



# DALLAS - 2737 N. HARWOOD ST.

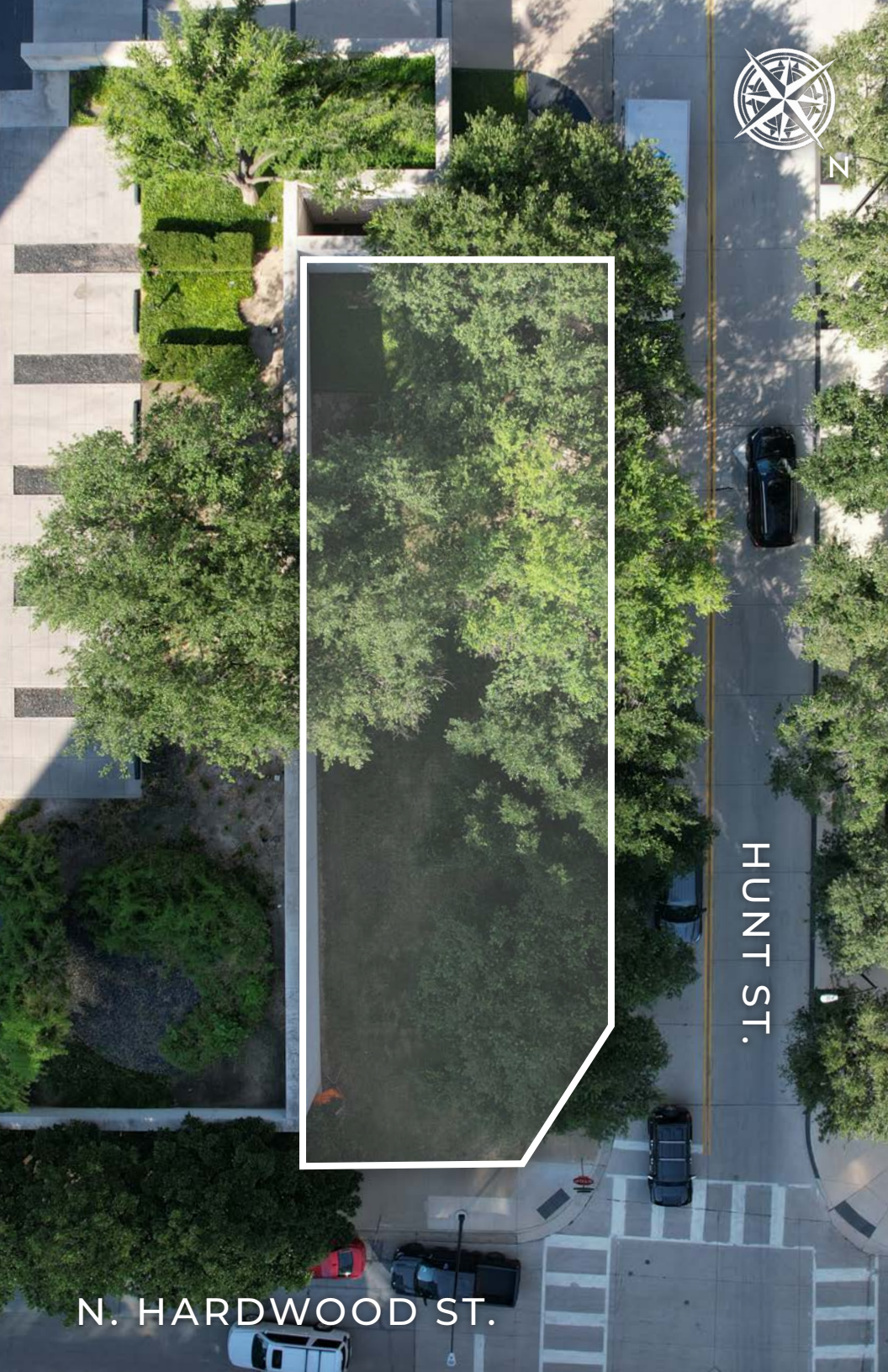
DALLAS, TX | LAND FOR SALE

**JAKE MILNER**  
JMilner@db2re.com  
214.526.3626 x 109

**BENNETT SIKES**  
BSikes@db2re.com  
214.526.3626 x 132

**SARAH LAMB**  
SarahLamb@db2re.com  
214.526.3626 x 120





N

# PROPERTY INFORMATION



SIZE:  
± 2,804 SF



TRAFFIC COUNTS:  
Harry Hines Blvd.: 29,492 VPD  
I-35E: 265,832 VPD



ZONING:  
PD 193 (HC)

HUNT ST.

N. HARDWOOD ST.

# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	34,494	106,008	182,551
% Proj Growth 2024-2029	2.95%	2.52%	2.24%
2024 Average HH Income	\$151,919	\$135,650	\$132,893
2024 Median HH Income	\$110,964	\$97,682	\$88,998

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 2024

MAY. 21. 2013 . 2:13PM — EBBY HALLIDAY

NO. 6784 P. 2

**PROPERTY DESCRIPTION**

Being a tract of land situated in the John Gidsey Survey, Abstract No. 493, in City Block 623 to the City of Dallas, Dallas County, Texas, and being part of a tract of land conveyed to Charles King Wilcove, by Deed recorded in Volume 87037, Page 1735, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod set for corner with yellow plastic cap stamped "DCA INC." at the east corner of said Wilcove tract and the North center of a tract of land conveyed to International Center Development II & III, L.P., by Deed recorded in Volume 94243, Page 1831, Deed Records, Dallas County, Texas, said corner also lying in the Southeast right-of-way line of Harwood Street (S1 east right-of-way);

**THENCE** South 44 degrees 23 minutes 42 seconds West, along the Southeast line of said Wilcove tract, a distance of 166.00 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "DCA INC.;"

**THENCE** North 44 degrees 13 minutes 59 seconds West, a distance of 27.09 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "DCA INC." in the new Southeast right-of-way line of Hunt Street (parallel with right-of-way);

**THENCE** East 43 degrees 06 minutes 34 seconds East, along said new Southeast right-of-way line of Hunt Street, a distance of 45.28 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "DCA INC.;"

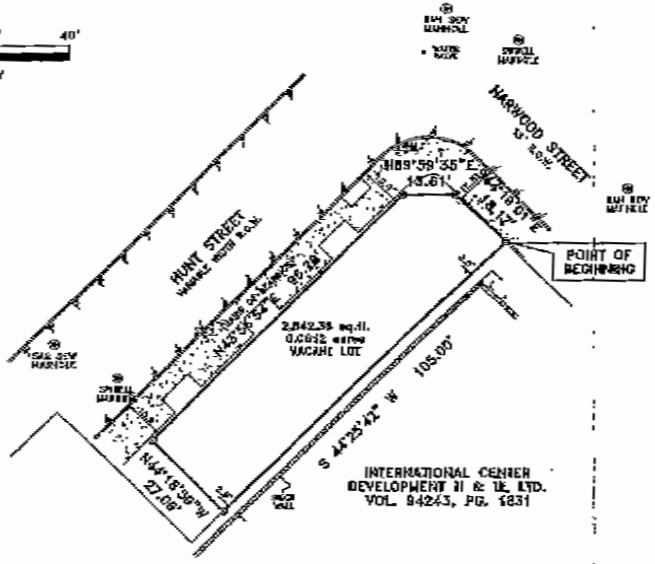
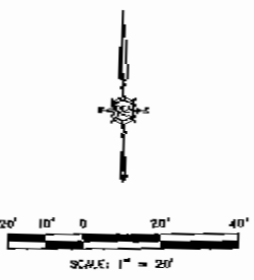
**THENCE** North 08 degrees 39 minutes 35 seconds East, a distance of 13.04 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "DCA INC.;"

**THENCE** South 44 degrees 19 minutes 01 seconds East, along said Southeast right-of-way line of Harwood Street, a distance of 18.57 feet to the **POINT OF BEGINNING** and containing 2,842.38 square feet or 0.0652 acres of land.

**NOTE:** This survey is made in conjunction with the information provided by the other Deed Conveyance & Associates, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

Executed this 13th day of March, 2006

*Brian Connolly*  
 Brian Connolly,  
 Registered Professional Land Surveyor No. 5513



NOTE: According to the F.A.R.M. in Map No. 48138-2443, this property does lie in Zone X and CLASS 12A, in Title No. 103 not Book 104.

REVISIONS	DATE	BY

LEGEND	
○ 1/2" IRON ROD FOUND	● YELLOW PLASTIC CAP
○ 1/4" IRON ROD FOUND	● WHITE PLASTIC CAP
○ 3/8" IRON ROD FOUND	● RED PLASTIC CAP
○ 1/2" IRON ROD FOUND	● BLUE PLASTIC CAP
○ 3/4" IRON ROD FOUND	● GREEN PLASTIC CAP
○ 1" IRON ROD FOUND	● ORANGE PLASTIC CAP
○ 1 1/2" IRON ROD FOUND	● PURPLE PLASTIC CAP
○ 2" IRON ROD FOUND	● BROWN PLASTIC CAP
○ 3" IRON ROD FOUND	● BLACK PLASTIC CAP
○ 4" IRON ROD FOUND	● GREY PLASTIC CAP
○ 5" IRON ROD FOUND	● SILVER PLASTIC CAP
○ 6" IRON ROD FOUND	● GOLD PLASTIC CAP
○ 8" IRON ROD FOUND	● COPPER PLASTIC CAP
○ 10" IRON ROD FOUND	● BRASS PLASTIC CAP
○ 12" IRON ROD FOUND	● STEEL PLASTIC CAP
○ 14" IRON ROD FOUND	● ALUMINUM PLASTIC CAP
○ 16" IRON ROD FOUND	● ZINC PLASTIC CAP
○ 18" IRON ROD FOUND	● LEAD PLASTIC CAP
○ 20" IRON ROD FOUND	● TIN PLASTIC CAP
○ 22" IRON ROD FOUND	● NICKEL PLASTIC CAP
○ 24" IRON ROD FOUND	● CHROME PLASTIC CAP
○ 26" IRON ROD FOUND	● SILVER PLASTIC CAP
○ 28" IRON ROD FOUND	● GOLD PLASTIC CAP
○ 30" IRON ROD FOUND	● BRASS PLASTIC CAP
○ 32" IRON ROD FOUND	● COPPER PLASTIC CAP
○ 34" IRON ROD FOUND	● BRONZE PLASTIC CAP
○ 36" IRON ROD FOUND	● INDIAN PLASTIC CAP
○ 38" IRON ROD FOUND	● JAPANESE PLASTIC CAP
○ 40" IRON ROD FOUND	● KOREAN PLASTIC CAP
○ 42" IRON ROD FOUND	● HAWAIIAN PLASTIC CAP
○ 44" IRON ROD FOUND	● TAIWANESE PLASTIC CAP
○ 46" IRON ROD FOUND	● VIETNAMESE PLASTIC CAP
○ 48" IRON ROD FOUND	● PHILIPPINE PLASTIC CAP
○ 50" IRON ROD FOUND	● SINGAPORE PLASTIC CAP
○ 52" IRON ROD FOUND	● MALAYSIAN PLASTIC CAP
○ 54" IRON ROD FOUND	● THAI PLASTIC CAP
○ 56" IRON ROD FOUND	● BURMESE PLASTIC CAP
○ 58" IRON ROD FOUND	● CAMBODIAN PLASTIC CAP
○ 60" IRON ROD FOUND	● LAOTIAN PLASTIC CAP
○ 62" IRON ROD FOUND	● MYANMAR PLASTIC CAP
○ 64" IRON ROD FOUND	● HONG KONG PLASTIC CAP
○ 66" IRON ROD FOUND	● MACAU PLASTIC CAP
○ 68" IRON ROD FOUND	● TAIWAN PLASTIC CAP
○ 70" IRON ROD FOUND	● HONG KONG PLASTIC CAP
○ 72" IRON ROD FOUND	● MACAU PLASTIC CAP
○ 74" IRON ROD FOUND	● TAIWAN PLASTIC CAP
○ 76" IRON ROD FOUND	● HONG KONG PLASTIC CAP
○ 78" IRON ROD FOUND	● MACAU PLASTIC CAP
○ 80" IRON ROD FOUND	● TAIWAN PLASTIC CAP

**DAVID CONNOLLY & ASSOC., INC.**  
 11545 PANTHER RD., SUITE 6000  
 DALLAS, TEXAS 75245  
 PHONE: (214) 348-0485  
 FAX: (214) 348-2216  
 www.davidconnolly.com

NAME	DATE	JOB NO.	D.J. NO.	REVISION
	05-12-08	081380-1		0813

**0.0652 ACRE**  
 JOHN GIDSEY SURVEY, ABSTRACT NO. 493  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 2735 N. HARWOOD STREET

ALL DIMENSIONS ARE BASED ON FIELD MEASUREMENTS IN PLACE. INITIAL DATE: 03/13/06. SURVEYOR: B. CONNOLLY.







# 2737 N. HARWOOD ST.

## 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.

<b>DB URBAN, LLC</b>	<b>9009183</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>JAKE MILNER</b>	<b>647114</b>	<b>JMILNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>BENNETT SIKES</b>	<b>788242</b>	<b>BSIKES@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>SARAH LAMB</b>	<b>730776</b>	<b>SARAHLAMB@DB2RE.COM</b>	<b>214-526-3626</b>
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.

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- 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;
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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Jake Milner	647114	jmilner@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](http://www.trec.texas.gov)

IABS 1-0



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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
Bennett Sikes	788242	bsikes@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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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

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