

**PROPERTY HIGHLIGHTS:**

- Excellent Visibility and high car counts
- Nearby tenants include Family Dollar, Exxon, Ford and Dickey's BBQ Pit

**AVAILABILITY:**

- 0.43 Acres

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2021 Population	2,045	6,269	16,084
2020 Daytime Pop	2,378	8,039	16,346
2020 Avg. HH Income	\$62,230	\$66,786	\$67,331

**TRAFFIC COUNTS:**

Highway 198: 16,731 VPD ('20)  
Mason St: 7,128 VPD ('20)

Brooks Roberts  
214-257-0228  
brooks@dbarealestate.com

Perren Gasc  
214-257-0207  
perren@dbarealestate.com

4645 N Central Expy,  
Suite 200,  
Dallas, Texas 75205

**LAND TITLE SURVEY**

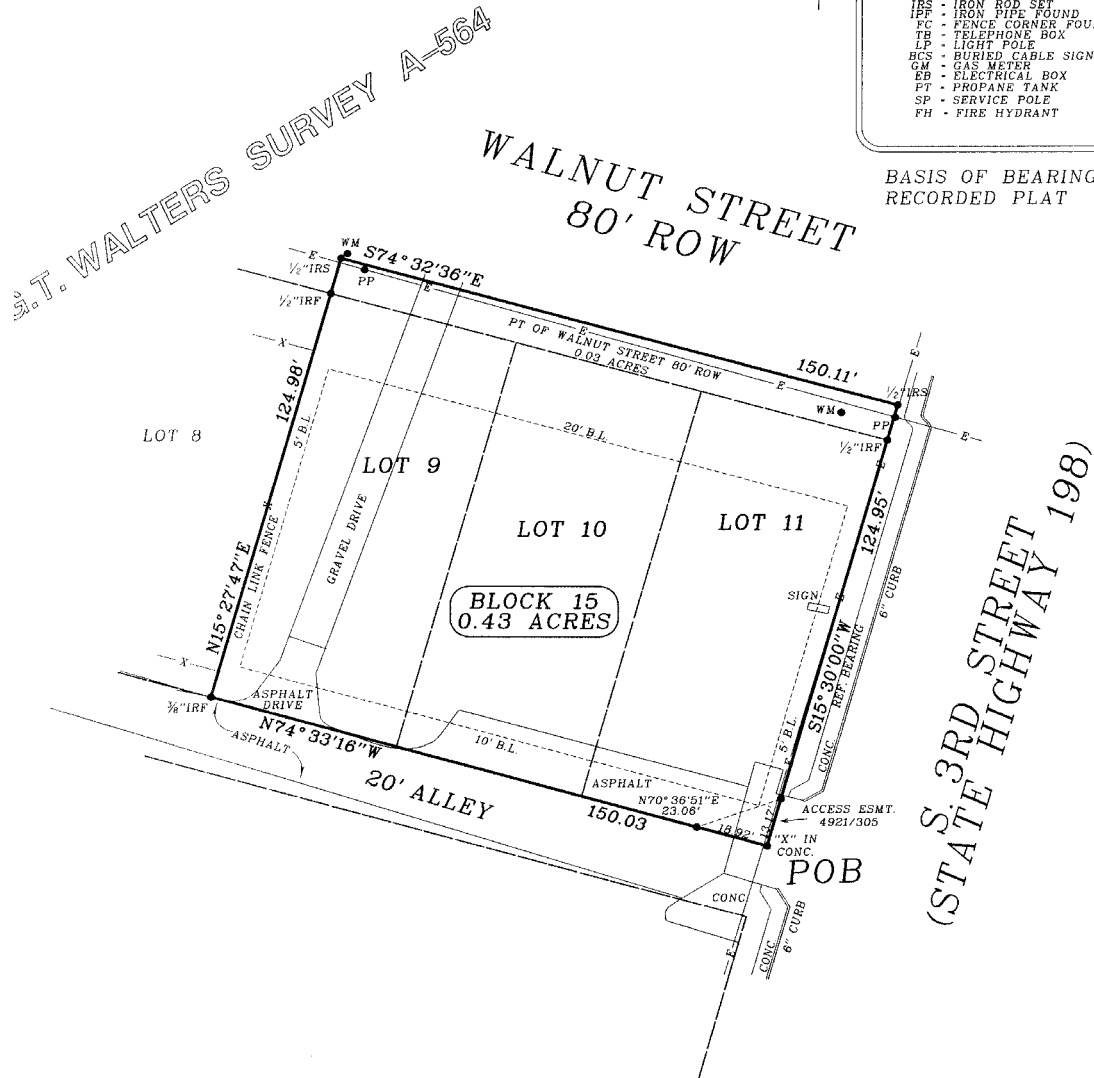
602 S. 3RD STREET, MABANK, TEXAS 75147

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.T. WALTERS SURVEY, A-564, CITY OF MABANK, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS LOTS 9, 10, & 11, BLOCK 15, ORIGINAL TOWN OF MABANK ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 21 RPKCT, BEING DEED IN DEED TO FORTENBERRY FAMILY TRUST RECORDED IN DOC. # 2013-0018430 OPRKCT, ALSO BEING PART OF WALNUT STREET ROW, ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 21 RPKCT, BEING DESCRIBED IN DEED TO FORTENBERRY FAMILY TRUST RECORDED IN DOC. # 2015-0022149 OPRKCT.

**LEGEND**

- TELEPHONE LINE
- CABLE LINE
- FENCE
- POWER LINE
- CONC - CONCRETE
- PP - POWER POLE
- WM - WATER METER
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- IPF - IRON PIPE FOUND
- FC - FENCE CORNER FOUND
- TB - TELEPHONE BOX
- LP - LIGHT POLE
- BCCS - BURIED CABLE SIGN
- GM - GAS METER
- EB - ELECTRICAL BOX
- PT - PROPANE TANK
- SP - SERVICE POLE
- FH - FIRE HYDRANT

BASIS OF BEARINGS RECORDED PLAT



**VEYORS NOTES**

ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING  
NO CLAIM TO ITS ACCURACY.  
PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES  
ENACTED BY THE CITY OF MABANK.  
THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES  
IS MADE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS  
NOT RESPONSIBLE FOR ANY LOSS THEREFROM.  
THIS IS A SURFACE OR ABOVE GROUND SURVEY. NO ATTEMPT TO LOCATE  
UNDERGROUND UTILITIES OR STRUCTURES OF ANY KIND HAS BEEN MADE.  
THIS SURVEY WAS PREPARED IN CONNECTION WITH THE TRANSACTION  
RECORDED IN GF NO. 344111 OF ATTORNEY'S TITLE COMPANY.  
EASEMENT ALONG WESTERN LINE OF LOT 9 RECORDED IN  
78 PG 514 ABANDONED IN VOL 4021 PG 402

Brooks Roberts  
214-257-0228  
brooks@dbarealestate.com

Perren Gasc  
214-257-0207  
perren@dbarealestate.com

4645 N Central Expy,  
Suite 200,  
Dallas, Texas 75205



# 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.

11-2-2015



## 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.

**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.

**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.

DBA Commercial Real Estate LLC	9004954	info@dbarealestate.com	214-257-0200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
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