



PROPERTY HIGHLIGHTS:

- Southeast Quadrant of Harwood and Bear Creek Pkwy, one block west of SH 360
- +/- 30,000 SF pad For Sale adjacent to newly developed Spec's Wine, Spirit & Finer Foods
- Entrances both from Harwood and Bear Creek Pkwy with cross access to State Highway 360
- Direct frontage & access to E Harwood Rd.

AVAILABILITY:

- +/- 30,000 SF for sale or build-to-suit

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2023 Population	18,736	84,329	226,466
Total Households	8,486	35,719	92,945
Average HH Income	\$95,640	\$101,766	\$103,571
Average HH Size	2.21	2.36	2.43

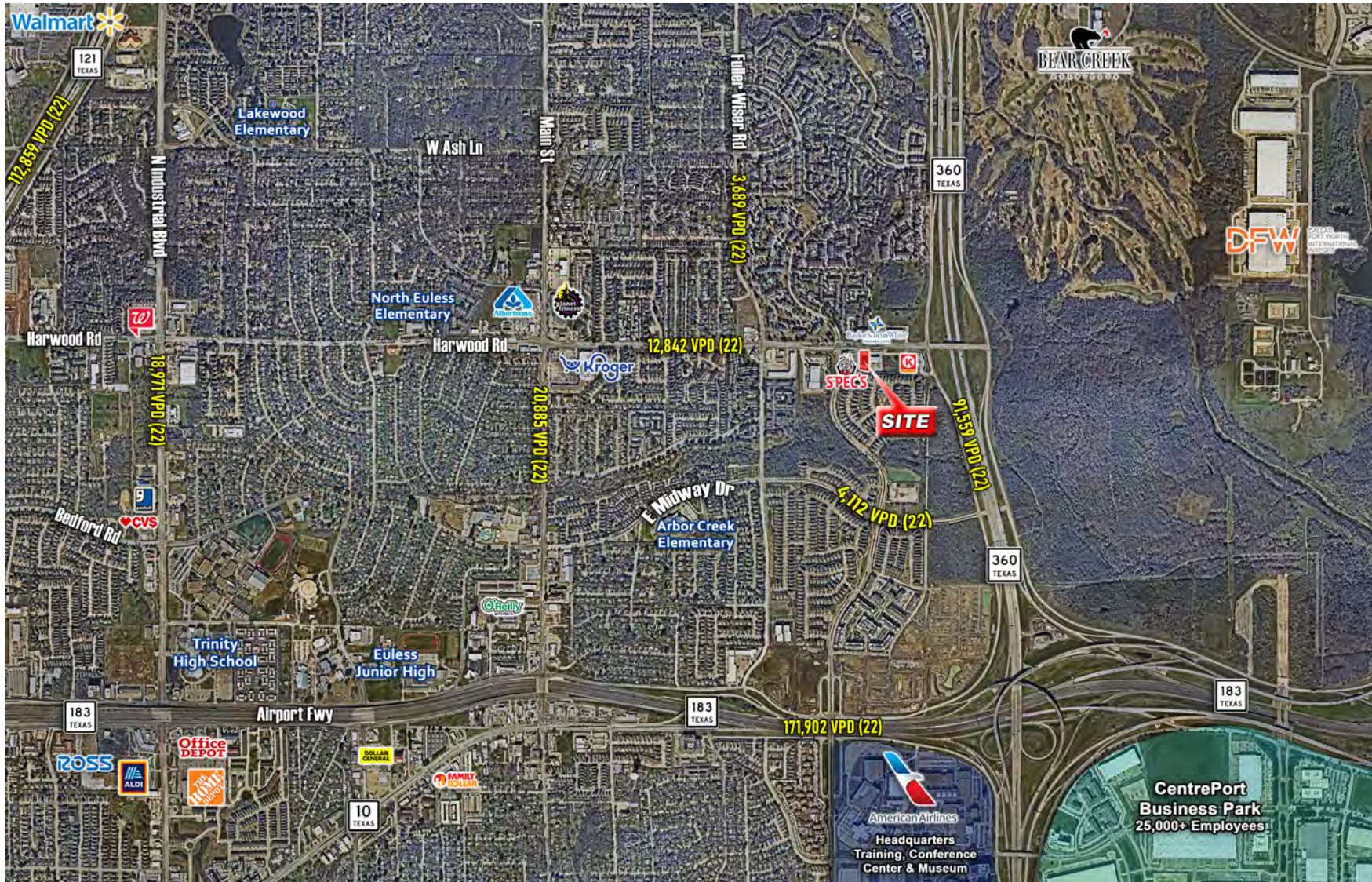
TRAFFIC COUNTS:

- Hwy 360 : 88,915 VPD
- Harwood Rd : 17,853 VPD

Sam Phillips
214-206-1585
sam@dbarealestate.com

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

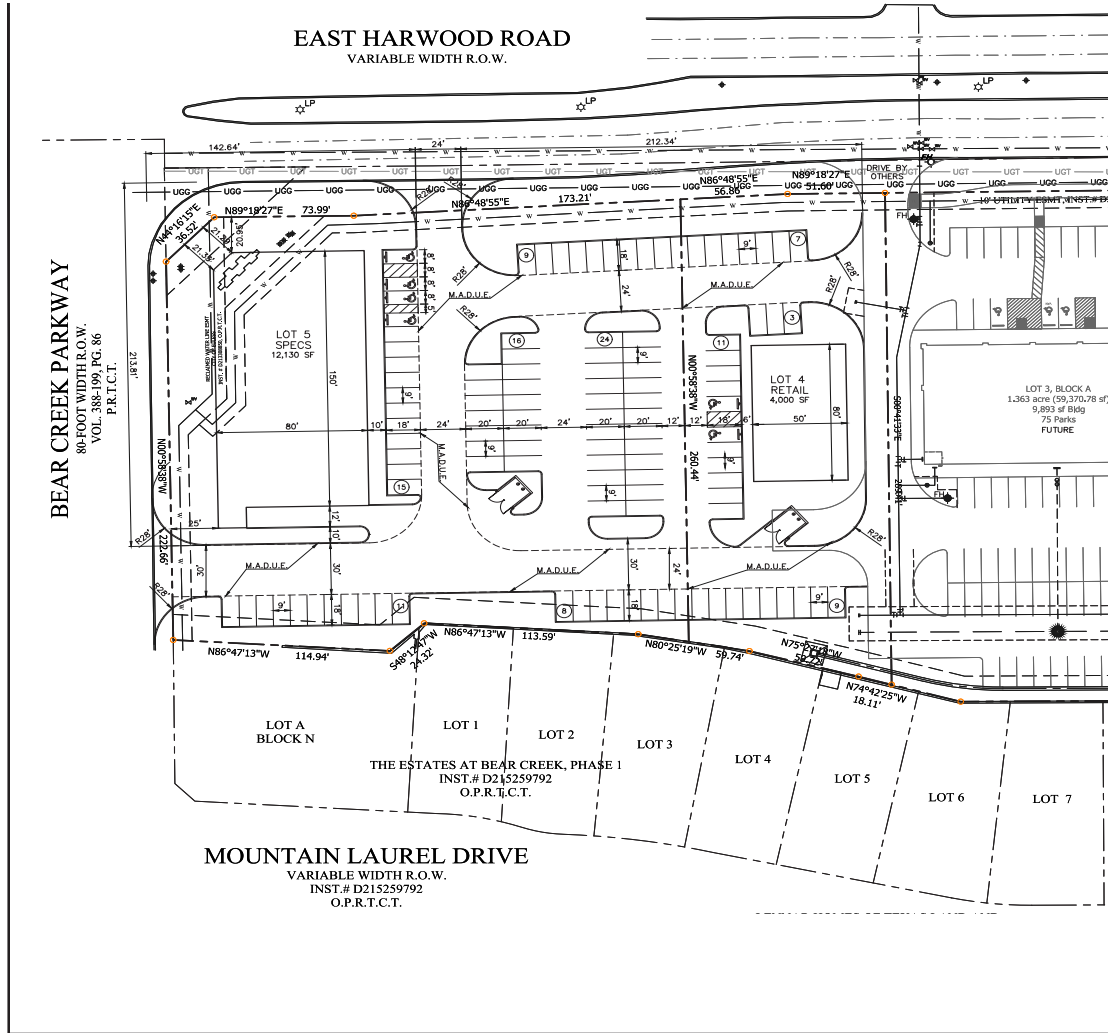
4645 N Central Expy,
Suite 200,
Dallas, Texas 75205



Sam Phillips
214-206-1585
sam@dbarealestate.com

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

4645 N Central Expy.
Suite 200
Dallas, Texas 75205



NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
2. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
4. SEE CIVIL PLANS FOR SITE ENGINEERING DESIGN.

Site Plan Notes

Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.

1. Fire lanes and Site paving shall be concrete, designed and constructed per City standards.
2. Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code, ADA and TAB requirements.
3. Mechanical units, dumpsters and trash containers shall be screened in accordance with City Ordinance.
4. All signage contingent upon approval by Building Inspection Department.
5. Outdoor lighting shall comply with illumination standards within City Code of Ordinances.



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	SIDEWALK	---
W	WATER LINE	---
---	SAN. SEW. LINE	---
---	ELECTRIC	---
---	TELEPHONE LINE	---
---	GAS LINE	---
---	STORM SEWER	---
---	MUTUAL ACCESS, DRAINAGE & UTILITY EMB.	---
---	PARKING COUNT	---

SITE SUMMARY TABLE (LOT 4)

Site Address	E. HARWOOD ROAD
County	TARRANT
Project Name	SPECS
Zoning District	PD
Proposed use	RETAIL
Site Area:	0.479 Acres 20,561 S.F.
Building Area	4,000 S.F.
Building Height:	1 Story
Lot Coverage:	4,000 / 20,561 = 19.5%
Floor Area Ratio:	4,000 S.F. / 20,561 = 0.195:1
Parking Required:	RETAIL 17000 = 20 SPACES
Total Required:	= 20 SPACES
Parking Provided:	Handicap = 28 SPACES
Handicap	= 28 SPACES
Total:	= 30 SPACES
Inferpervious Area:	XX,XXX S.F.
Inferpervious Area Ratio:	XX,XXX S.F. / 20,561 = XX.X%
PerVIOUS Area Ratio:	XX,XXX S.F. / 20,561 = XX.X%

SITE SUMMARY TABLE (LOT 5)

Site Address	E. HARWOOD ROAD
County	TARRANT
Project Name	SPECS
Zoning District	PD
Proposed use	RETAIL
Site Area:	1.565 Acres 68,169 S.F.
Building Area	12,130 S.F.
Building Height:	1 Story
Lot Coverage:	12,130 / 68,169 = 17.8%
Floor Area Ratio:	12,130 S.F. / 68,169 = 0.178:1
Parking Required:	RETAIL 17000 = 61 SPACE
Total Required:	= 61 SPACES
Parking Provided:	Handicap = 78 SPACES
Handicap	= 78 SPACES
Total:	= 83 SPACES
Inferpervious Area:	XX,XXX S.F.
Inferpervious Area Ratio:	XX,XXX S.F. / 68,169 = XX.X%
PerVIOUS Area Ratio:	XX,XXX S.F. / 68,169 = XX.X%

CITY APPROVAL - SITE PLAN

SITE & ZONING APPROVAL - CASE NO. _____

LOTS 4 & 5, BLOCK A, VILLAGES OF BEAR CREEK ADDITION E. HARWOOD ROAD 2.244 ACRES (97,749 SQ.FT.) OF LAND CITY OF EULESS, TARRANT COUNTY, TEXAS PLANS PREPARED ON APRIL XX, 2018

APPROVED BY: _____

OWNER
RCM HARWOOD NORTH, LLC
3003 CAROLINE ST. # 425
DALLAS, TX 75204
PH: (501) 690-2166

DEVELOPER
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75388
PH: (214) 340-2029

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1363 FAX

SITE PLAN 18-XX-SP
VILLAGES OF BEAR CREEK ADDITION
LOTS 4 & 5, BLOCK A
2.244 ACRES
CITY OF EULESS, TARRANT COUNTY
APRIL XX, 2018

NO. _____ DATE _____

VASQUEZ EN

DEVELOPER:
MCCLURE PARTNERS
P.O. BOX 802047
DALLAS, TX 75380

SITE PLAN
SPECS
VILLAGES OF BEAR CREEK ADDITION
CITY OF EULESS, TEXAS

Scale: 1" = 30'
Designed by: JLV
Drawn by: JLV
Checked by: JLV
Date: 04/22/2018

SHEET
SP1

Sam Phillips
214-206-1585
sam@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