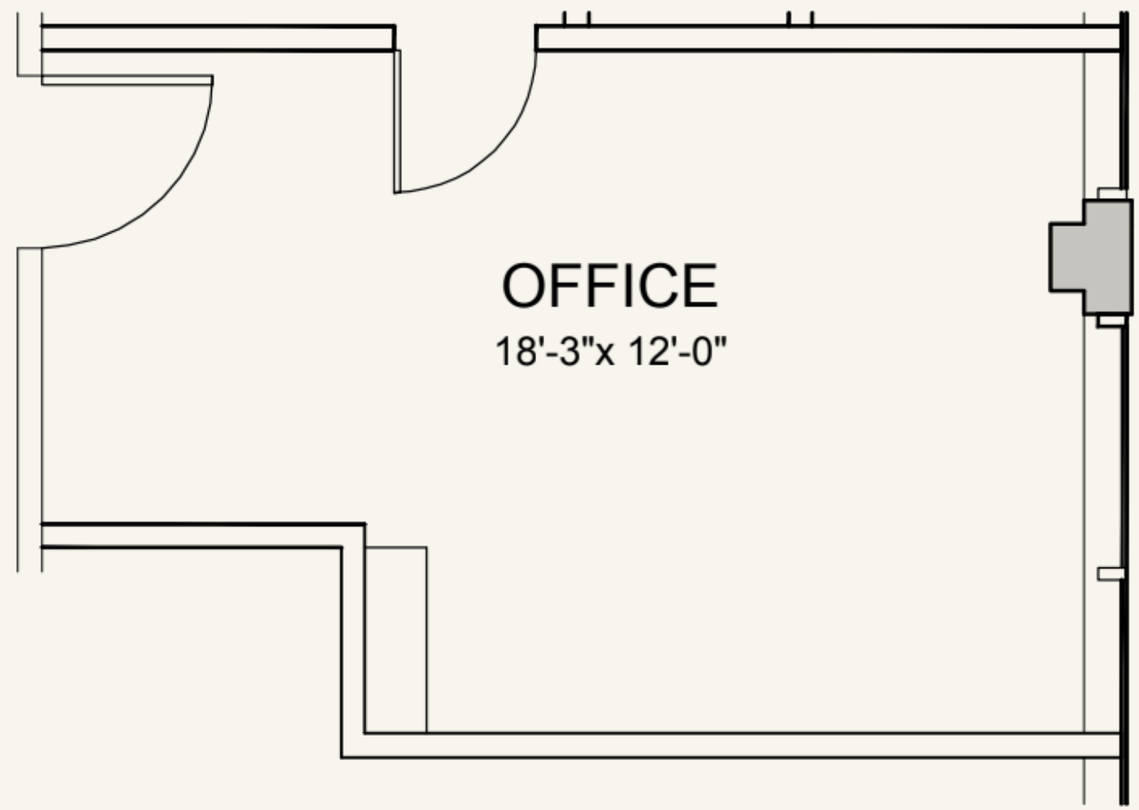


SUITE #225
263 RSF



SUITE #227
259 RSF

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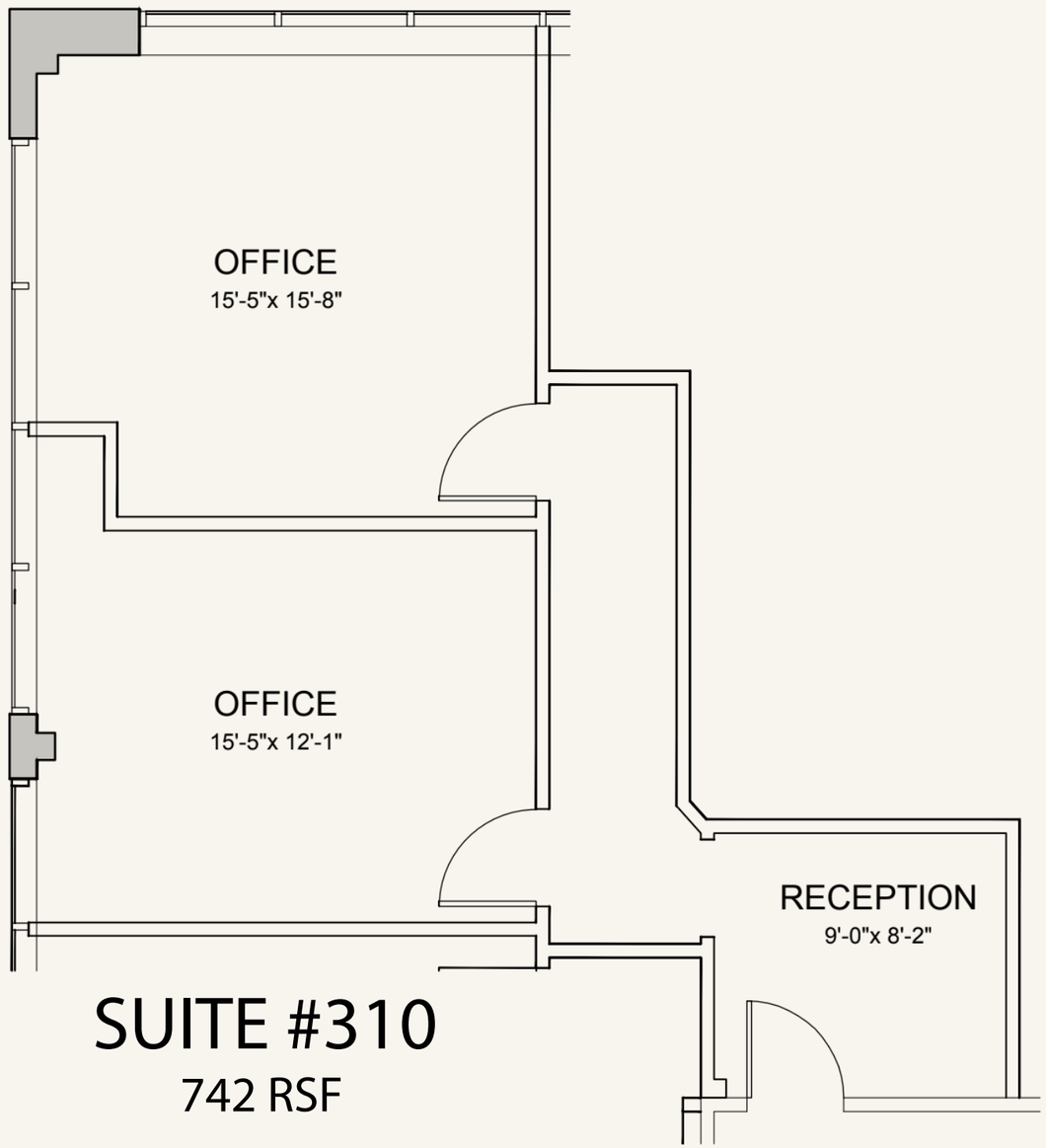

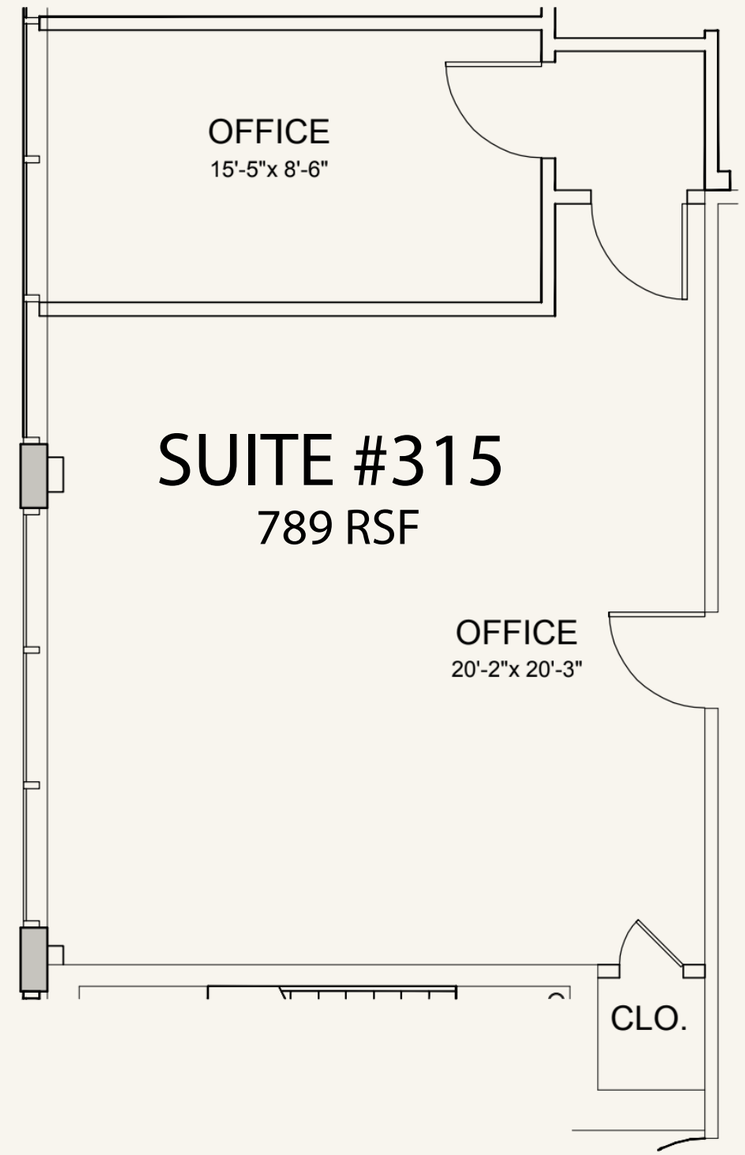

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OPTIONS REAL ESTATE INVESTMENTS, INC

Serving the real estate needs of Southern Dallas and Northern Ellis Counties

Options Real Estate was founded in October of 1991 as a full service commercial real estate company specializing in Southern Dallas County with one mission in mind: To make our neighborhoods and business owners better through the built environment. Our team believes in enhancing the quality of life and advancing the image of our area, in order to provide an enduring inheritance to our children and grandchildren.

We aim to build a community where residents can enjoy educational and employment opportunities that utilize the technologies of the 21st century, find cultural and spiritual fulfillment, and have a diversity of OPTIONS for shopping, dining, entertainment, or living.

Not only has our team done thousands of transactions over the years, but we've restored and built places like the Belmont Hotel, the Texas Theatre, various buildings in the Bishop Arts, Downtown Duncanville, surrounding Downtown Midlothian, Thorntree Country Club and much more. Through active participation in civic groups and community organizations, preservation, urbanism and environmentalism, we have done community development for profit.

OUR SERVICES:

BROKERAGE & LEASING

We sell properties and offer flexible short and long-term leases that provide flexibility to business owners, allowing them to grow.

PROPERTY MANAGEMENT

Our team provides expert property management, handling maintenance, bookkeeping, tenant finish-out, and tax consulting.

NEW DEVELOPMENT

Whether you need designing, building, or financing, our team will help make your vision reality from the ground up.

INVESTMENT SERVICES

Our team believes in enhancing the quality of life of Southern Dallas & Northern Ellis Counties and advancing its image.

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Options Real Estate Investments, Inc.	0418929		(972)283-1111
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James B. Ousley	550082	jace@optionsre.com	(214)707-6286
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Monte Anderson	399722	monte@optionsre.com	(214)546-1200
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Amariss Feemster	517410	amariss@optionsre.com	(972)238-1111
Name of Sales Agent/Associate	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 1-2
TXR 2501

Phone: (972)283-1111 Fax: (972)789-1716 100 S. Main St.

Monte Anderson Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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