



10811 COMPOSITE DR.

DALLAS, TX | ± 1.9 ACRES OF IOS LAND FOR SALE

DAVID GUINN
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214.526.3626 x 136

GRANT LAKE
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214.526.3626 x 123

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ARussell@db2re.com
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229,384 VPD ('23)



PROPERTY INFORMATION



SIZE:
± 1.9 AC



TRAFFIC COUNTS:
I-35E: 229,384 VPD



ZONING:
IR - Industrial Research



IMPROVEMENTS:
Fully Fenced
Concrete Base
Highway Frontage

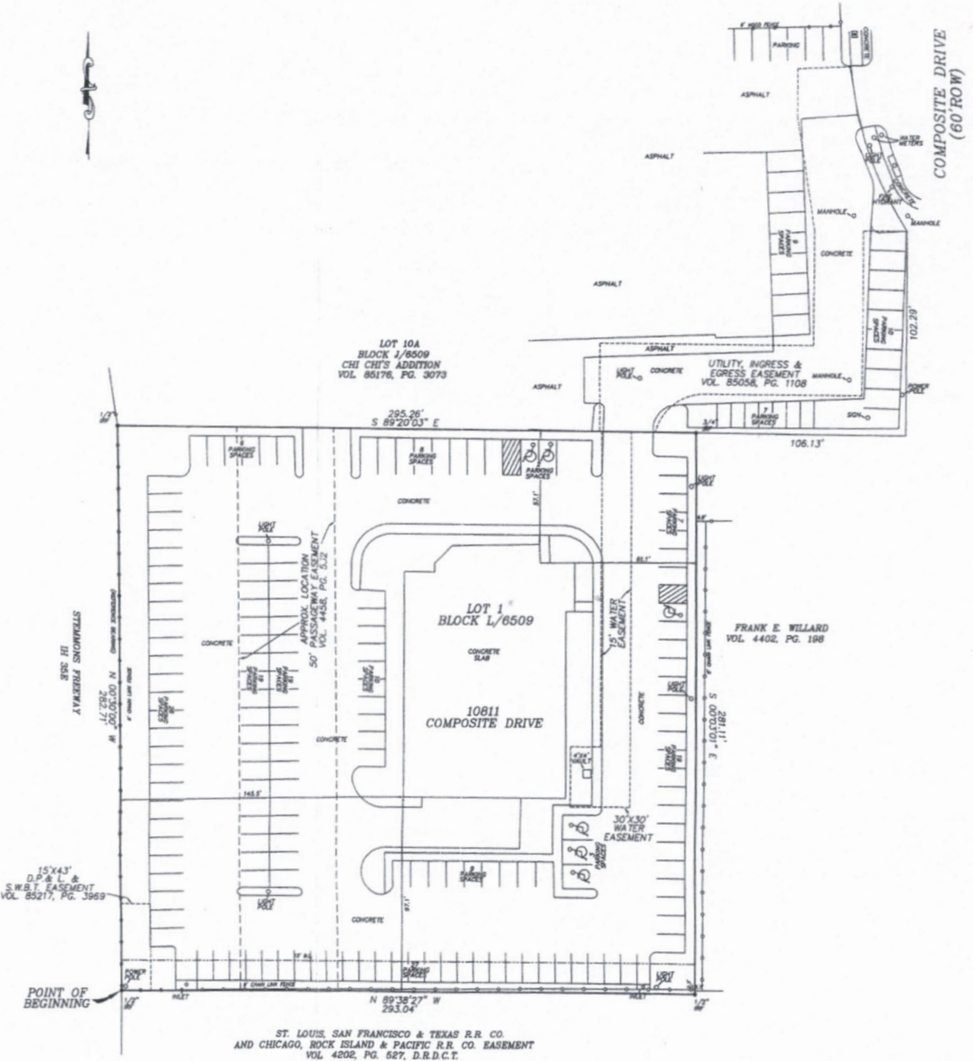
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	890	87,452	274,624
% Proj Growth 2024-2029	1.38%	0.67%	0.06%
2024 Average HH Income	\$101,720	\$121,251	\$124,317
2024 Median HH Income	\$88,791	\$86,777	\$86,124

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 2025

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 10811 COMPOSITE DRIVE, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK NO. L/8509, OF RICHIE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8008, PAGE 3772, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING KNOWN AS A TRACT OUT OF CITY OF DALLAS CITY BLOCK 4508, DALLAS COUNTY, TEXAS, AND ALSO BEING KNOWN AS A TRACT OUT OF THE JOHN L. HEINT SURVEY, ABSTRACT NO. 588 IN DALLAS COUNTY, TEXAS, SAID TRACT BEING SAME TRACT AS THAT DEED, DATED JULY 18, 1988, EXECUTED BY STEWARTS ASSOCIATES TO LEE STEIN ET AL., RECORDED IN VOLUME 8144, PAGE 2725, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 1.8889 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH LINE OF A 50 FOOT RIGHT-OF-WAY OF THE ST. LOUIS, SAN FRANCISCO AND TEXAS RAILROAD COMPANY AND THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AS COVERED BY DEEDS RECORDED IN VOLUME 4202, PAGE 527, DEED RECORDS, DALLAS COUNTY, TEXAS, AND THE EAST RIGHT-OF-WAY LINE OF STEWARTS FREEWAY, 44-35 EAST (VARIABLE IN WIDTH, AS RECORDED BY DEED TO THE STATE OF TEXAS IN VOLUME 5203, PAGE 244, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 843.01 FEET FROM THE INTERSECTION OF THE CENTERLINE OF MAHANA DRIVE (A 60' ROW) AND SAID EAST RIGHT-OF-WAY LINE OF STEWARTS FREEWAY, 44-35 EAST;
 THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STEWARTS FREEWAY, A DISTANCE OF 582.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWEST CORNER OF LOT 10A, BLOCK J/8509, ON CH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8576, PAGE 3073, MAP RECORDS, DALLAS COUNTY, TEXAS;
 THENCE SOUTH 89 DEGREES 03 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID ON CH'S ADDITION, A DISTANCE OF 295.26 FEET TO A 3/4 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FRANK E. WILLARD BY DEED RECORDED IN VOLUME 4402, PAGE 198, DEED RECORDS, DALLAS COUNTY, TEXAS;
 THENCE SOUTH 00 DEGREES 03 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID WILLARD TRACT, A DISTANCE OF 285.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF SAID ST. LOUIS, SAN FRANCISCO AND TEXAS RAILROAD CO. AND CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD CO. RIGHT-OF-WAY;
 THENCE NORTH 89 DEGREES 18 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 293.04 FEET TO THE PLACE OF BEGINNING CONTAINING 82914 SQUARE FEET OR 1.90 ACRES MORE OR LESS.
 TOGETHER WITH ANY AND ALL APPURTENANT RIGHTS AS SET OUT IN THAT CERTAIN EASEMENT AGREEMENT, DATED FEBRUARY 28, 1985, EXECUTED BY AND BETWEEN STEWARTS ASSOCIATES AND ON CH'S OF TEXAS, INC., RECORDED IN VOLUME 8008, PAGE 1108, DEED RECORDS, DALLAS COUNTY, TEXAS AND IN THAT CERTAIN CROSS EASEMENT AND OPERATING AGREEMENT, DATED MAY 29, 1988, EXECUTED BY AND BETWEEN ON CH'S OF TEXAS, INC., TO FROYLTS INC. AND STEWARTS ASSOCIATES, RECORDED IN VOLUME 8816, PAGE 3803, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID EASEMENTS LOCATED OVER AND ACROSS LOT 10A, BLOCK J/8509, ON CH'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8576, PAGE 3073, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOTE:
 EASEMENT AS RECORDED IN VOL. 8103, PG. 218,
 EASEMENT AS RECORDED IN VOL. 8217, PG. 381
 & EASEMENT AS RECORDED IN VOL. 8217, PG. 381
 & VOL. 1581, PG. 857 DO NOT AFFECT SUBJECT LOT.

NOTE:
 LOT IS SUBJECT TO AGREEMENT AS
 RECORDED IN VOL. 8524, PG. 878.

NOT FOR CONSTRUCTION
 SCALE: 1" = 30'
 DATE:
 SURVEYED: 04-24-2008

I, Steve Davidson, Registered Professional Land Surveyor No. 4004, do hereby certify that the plat above herein was prepared from an actual survey made on the ground under my supervision and compliance to the State Board of Professional Land Surveying minimum standards adopted September 1, 1992; the site, location and type of monuments are shown with sufficient dimensions where applicable. There are no apparent visible encroachments, conflicts or contradictions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced herein. The undersigned assumes no responsibility for any other use.

FLOOD STAMP
 THIS PROPERTY IS NOT A FLOOD HAZARD AND, UNLESS OTHERWISE SHOWN, IS NOT SUBJECT TO FLOODING.

REFERENCE TO RECORDED PLAT UNLESS NOTED OTHERWISE
 DATE:
 BY: STEVE DAVIDSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 04/24/08

By Steve Davidson, Registered Professional Land Surveyor No. 4004
 SENDERA TITLE COMPANY
 C.F. HILL, SENIOR
 PURCHASER: SHAW



k KISTENMACHER ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
 200 GARDNER STREET, SUITE 200 • DALLAS, TEXAS 75201 • (214) 521-2011

10811 COMPOSITE DR.

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	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM 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
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
GRANT LAKE	718880	GLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
AUSTIN RUSSELL	827707	ARUSSELL@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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:

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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
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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Designated Broker of Firm	License No.	Email	Phone
Grant Lake	718880	glake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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Date

Regulated by the Texas Real Estate Commission

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IABS 1-0



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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Russell	827707	arussell@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date