



PROPERTY HIGHLIGHTS:

- Prime location with frontage and access on both I-35 and I-20
- RR Zoning - Ideal for Retail, Office and Entertainment
- Northern access via Wheatland Rd
- Area retailers include Ross, Dollar Tree, Chick-fil-A, Whataburger, Home Depot, Sam's Club and more

AVAILABILITY:

31.6 Acres (Non-divisible)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2022 Population	6,649	73,171	201,371
2022 Daytime Population	8,798	69,826	172,336
Average HH Income	\$76,922	\$76,997	\$76,412

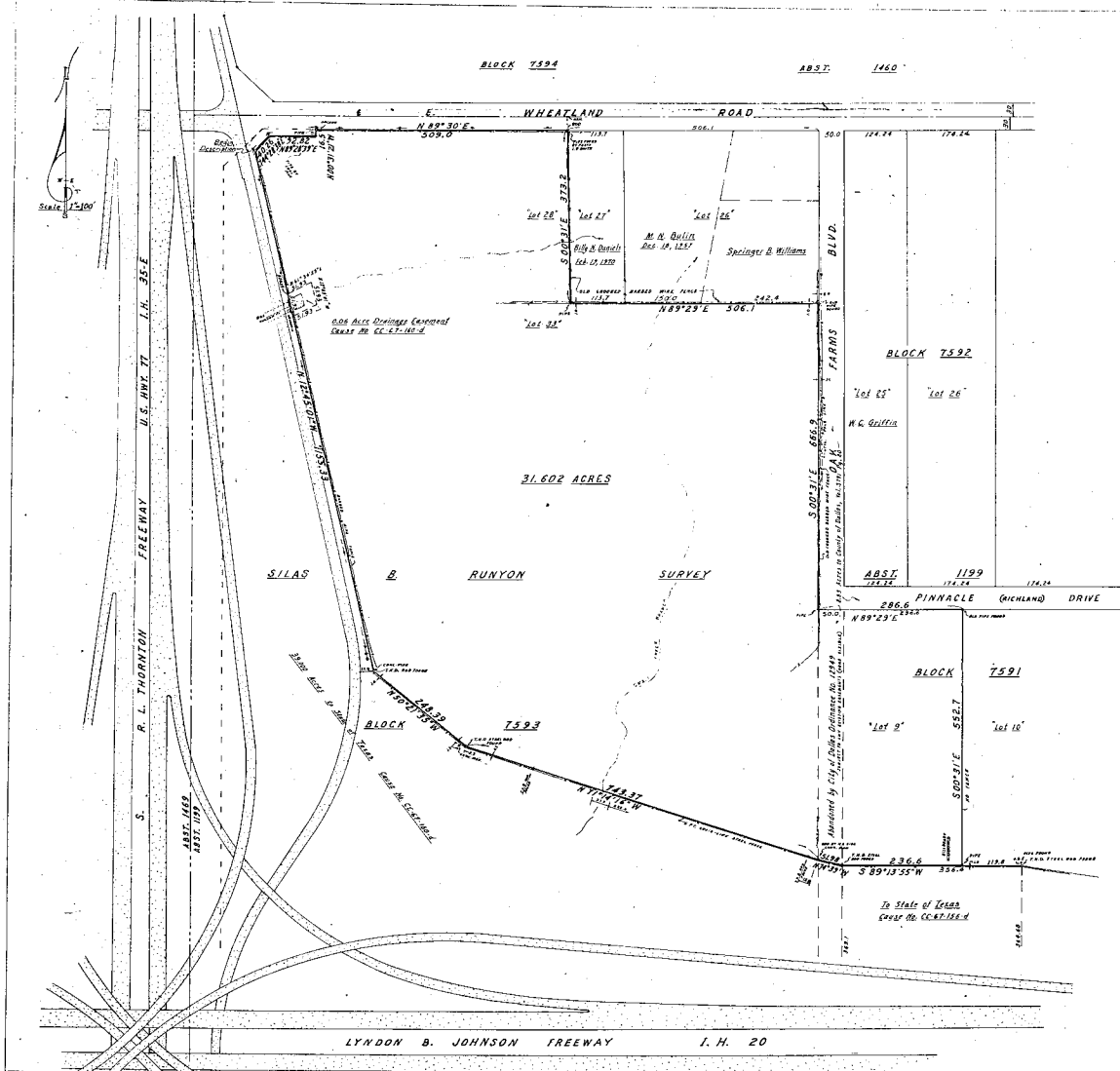
TRAFFIC COUNTS:

I-35E: 161,841 VPD ('21)
I-20: 163,916 VPD ('21)

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DESCRIPTION OF PROPERTY SURVEYED

Being a tract of land located in the City of Dallas, Texas, being part of Block 7593 and 7591, Official City Numbers, part of the Silas B. Runyon Survey, Abstract 1199, Dallas County, Texas, being property conveyed

By A. C. Embrey to John F. Slay by deed filed June 1, 1970, recorded in Volume 70168, Page 3053 of the Deed Records of Dallas County

Property conveyed by the Estate of Frank C. Slay to John D. Slay by deed filed November 29, 1972 in said Deed Record,

and the portion of Oak Farms Boulevard abandoned by City of Dallas Ordinance No. 13907, conveyed to John D. Slay, recorded in Volume 70112, Page 0181 of said Deed Records,

and being described more particularly as follows:

Beginning at a pipe by Texas Highway Dept. concrete monument at the intersection of the said easterly Sight of Way line of Interstate Highway 35-S, South F. L. Thornton Freeway, with the southeast line of the intersection cutoff to E. Wheatland Road, said beginning point being an inside corner of the 39,000 acres conveyed to the State of Texas in Case No. 70-07-150-41.

Thence N 44° 28' 38" E, along said cutoff, being a southeast line of said State of Texas 39,000 acres, a distance of 140.26 feet to a pipe by concrete monument for corner;

Thence N 69° 28' 39" E, along a south line of said 39,000 acres, forming a westerly line of E. Wheatland Road, a distance of 92.82 feet to a pipe by concrete monument for corner;

Thence N 00° 31' 21" W, along the most northerly east line of said 39,000 acres, at 95.0 feet passing its most northerly northeast corner, in all a distance of 16.83 feet to a pipe for corner on the south line of E. Wheatland Road, 30.0 feet south of its center line;

Thence S 89° 30' E, along said south line of E. Wheatland Road, a distance of 109.0 feet to a steel rod for corner;

Thence S 00° 31' E, along the dividing line between Lots 25 and 27 of the Surveyed Subdivision known as Oak Cliff Farms, being the west line of the tract conveyed to John D. Slay by deed filed Feb. 19, 1973 in said Deed Records, a distance of 37.16 feet to a pipe for corner;

Thence S 69° 28' E, along the dividing line between the north line of Lot 33 and the south line of Lot 34 and 20 of said Oak Cliff Farms, a distance of 506.1 feet to a pipe for corner on the east line of Oak Farms Blvd., being 2200.0 feet east of and parallel with the east line of old 10-day avenue as described in Ordinance Deed to the County of Dallas recorded in Volume 3791, Page 10 of said Deed Records;

Thence S 00° 31' E, along said east line of Oak Farms Blvd., a distance of 686.9 feet to a pipe at the northwest corner of said abandoned portion;

Thence E 69° 28' E, across the north line of said abandoned portion and continuing along the south line of Pinnacle Drive, being a south line described in said County of Dallas deed, a distance of 304.6 feet to a pipe for corner;

Thence S 00° 31' E, along the dividing line between Lots 9 and 10 of said Oak Cliff Farms, a distance of 350.7 feet to a pipe for corner on the north line of Lyndon B. Johnson Freeway, Interstate Hwy. 20;

Thence S 69° 13' 50" W, along the north line of Interstate Highway 20, conveyed to the State of Texas in Case No. 00-07-150-4, a distance of 236.6 feet to a steel rod at the southeast corner of said abandoned portion of Oak Farms Blvd.;

Thence N 76° 39' W, a distance of 51.98 feet to a steel rod by concrete monument at the southeast corner of said State of Texas 39,000 acres;

Thence northeasterly, along northeasterly lines of said 39,000 acres, being right of way lines of said Lyndon B. Johnson Freeway and F. L. Thornton Freeway, 71.0 ft. 16' 16" W, a distance of 243.37 feet to a steel rod for corner,

N 00° 01' 35" W, a distance of 248.39 feet to a steel rod for corner, and

N 12° 15' 01" W, a distance of 1155.33 feet to the place of beginning;

Containing 31.602 acres of land.

CERTIFICATION

This is to certify that on this day I made an accurate survey on the ground of the property shown and described herein, the lines, dimensions, area and improvements being as indicated by this plan, and that there are no encroachments or encroachments visible on the ground other than those shown hereon.

Feb 11, 1977 (Completion)

David J. Burt

Registered Public Surveyor No. 113
1917 Hankin Avenue, Dallas, Texas

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.



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.

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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