



4811 HALE ST.

DALLAS, TX | LAND FOR SALE

SCOTT LAKE
Slake@db2re.com
214.526.3626 x 108

KAM DUHON
KamDuhon@db2re.com
214.526.3626 x 140

WILL VANDERMEER
WVandermeer@db2re.com
214.526.3626 x 119



PROPERTY INFORMATION



SIZE:
± 4.64 AC



TRAFFIC COUNTS:
Loop 12: 149,166 VPD
S.H. 180: 21,672 VPD



ZONING:
PD-1032

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	7,184	30,647	78,815
% Proj Growth 2024-2029	-0.32%	0.16%	-0.02%
2024 Average HH Income	\$55,642	\$67,661	\$74,496
2024 Median HH Income	\$40,043	\$50,146	\$53,082



amazon

DOWNTOWN

TRINITY GROVES

BISHOP ARTS

W. DAVIS ST.

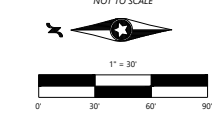
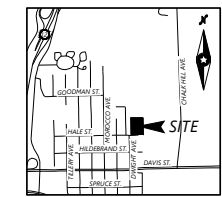
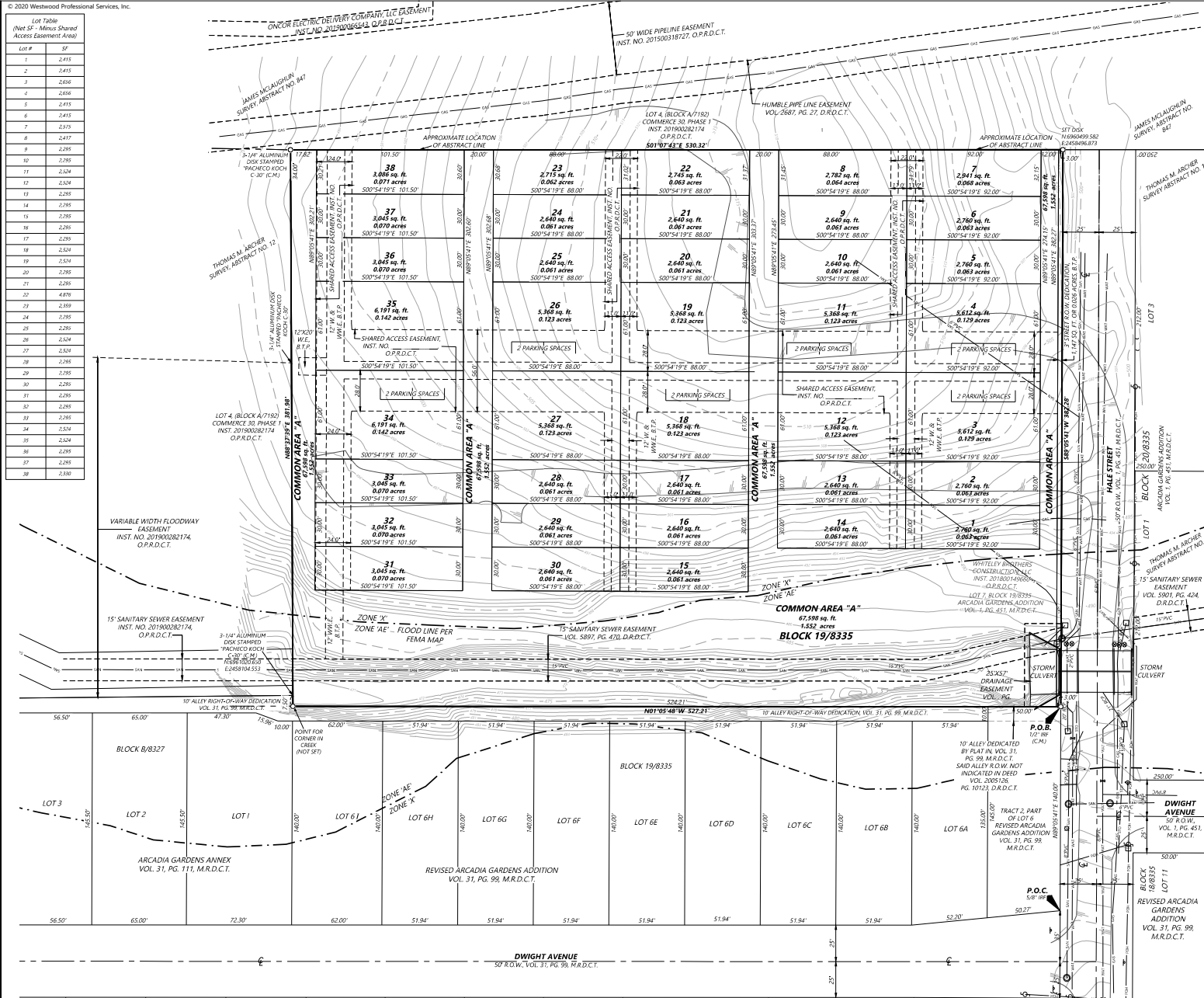
HALE ST.

PROPERTY HIGHLIGHTS

- 1. CLOSE PROXIMITY TO LOOP 12 & I-30
- 2. 16 DART BUS STOPS WITHIN ARCADIA PARK
- 3. 76% OF HOUSEHOLDS ARE RENTER-OCCUPIED
- 4. 38 SHOVEL-READY CITY APPROVED LOTS

This information is used as speculative in nature and does 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 herein. You and your advisor 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 information herein and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the information herein. Davidson & Bogel Real Estate, LLC © 2024

Lot #	SF
1	2,415
2	2,415
3	2,415
4	2,415
5	2,415
6	2,415
7	2,415
8	2,417
9	2,295
10	2,295
11	2,524
12	2,524
13	2,295
14	2,295
15	2,295
16	2,295
17	2,295
18	2,524
19	2,524
20	2,295
21	2,295
22	4,876
23	2,295
24	2,295
25	2,524
26	2,524
27	2,524
28	2,295
29	2,295
30	2,295
31	2,295
32	2,295
33	2,295
34	2,524
35	2,524
36	2,295
37	2,295
38	1,830



- GENERAL NOTES**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE 4850 (0317).
 2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. ALL INTERIOR LOT CORNERS SET ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP-STARRED "WESTWOOD PS".
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. SAILING A POSITION ON ANY LOT IN THIS ADDITION BY METES AND BOUNDERS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

- LEGEND**
- 5/8" IRON ROD SET WITH 3/4" METAL DISK STARRED - FLOODWAY MARKER WESTWOOD PS.
 - 5/8" IRON ROD SET WITH 1/4" METAL DISK STARRED - ADDITION.
 - WESTWOOD PS - ADDITION.
 - RF - IRON ROD FOUND.
 - (C/M) - CONTROLLING MONUMENT.
 - B.T.P. - BY THIS PLAT.
 - R.O.W. - RIGHT-OF-WAY.
 - VOLUME PAGE - DEED RECORDS, DALLAS COUNTY, TEXAS.
 - D.A.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
 - INST. NO. - INSTRUMENT NUMBER.
 - S.D. FT. - STREET CENTERLINE.
 - SQUARE FEET - POINT OF BEGINNING.
 - P.O.C. - POINT OF COMMENCING.

NO STRUCTURES EXIST.
NEW STRUCTURES PROPOSED.

PURPOSE OF THIS PLAT IS TO CREATE SHARED ACCESS LOTS FROM AN EXISTING PLATTED LOT.

PRELIMINARY PLAT. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

OWNER
WHITLEY BROTHERS CONSTRUCTION, LLC
1349 EMPIRE CENTRAL DRIVE, SUITE 900
DALLAS, TEXAS

ENGINEER/SURVEOR
Westwood
Phone: (214) 473-4640 2746 Dallas Parkway, Suite 280
1818c Inc. (888) 937-5150 Dallas, TX 75229
Westwood Professional Services, Inc.
1818c Inc. (888) 937-5150
TSPS Form Reg. No. 10074-001

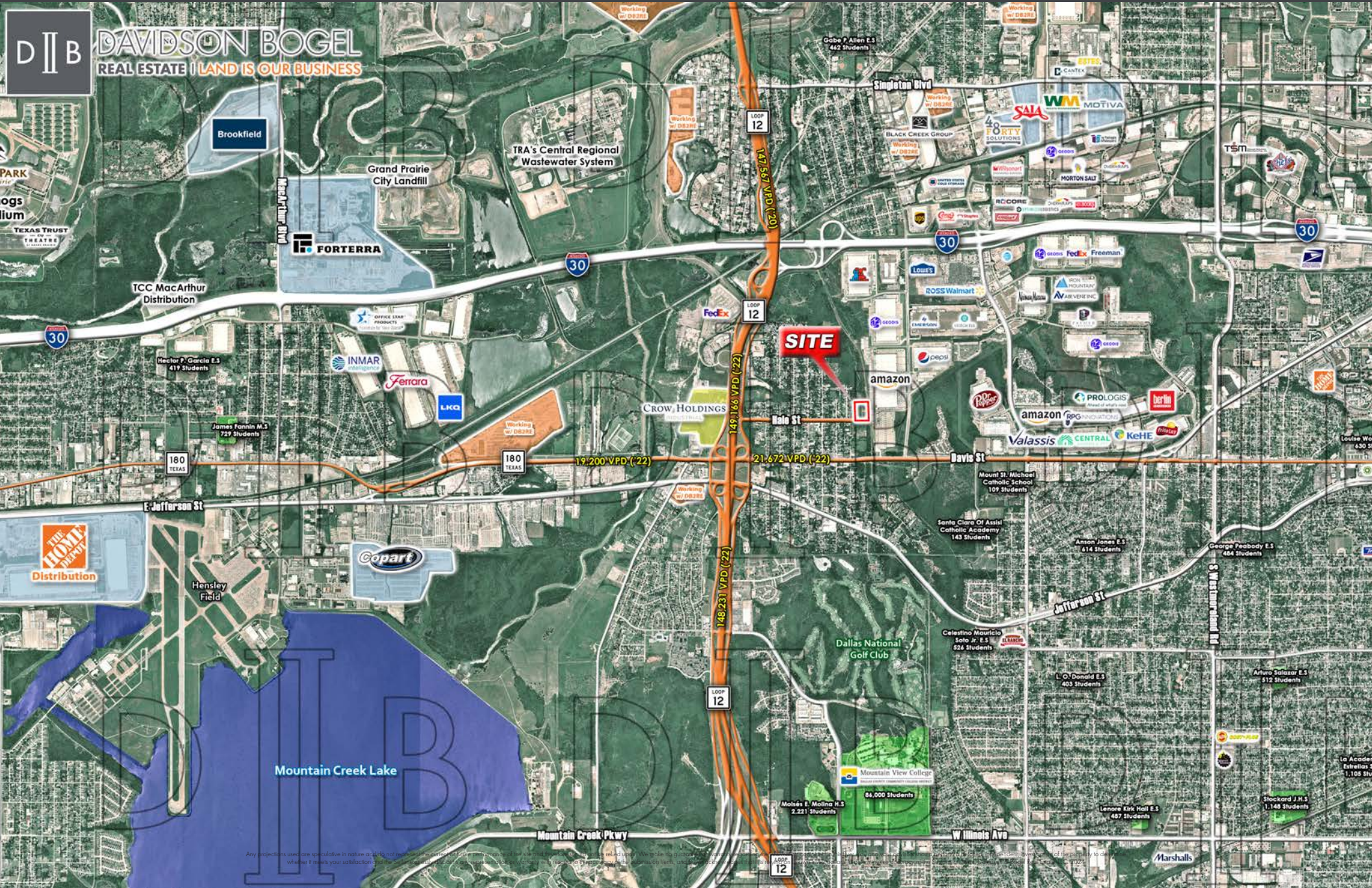
SHARED ACCESS DEVELOPMENT
PRELIMINARY PLAT
OF
ARCADIA GARDENS ADDITION
LOTS 1-38 AND COMMON AREA "A", BLOCK 19/8335;
38 RESIDENTIAL LOTS & 1 COMMON AREA LOT
LIMITED TO SINGLE FAMILY DEVELOPMENT
4.639 ACRES OF LAND
BEING A REPLAT OF LOT 7, BLOCK 19/8335
ARCADIA GARDENS ADDITION
OUT OF THE
THOMAS M. ARCHER SURVEY, ABSTRACT NO. 12
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN FILE NUMBER: S201-517
DALLAS CITY ENGINEERING PLAN NUMBER: 311-11-
4.639 ACRES, OCTOBER 09, 2020. JOB NO. 0252047.01 ARCADIA GARDENS ADDITION

ARCADIA GARDENS ADDITION

DAVIDSON BOGEL • LAND IS OUR BUSINESS® SITE PLAN

4811 HALE ST.

WIDE AERIAL



4811 HALE 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.

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
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
KAMERON DUHON	775225	KAMDUHON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
WILL VANDERMEER	800677	EMAIL@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:

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- 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;
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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.

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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
Scott Lake	618506	slake@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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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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William Vandermeer	800677	wvandermeer@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date