

MMUC Properties Buys Reconfigured Commercial Site

GARLAND, Texas After working to create a more marketable asset, Bell's Conversions Inc. has sold a 10,000-sf warehouse on a one-acre hard corner in northeast Dallas to MMUC Properties LLC.



Chris Stout, market director of Dallas-based Bradford Commercial Real Estate Services, represented the seller, who has relocated to another submarket in Dallas. Mike Gravit of the Gravit Co. represented the buyer of 428 N. 1st St.

"A small industrial building with good fenced-in storage is hard to come by in any submarket. Those are real jewels," Stout says.

The Bradford broker had to create the "jewel" by subdividing the 3.79-acre tract and shaving off 2.79 acres that were eventually resold to the property's original owner so he could enlarge an adjoining tract at the intersection of North 1st Street and West Walnut Street. The next step involved securing a special use permit from the City of Garland so the site, which had been rezoned to commercial, could continue to be used for industrial purposes.

With the transaction finished, MMUC Properties is now retrofitting the interior to expand the office area. The new owner is planning an early October occupancy of the single-story building, which has eight dock doors and an 18-foot clear height.

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