



NEQ - 10850 LUNA ROAD

DALLAS, TX | FOR SALE

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2022



PROPERTY INFORMATION



SIZE:
± 5.61 AC



TRAFFIC COUNTS:
Luna Rd: 1,703 VPD ('19)



ZONING:
IR

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2022 Population	2,304	28,286	82,580
% Proj Growth 2022 - 2027	1.3%	0.4%	0.4%
2022 Average HH Income	\$146,060	\$121,697	\$111,299
2022 Median HH Income	\$106,892	\$90,018	\$78,834

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Davidson & Bogel Real Estate, LLC 2022

EXCEPTIONS TO THE TITLE COMMITMENT

This survey is made relying on information provided by Chicago Title Insurance Company with an Effective date of September 4, 2018 and an issued date of September 14, 2018, in connection with the transaction described in G# cda36-8000361800598.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
1	Restrictive covenants described in instrument recorded in Volume 2869, Page 281, Deed Records, Dallas County, Texas.	YES	NO (not survey related)
10a	Easement granted to Dallas County, filed 02/04/1947, recorded in Volume 2780, Page 367, Deed Records, Dallas County, Texas.	NO	NO
10f	Easement granted to Dallas County, filed 07/29/1949, recorded in Volume 3184, Page 236, Deed Records, Dallas County, Texas.	NO	NO
10g	Easement granted to City of Dallas, filed 05/04/1970, recorded in Volume 70086, Page 2053, Deed Records, Dallas County, Texas.	NO	NO
10h	Right-of-way along Luna Road for widening, filed 01/17/1936, recorded in Volume 1597, Page 83, Deed Records, Dallas County, Texas.	NO (already taken)	NO

Property description

Being a tract of land situated in the William Babbett Survey, Abstract No. 155, City of Dallas Block 8376, Dallas County, Texas, being that same tract of land conveyed to Donald Luna by Warranty Deed recorded in Volume 89250, Page 3346, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the most Western Northwest corner of a tract of land conveyed to West Shield Partners, LLC, a Texas limited liability company, by Deed recorded in instrument No. 201700054042, Official Public Records, Dallas County, Texas, said plat being on the East right-of-way line of Luna Road (public right-of-way);

THENCE North 01 degrees 24 minutes 33 seconds West, along said East right-of-way line of Luna Road, a distance of 825.48 feet to a point for corner at the most Western Southwest corner of a tract of land conveyed to ALMC Recycling Ventures, LLC, a Texas limited liability company, by Deed recorded in instrument No. 201800065010, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 55 minutes 20 seconds East, along the most Western South line of said ALMC Recycling Ventures tract, a distance of 301.07 feet to a 60d nail found at an all corner;

THENCE South 01 degrees 07 minutes 47 seconds East, along the most Southern West line of said ALMC Recycling Ventures tract, a distance of 371.01 feet to a 1/2 inch iron rod found at the common most Southern Southwest corner of said ALMC Recycling Ventures tract and the most Northern Northwest corner of aforementioned West Shield tract;

THENCE South 00 degrees 02 minutes 32 seconds West, along the most Northern West line of said West Shield tract, a distance of 451.00 feet to a point for corner at an all;

THENCE South 88 degrees 13 minutes 16 seconds West, along the most Western North line of said West Shield tract, a distance of 287.84 feet to the POINT OF BEGINNING and containing 244,238 square feet or 5.61 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Chicago Title of Texas, LLC in connection with the transaction described in G# cda36-8000361800598. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to ALMC Luna Land, LLC, Chicago Title of Texas, LLC and Chicago Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 10850 Luna Road described in Volume 89250, Page 3346, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is ENTIRELY located in a 100-Year Flood Plain or in an identified "Flood Frame Area," as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0170K, with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that ALMC Luna Land, LLC, Chicago Title of Texas, LLC and Chicago Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

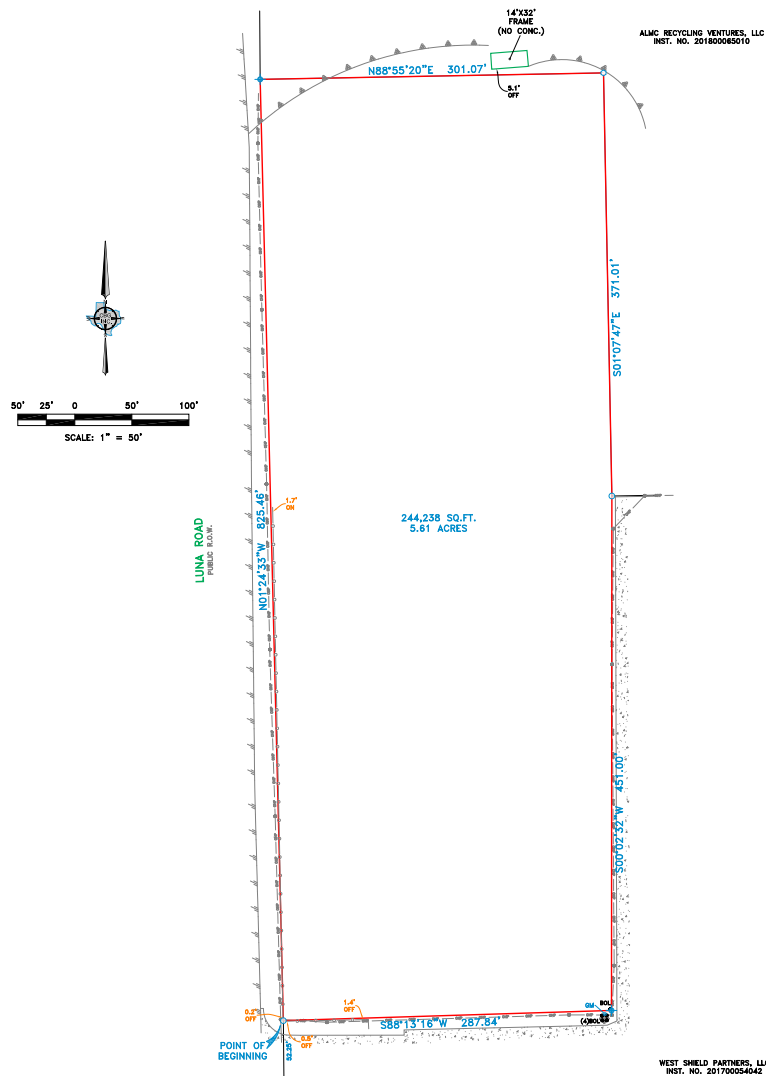
Executed this 25th day of September, 2018

Bryan Connolly
Registered Professional Land Surveyor No. 5513

ACCEPTED BY: _____ DATE: _____

FOR REVIEW ONLY

NOTES:
Bearings based on Texas State Plane Coordinates, North Central Zone, NAD83 (2011)



WEST SHIELD PARTNERS, LLC
INST. NO. 201700054042

REVISIONS		
DATE	BY	NOTES
10/18/18	MC	UPDATE TITLE

LEGEND	
<div>ON CONTROLLING MONUMENT</div> <div>1/2" IRON ROD FOUND</div> <div>1/2" IRON ROD SET</div> <div>ROD NAIL FOUND</div> <div>POLE FOR CORNER</div> <div>ROD / SET</div> <div>UNDERGROUND ELECTRIC</div> <div>OVERHEAD ELECTRIC</div> <div>POWER POLE</div>	<div>PE - POOL EQUIPMENT</div> <div>BSCK COLUMN</div> <div>AC - AIR CONDITIONING</div> <div>TYPE HYDRANT</div> <div> <div>025 - 150</div> <div>050 - 075</div> </div> <div>ASPHALT PAVING</div>
<div>CHURN LR</div> <div>WOOD TIE</div> <div>1/2" BRICK</div> <div>1/2" BRICK</div> <div>IRON FORM</div> <div>PIPE TIE</div> <div>COVERED POWERPOLE OR CABLE</div> <div>OVERHEAD ELECTRIC</div> <div>OVERHEAD POWER POLE</div> <div>CONCRETE PAVING</div>	

C.B.G. Surveying Texas, LLC
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 1016800

SCALE: 1\"/>

TEXAS LAND TITLE SURVEY

WILLIAM BABBETT SURVEY, ABSTRACT NO. 155

CITY OF DALLAS BLOCK 8376, DALLAS COUNTY, TEXAS

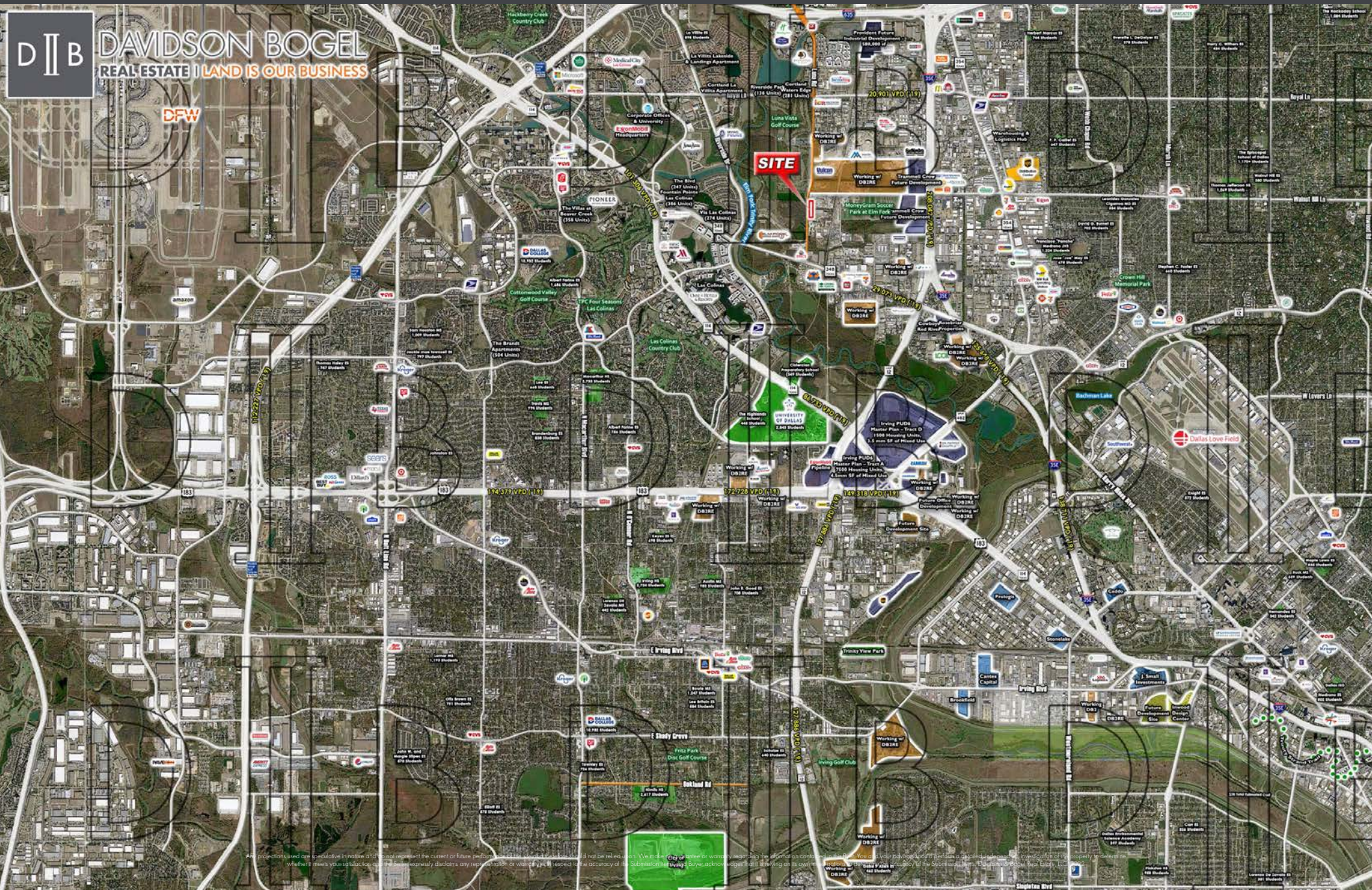
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WIDE AERIAL



All projections used are speculative in nature and do not represent the current or future performance of the project. They are not to be relied upon. We make no representation or warranty regarding the information contained herein. You are advised to conduct your own investigation of the property and the information herein. The information herein is for informational purposes only and does not constitute an offer of any financial product or service. The information herein is not to be used for any purpose other than the one intended. The information herein is not to be used for any purpose other than the one intended. The information herein is not to be used for any purpose other than the one intended.

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DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DB URBAN, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
DAVID GUINN
LICENSED SUPERVISOR OF SALES AGENT/
ASSOCIATE
GRANT LAKE
SALES AGENT/ASSOCIATE'S NAME

9009183
LICENSE NO.
598526
LICENSE NO.
643784
LICENSE NO.
718880
LICENSE NO.

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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.

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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Grant Lake	718880	GLake@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date