



2805 S. BELTLINE RD.

DALLAS, TX | LAND FOR SALE

GRANT LAKE
GLake@db2re.com
214.526.3626 x 123

DAVID GUINN
DGuinn@db2re.com
214.526.3626 x 136



PROPERTY INFORMATION



SIZE:

Land: ± 13.06 AC
 Building: ± 44,800 SF



ZONING:

IR/IM

ADDITIONAL INFO:

Office SF: 2,500 SF - Whiteboxed

Clear Height: 24 - 30

Grade Level Doors: 5 (20' x 20') Oversized

Power: 3 Phase 4800 - 1200 Amp Power

Functional Paint Booth

Crane Served: 3-5 Ton, 1-10 Ton

Improvements to be delivered: Approx. ± 5 AC of Concrete Paving &
 ± 8 AC of Crushed Concrete Base with Asphalt Millings
 Optimal For Industrial Development Or Outside Storage

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	4,273	32,047	104,521
% Proj Growth 2024-2029	0.85%	0.37%	0.58%
2024 Average HH Income	\$75,969	\$77,161	\$75,146
2024 Median HH Income	\$54,392	\$57,263	\$56,357

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 © 2023



AUTHORIZED SERVICE & SALES REP FOR
KELVION/ROCORE HEAT EXCHANGERS



ABOUT INDUSTRIAL RADIATOR

Industrial radiator service is an industry leader in high-horsepower diesel engine and generator cooling system service and radiator repair. We service the entire cooling system and provide the highest quality service with the fastest turnaround. Our highly skilled technicians will accurately diagnose problems affecting your radiator or heat exchanger and provide cost-effective solutions that get your heavy equipment back to optimal performance.

We offer logistics, pickup and delivery services to make each service job as convenient as possible. No matter where you are located, we can pick up equipment from your location and transport it to our service facility. Leave the radiator repair logistics to us so you can focus on what you do best.

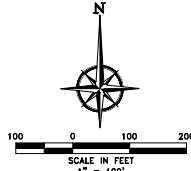
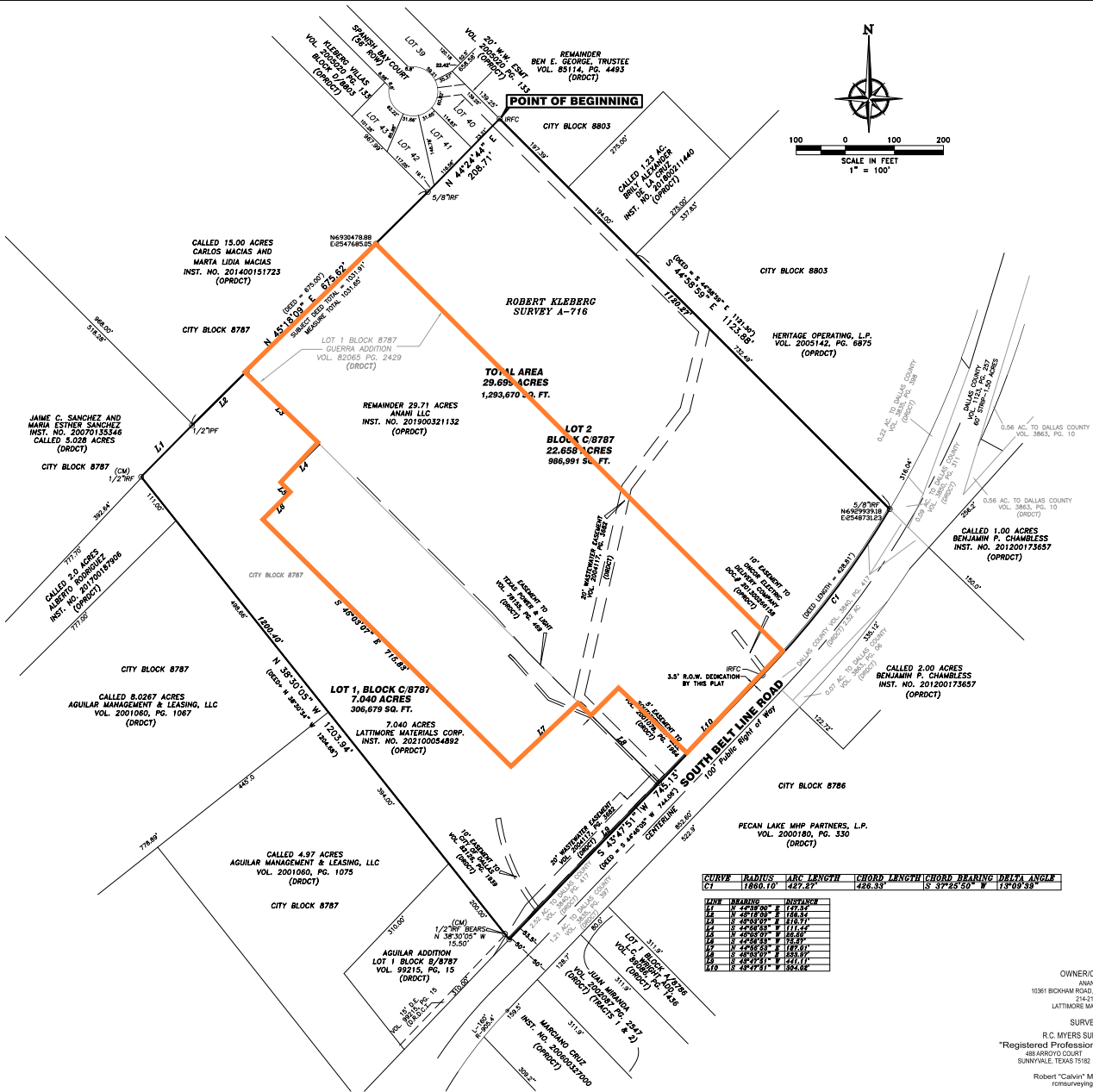
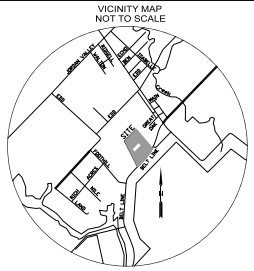
Oil & Gas Fields Industrial Radiator Serves:

- Gulf of Mexico
- Permian Basin - Odessa and Midland
- Eagle Ford Shale
- Barnett Shale
- Woodford Shale
- SCOOP/STACK
- Haynesville/Bossier
- Bakken Shale - North Dakota/Montana
- Williston - North Dakota
- Denver/Julesburg (DJ) Basin - Colorado
- Marcellus/Utica Shale - PA, WV, OH
- Hobbs - New Mexico

Lease Information:

Commencement: 6/1/2023

Months	Base Rental Rate
1-17	\$20,000.00/Month
18-29	\$35,000.00/Month
30-41	\$36,050.00/Month
42-53	\$37,131.50/Month
54-65	\$38,245.45/Month
Total Base Rent: \$1,997,123.40	



- NOTES:
- Coordinates are based on Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on GRID Coordinate values, No Scale and No Projection.
 - State Plane Coordinates System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3953" has been set at all lot corners.
 - Lot-to-Lot drainage will not be allowed without proper Engineering Department approval.
 - The purpose of this Plat is to create 2 lots out of a 29.71 acre tract.

LEGEND

IRFC	5/8" IRON ROD FOUND WITH YELLOW CAP
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
INST. NO.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPDRCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VL.	VOLUME
PG.	PAGE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	1860.10'	227.27'	426.33'	S 37°25'50" W	13°09'38"

LINE	BEARING	DISTANCE
1A	S 37°25'50" W	1167.53'
1B	S 37°25'50" W	1167.53'
1C	S 37°25'50" W	1167.53'
1D	S 37°25'50" W	1167.53'
1E	S 37°25'50" W	1167.53'
1F	S 37°25'50" W	1167.53'
1G	S 37°25'50" W	1167.53'
1H	S 37°25'50" W	1167.53'
1I	S 37°25'50" W	1167.53'
1J	S 37°25'50" W	1167.53'
1K	S 37°25'50" W	1167.53'
1L	S 37°25'50" W	1167.53'
1M	S 37°25'50" W	1167.53'
1N	S 37°25'50" W	1167.53'
1O	S 37°25'50" W	1167.53'
1P	S 37°25'50" W	1167.53'
1Q	S 37°25'50" W	1167.53'
1R	S 37°25'50" W	1167.53'
1S	S 37°25'50" W	1167.53'
1T	S 37°25'50" W	1167.53'
1U	S 37°25'50" W	1167.53'
1V	S 37°25'50" W	1167.53'
1W	S 37°25'50" W	1167.53'
1X	S 37°25'50" W	1167.53'
1Y	S 37°25'50" W	1167.53'
1Z	S 37°25'50" W	1167.53'

FINAL PLAT
OF THE
ANANI ADDITION
LOTS 1 AND 2 BLOCK C/877
SITUATED IN THE
ROBERT KLEBERG SURVEY A-716
BEING PART OF CITY BLOCK 877 AND
ALL OF LOT 1 BLOCK 878 OF THE
GUERRA ADDITION TO THE
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY FILE NO. S201-536

OWNER/CONTACT:
ANANI LLC
10361 BICKNAM ROAD DALLAS TEXAS, 75230
214-212-6400
LATTIMORE MATERIALS CORP

SURVEYOR:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-9536 Voice
SUNNYVALE, TEXAS 75156 Firm No. 10162300
Robert "Calvin" Myers, RPLS 3963
rcomeyers@gmail.com

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 2023

PARKING LAYOUT PLAN

LEGEND:

- DRAINAGE PLAN FLOW
- NEW PAVEMENT

JAIME C. SANCHEZ AND
MARIA ESTHER SANCHEZ
INST. NO. 20070135346
CALLED 5.028 ACRES
(DRDCT)

CALLLED 15.00 ACRES
CARLOS MACIAS AND
MARTA LIDIA MACIAS
INST. NO. 201400151723
(OPRDC)

ROBERT KLEBERG
SURVEY A-716

7.040 ACRES
LATTIMORE MATERIALS CORP.
INST. NO. 202100054892
(OPRDC)

PARKING SPACES

276 UTILITY PARKING SPACES

39 PARKING SPACES

491,321 S.F. OF PAVEMENT

Stamp

PROPOSED:

PARKING LOT PAVING PLAN

2805 S BELTLINE RD
DALLAS, TX

Date:

SEPT 21, 2022
DEC 09, 2022

TO BE CONSTRUCTED - OVERHEAD



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 2023



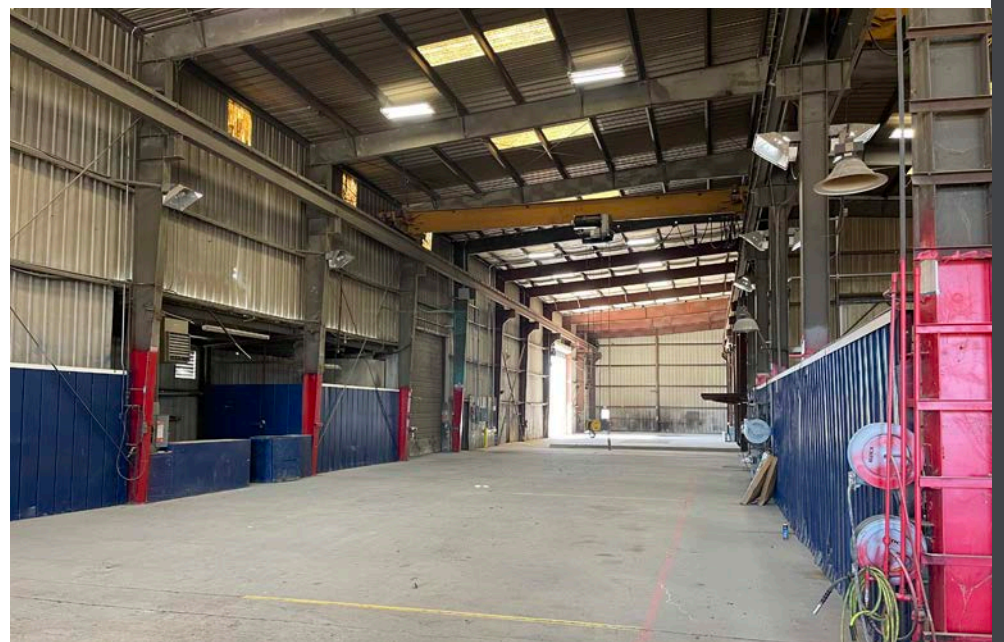
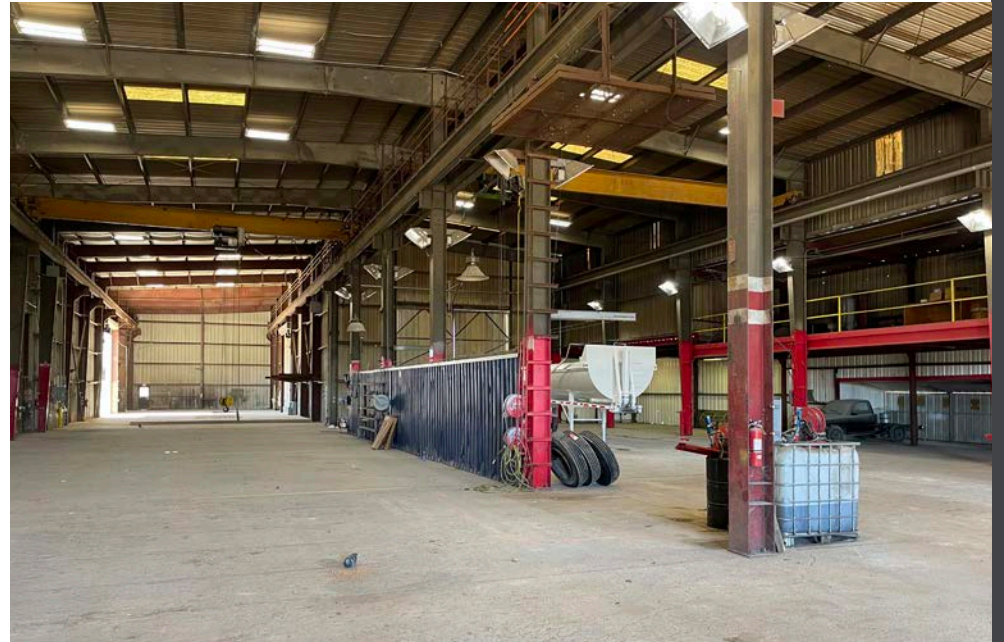
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation 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 2023

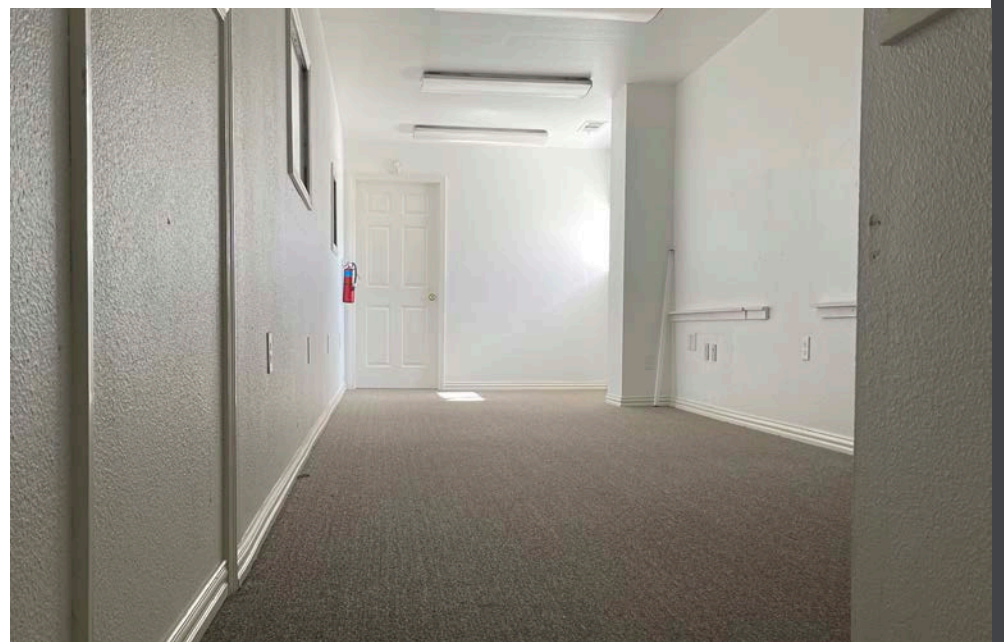
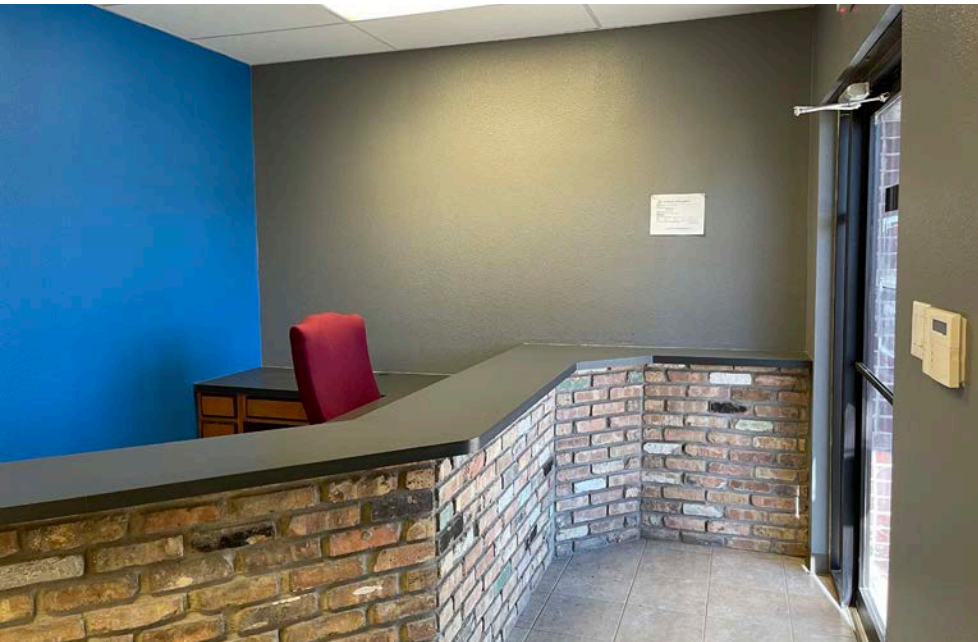


Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation 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 form, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission form. Davidson & Bogel Real Estate, LLC 2023



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 2023



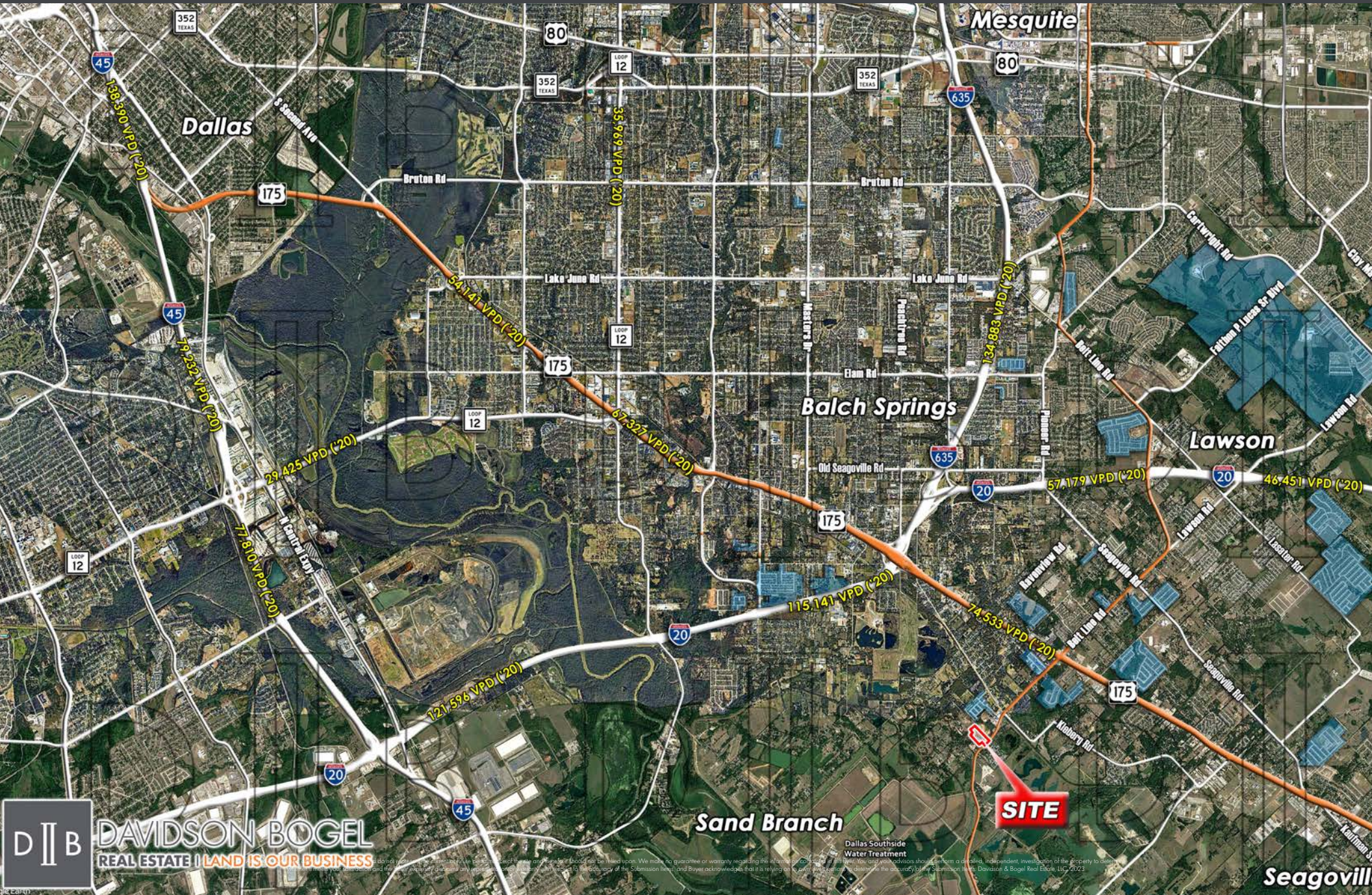




Any projections are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation 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 2023

2805 S. BELTLINE RD.

WIDE AERIAL



2805 S. BELTLINE RD.

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
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



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:

- 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
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



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:

- 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
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
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