



PARTNERS REALTY
& Advisory Group, LLC

Offering Memorandum

Carbody Auto I 11359 Kiline Dr.
Dallas, TX 75229



OFFERING TERMS

- Real Estate Price : \$2,990,000
- Business Price : \$300,000
- Total asking Price: \$3,299,000



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& Advisory Group, LLC

Contact: Kay Jin, CCIM
Mobile: 972-898-8447
Email: kayjin@prnag.com
www.Prnag.com

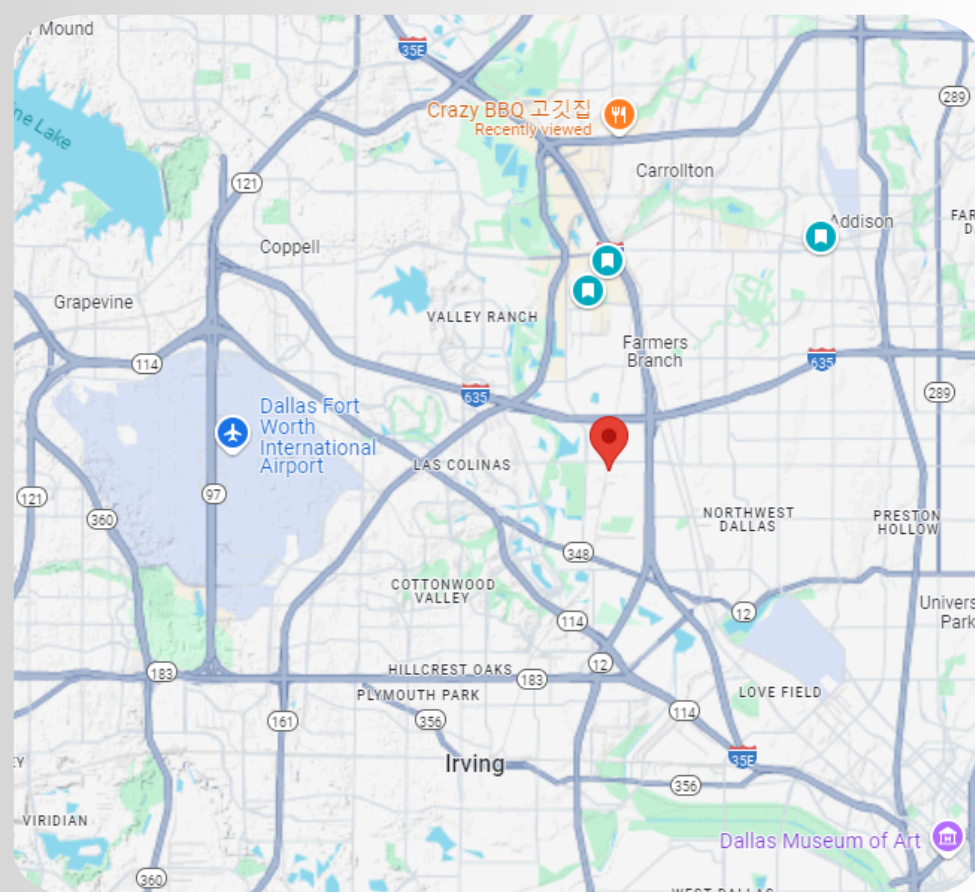
PROPERTY HIGHLIGHTS

- **Property Type:** Automotive Body Shop / Industrial Flex
- **Total Building Size:** ±15,324 SF
- **Lot Size:** Approx. 1.14 Acres
- **Zoning:** IR – Industrial Research
- **Clear Height:** 14’+
- **Parking:** Ample gated surface parking
- **Features:**
 - * 3 drive bays
 - * 1 paint booths
 - * Compressed air system Chamion RV-Seroes
 - * Full bodyshop equipment included
 - * Fenced yard with controlled access
 - * Updated lighting and insulated roofing



LOCATION HIGHLIGHTS

- **Prime Dallas location near I-35E & Royal Lane**
- **Traffic Counts:** Royal Ln – 23,399 VPD, Luna Rd – 15,014 VPD
- **10 min to Love Field, 20 min to DFW Airport**
- **Surrounded by industrial, retail, and showroom users**



BUSINESS OVERVIEW

- **Business Name:**
Carbody Auto
- **Type:** Owner-User Automative Collision & Paint Shop
- **Equipment Included:**
All euqipments included
- **Established Reputation:**
Google 4.8 out of 5
- **Clientele:** Walk in + Commercial fleet Accounts
- **Operational:** Fully insulated, turnkey facility

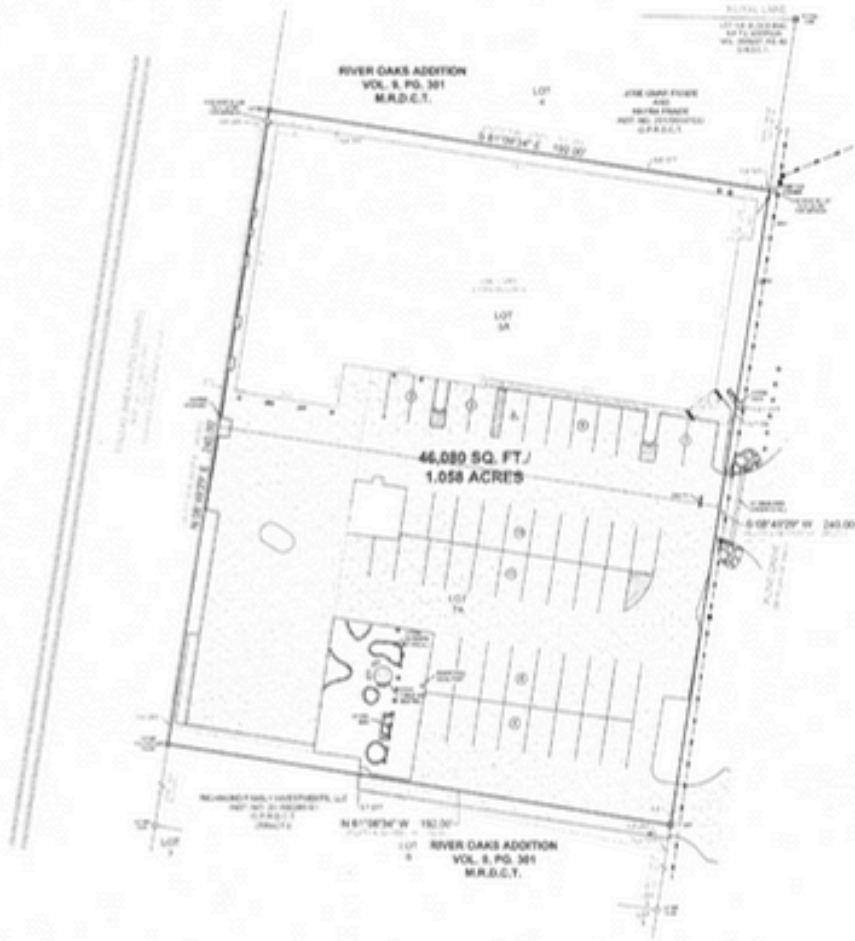
FINANCIAL SNAPSHOT 2024

- **Gross Revenue:** \$298,623
- **Gross Profit:** \$298,390
- **Operating Expenses:** \$63,031
- **Net Income:** \$235,359



“With the owner retiring, the business is no longer accepting new work from dealerships — despite continued high demand. Multiple bodywork requests are being turned away weekly. A strong reputation, loyal customer base, and limited competition present a clear and immediate upside for the next owner.”





PROPERTY DESCRIPTION
BEING Lots 5A and 5B, Block 6452, of a Replat of Lots 5, 6 and 7, Block 5402, of River Oaks, as shown to the City of Dallas, Dallas County, Texas, according to the Map or plat thereof recorded in Volume 911113, Page 2054, Map Records, Dallas County, Texas. As affected by Certificate of Correction of Error recorded in Volume 911895, Page 360, Deed Records, Dallas County, Texas.

EXCEPTIONS TO THE TITLE COMMITMENT	
As shown and certified by National Title Group, LLC and Old Republic National Title Insurance Company, in connection with the transaction referenced in SF No. 192121647.	
Exception No.	DATE REVISION OR CANCELLATION
104	Revised to show a correction to the location of the boundary between Lot 5A and Lot 5B, as shown on the plat of the survey.

SURVEYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.

I hereby certify that on the 27th day of January 2023, this survey was made on the ground as per the field notes shown on this survey and as to the boundaries and extent of the subject property and the area, location, and type of buildings and improvements thereon, if any, and as to the other matters shown herein, and correctly show the location of all easements and rights-of-way and of all rights-of-way easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all easements and rights-of-way, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by River Oaks, same being a listed, dedicated public right-of-way maintained by the City of Dallas, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Statute of Professional Surveyors Standards and Requirements for a Category 1A Condition II Survey.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5206

REVISIONS		
No.	Revision/Issue	Date

LEGEND	
1. SURVEYED DRIVE	2. EXISTING DRIVE
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GENERAL NOTES
1. Surveyed and shown as per the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.
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CATEGORY 1A CONDITION II
1.058 & 1.058 ACRES DRIVE
LOTS 5A & 5B, BLOCK 6452
A REPLAT OF LOTS 5, 6 & 7, BLOCK 5402
RIVER OAKS ADDITION
DALLAS, DALLAS COUNTY, TEXAS

Map No.	20230006-1
Scale	AS SHOWN
Date	01/27/2023
Drawn by	FWB

PHOTO GALLERY



PHOTO GALLERY





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.



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.

Partners Realty & Advisory Group	9012744	kayjin@prnag.com	972-898-8447
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kay Jin	0557350	kayjin@prnag.com	972-898-8447
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	



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Partners Realty & Advisory Group for informational purposes only and does not constitute an offer to sell or a solicitation to buy any property. All information contained herein is believed to be accurate and reliable, but no warranty or representation is made as to the accuracy or completeness of the information.

By accepting this Offering Memorandum, the recipient agrees to use it solely for the purpose of evaluating a possible purchase of the property described herein and agrees not to reproduce or distribute it to any third party without the prior written consent of Partners Realty & Advisory Group.

All financial projections and statements contained herein are based on information provided by the seller and are subject to change. Prospective buyers should conduct their own independent investigation, due diligence, and analysis of the property, its condition, and its financial performance.

The seller and broker expressly disclaim any liability for representations, warranties, or guarantees, expressed or implied, contained herein or for omissions from the memorandum or any other written or oral communication transmitted to the recipient.

