

3600 & 3934 DUNCANVILLE RD.

DALLAS, TX | INDUSTRIAL OUTSIDE STORAGE FOR LEASE

RICARDO QUINONES

RQuinones@db2re.com 214.526.3626 x 129

DAVID GUINN

DGuinn@db2re.com 214.526.3626 x 136



PROPERTY INFORMATION



SIZE: ± 21.57 AC

Available for Lease: 17.4 AC Approximately 425 spots



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|----------|----------|-------------------|
| 2023 Population | 5,369 | 78,762 | 243,027 |
| % Proj Growth 2023-2028 | 0.0% | 0.3% | 0.0% |
| 2023 Average HH Income | \$75,921 | \$67,263 | \$ <i>7</i> 1,628 |
| 2023 Median HH Income | \$50,666 | \$48,528 | \$51,275 |

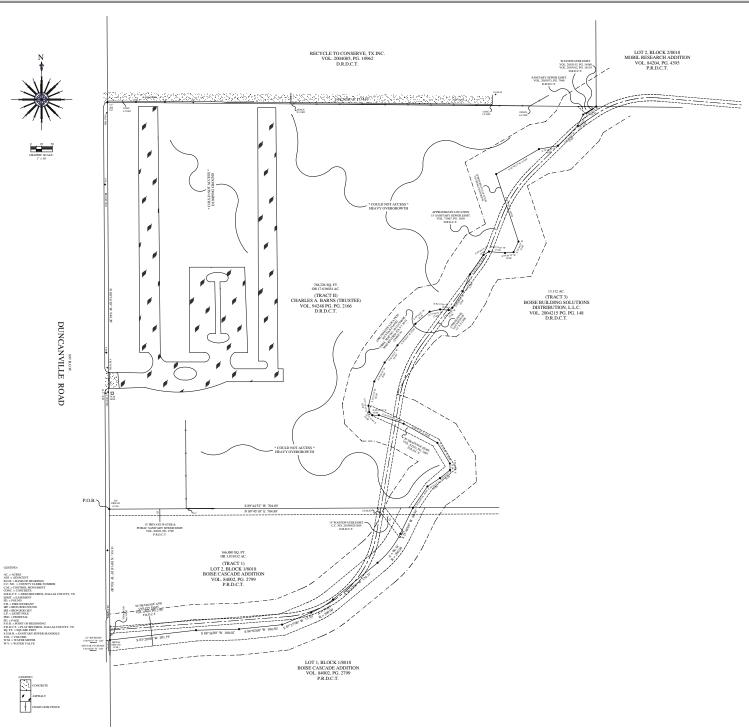
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information continened in this flyer. You and your advans should perform a detailed, independent, investigation of the property to determine whether it meets your suitablication and the Stiff everpress, declarate, representation or warranty with respect to the accuracy of the Submission Rems, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Rems.











SURVEY

BEING THE MOST SOUTHWESTIES Y CORNER OF A TRACT OF LAND CONVEYED TO RECYCLE TO CONSERVE.

SOHORS, PAGE 19962, OF THEID DEED RECORDS, OF DALLAS COUNTY, TEXAS, SAUD PORTY ALSO BEING THE MOS
OF SAID 17.636034 ACRE TRACT, AN 1/2 INCH BEON ROD WITH YELLOW CAP STAMPED 9901 SET FOR CORNER;

THENCE SOUTH BY FORP EAST, LEAVING SAID EAST LINK OF DESCRAWALLE BOAR, ALONG A COMMON SHELLING OF SAID RECYCLE TO CON-TAIN. THAT AMOI OF AREA THOUGH AFER TRACT. A REPORT OF THE HOTELT TO A REMOTH MAKE THE EAST HOTELS OF A CERTIFICATION OF THE THEORY OF

1.3SOUTH 58°25'15" WEST, A DISTANCE OF 35.30 PIET TO A POINT, AN POINT FOR CORNER; 2. ISOUTH 25'02'15' WEST, A DISTANCE OF 21:00 PRET TO A POINT, AN POINT FOR CORNER.

3.) SOUTH 44°44°15" WEST, A DISTANCE OF 65.00 FIRST TO A POINT, AN POINT FOR CORNER

A SOUTH TWALLS' WEST A DISTANCE OF AS OF PIET TO A DOINT AN BOINT FOR CORNER.

6.) SOUTH 18'15'45' EAST, A DISTANCE OF 165.00 FIRST TO A POINT, AN POINT FOR CORNER

7. JSOUTH 24°44'15" WEST, A DISTANCE OF 22.00 FEET TO A POINT, AN POINT FOR CORNER; 8. JSOUTH 84°44'15" WEST, A DISTANCE OF 20.00 FEET TO A POINT, AN POINT FOR CORNER;

9.)NORTH 85°15'45" WEST, A DISTANCE OF 37.00 PRET TO A POINT, AN POINT FOR CORNER;

10.) SOUTH 59°44'15" WEST, A DISTANCE OF 15.00 FIRST TO A POINT, AN POINT FOR CORNER 11.)SOUTH 34'44'15" WEST, A DISTANCE OF 55.00 PRET TO A POINT, AN POINT FOR CORNER:

13. (SOUTH 32°44°15" WEST, A DISTANCE OF 45.00 PIET TO A POINT, AN POINT FOR CORNER:

14. (SOUTH 54°44°15° WEST, A DISTANCE OF 10.00 PRET TO A POINT, AN POINT FOR CORNER

15.)NORTH 85°15'45" WEST, A DISTANCE OF 20.00 PIET TO A POINT, AN POINT FOR CORNER

16. (SOUTH 77'44'15' WEST, A DISTANCE OF 25.00 FEET TO A POINT, AN POINT FOR CORNER; 17. (SOUTH 49'44'15' WEST, A DISTANCE OF 43.29 FEET TO A POINT, AN POINT FOR CORNER;

18. (SOUTH 39°44°15" WEST, A DISTANCE OF 65.00 FIET TO A POINT, AN POINT FOR CORNER;

19. (SOUTH 36"4415" WEST, A DISTANCE OF 50.00 FEET TO A POINT, AN POINT FOR CORNER; 20. (SOUTH 26"4415" WEST, A DISTANCE OF 50.00 FEET TO A POINT, AN POINT FOR CORNER;

21. (SOUTH 13°23'15" WEST, A DISTANCE OF \$5.00 FREET TO A POINT, AN POINT FOR CORNER. 22. (SOUTH 67" I 5"45" EAST, A DISTANCE OF 15.00 PIET TO A POINT, AN POINT FOR CORNER

23 SOUTH AS 1545' PAST, A DISTANCE OF 10 000 PERT TO A BOINT, AN BOINT BOR CORNER.

25. (SOUTH 70°5745° EAST, A DISTANCE OF 61.00 FIRST TO A POINT, AN POINT FOR CORNER

26 (SOUTH 60°2745° EAST, A DISTANCE OF 90.00 FEET TO A POINT, AN POINT FOR CORNER 27 (SOUTH 31°10'45° EAST, A DISTANCE OF 56.00 FEET TO A POINT, AN POINT FOR CORNER

28. (SOUTH 01°36'45" EAST, A DISTANCE OF 15:00 PRET TO A POINT, AN POINT FOR CORNER

29. (SOUTH 50°59'15" WEST, A DISTANCE OF 30.00 PRET TO A POINT, AN POINT FOR CORNER

30.) SOUTH 56°16'15" WEST, A DISTANCE OF 35.00 PRET TO A POINT, AN POINT FOR CORNER:

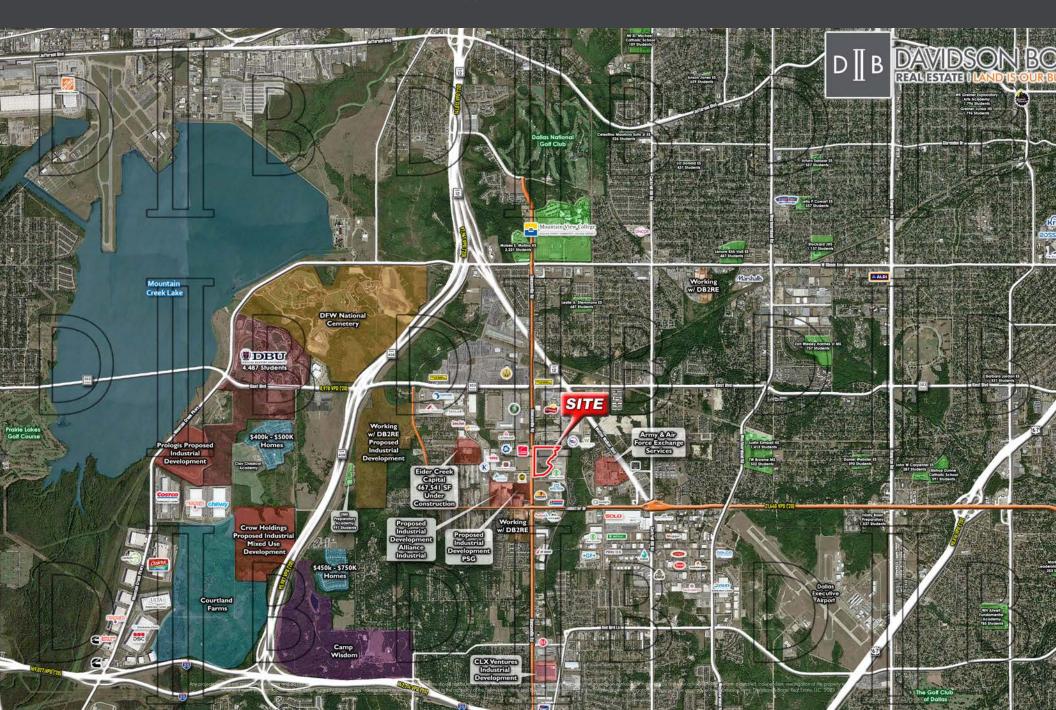
THENCE SOUTH 89"452" WEST, LEAVING THE SAID NEAR EXISTING CENTERLINE OF SAID CREEK, ALONG A COMMON SIDELINE OF SAID LOT AND OF SAID 17.05/0914 ACREE TRACT, A DISTANCE OF 704.86 FIRST TO THE POINT OF BEGINNING AND CONTAINING 705,225 SQUARE FRET OR 17.05/0914 ACREE OF LAND.

(L) FLOOD STAMP, PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, PANEL 460 OF 725, MAP NUMBER 48115C0460K, MAP REVISED RELY 7, 2014. (ZONES 'A' AND 'X') * "SEE DRAWNO."

(2.) BASIS OF BEARINGS, BEING (N 09°16′10° W), IS THE EAST LINE OF DUNCANVELLE, AS RECORDED IN VOLUME \$4002, PAGE 2799, PLAT RECORDS, DALLAS COUNTY, TEVAS

3600 & 3934 DUNCANVILLE RD.

WIDE AERIAL



3600 & 3934 DUNCANVILLE 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 thew 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:

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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.

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| 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 |
| RICARDO QUINONES | 725372 | RQUINONES@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE'S NAME | LICENSE NO. | EMAIL | PHONE |

0000400



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 guestions 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.

| Davidson Bogel Real Estate, LLC | 9004427 | 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 |
| Ricardo Quinones | 725372 | rquinones@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/Ten | ant/Seller/Landlord | Initials Date | |



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| DB Urban, LLC | 9009183 | info@db2re.com | 214-526-3626 |
|---|---------------------|------------------|--------------|
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| Designated Broker of Firm | 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/Ten | ant/Seller/Landlord | Initials Date | - |