



NEC - I-635 & GREENVILLE AVE.

DALLAS, TX | DALLAS COUNTY | DALLAS I.S.D | PAD SITES AVAILABLE

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PROPERTY INFORMATION



SIZE:

- ± 1.15 AC
- ± 0.79 AC
- ± 0.83 AC
- ± 1.26 AC



TRAFFIC COUNTS:

- Greenville Ave.: 43,556 VPD
- I-635: 227,347 VPD



ZONING:

PD with Base Zoning of CR for Retail
& Personal Service Uses



UTILITIES:

Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	17,992	170,982	411,601
% Proj Growth 2024-2029	-0.35%	0.03%	0.11%
2024 Average HH Income	\$84,761	\$103,514	\$120,414
2024 Median HH Income	\$50,046	\$60,294	\$71,227

GREENVILLE AVE.

EXISTING ACCESS

WATER & SEWER EASEMENT

4,650 SF

AVAILABLE

40 SP
8.60/1000

AVAILABLE

45 SP
20.45/1000

STARBUCKS
2,200 SF

44 SP
19.13/1000



AVAILABLE

2,450 SF

AVAILABLE

7.68/1000

AUTOMOTIVE
7,035 SF

1.15 AC

0.79 AC

0.91 AC

0.83 AC

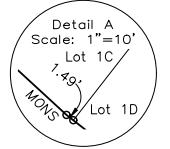
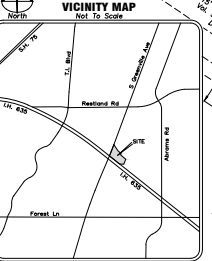
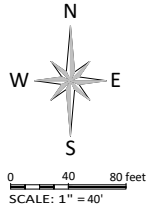
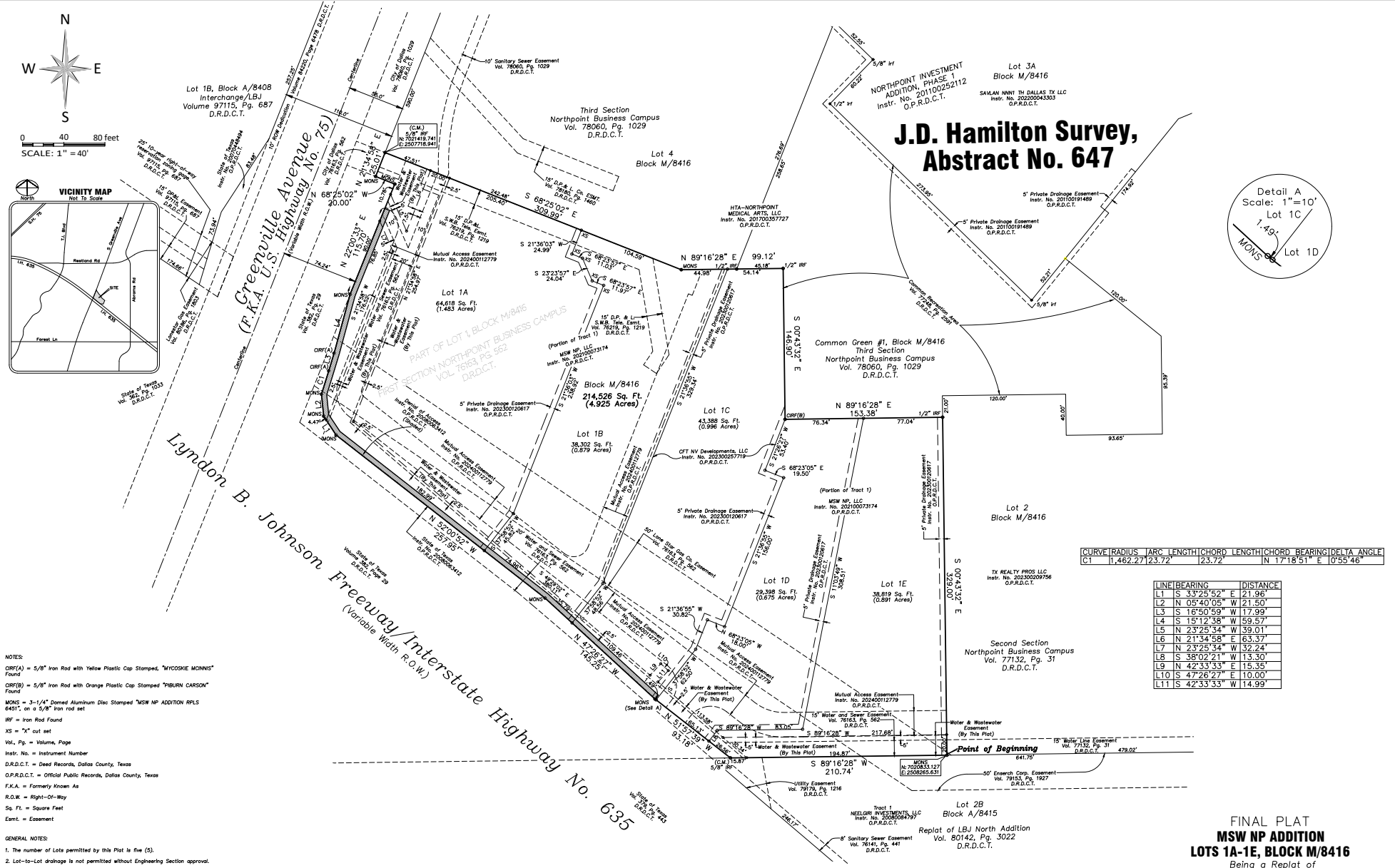
1.26 AC

IH 635 (LBJ FREEWAY)

EXISTING ACCESS



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CURVE	RADIUS	ARC LENGTH	CHORD	LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,462.27	23.72	23.72	N 17°18'51" E	0°55'46"	

LINE	BEARING	DISTANCE
L1	S 33°25'52" E	21.96
L2	N 05°40'05" W	21.50
L3	S 16°50'59" W	17.99
L4	S 15°12'38" W	59.57
L5	N 23°25'34" W	39.01
L6	N 21°34'58" E	63.37
L7	N 23°25'34" W	32.24
L8	S 38°02'21" W	13.50
L9	N 42°33'33" E	15.35
L10	S 47°26'27" E	10.00
L11	S 42°33'33" W	14.99

NOTES:
 CRP(A) = 5/8" Iron Rod with Yellow Plastic Cap Stamped, "MYCOSKE MONNS" Found
 CRP(B) = 5/8" Iron Rod with Orange Plastic Cap Stamped "BURN CARSON" Found
 MONS = 3-1/4" Dimes Aluminum Disc Stamped "MSW NP ADDITION RPLS 6451" on a 5/8" iron rod set
 IRP = Iron Rod Found
 XS = "x" cut set
 Vol. Pg. = Volume, Page
 Instr. No. = Instrument Number
 D.R.D.C.T. = Dead Records, Dallas County, Texas
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
 F.K.A. = Formerly Known As
 R.O.W. = Right-Of-Way
 Sq. Ft. = Square Feet
 Emst. = Easement

GENERAL NOTES:
 1. The number of Lots permitted by this Plat is five (5).
 2. Lot-to-Lot drainage is not permitted without Engineering Section approval.
 3. 1600T approval may be required for any roadway modification or new access point(s).
 4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REIALIZATION 2011.
 5. Purpose of this Plat is to re-plat a remaining portion of a previously divided lot into 5 lots.
 6. All Lot corners are a 5/8" Iron Rod with Purple Plastic Cap Stamped, "RPLS 6451" unless otherwise shown hereon.

OWNER
 CFT NV Developments, LLC
 1120 N. Tamm Center Dr., Suite 150
 Las Vegas, Nevada 89144
 Contact: Charlie Shen
 602-789-8988
 David.Luo@pandora.com

OWNER
 MSW NP, LLC
 320 W. Main Street
 Lewisville, Texas 75057
 Contact: Kristian Teleki, VP
 972-221-1199
 kteleki@matthewssouthwest.com

ENGINEER
 JACOB & HEFNER ASSOCIATES, INC.
 15110 Dallas Parkway, Suite 530
 Dallas, Texas 75248
 Contact: Stephanie Laughlin
 972-654-7316
 sloughlin@jacobandhefner.com

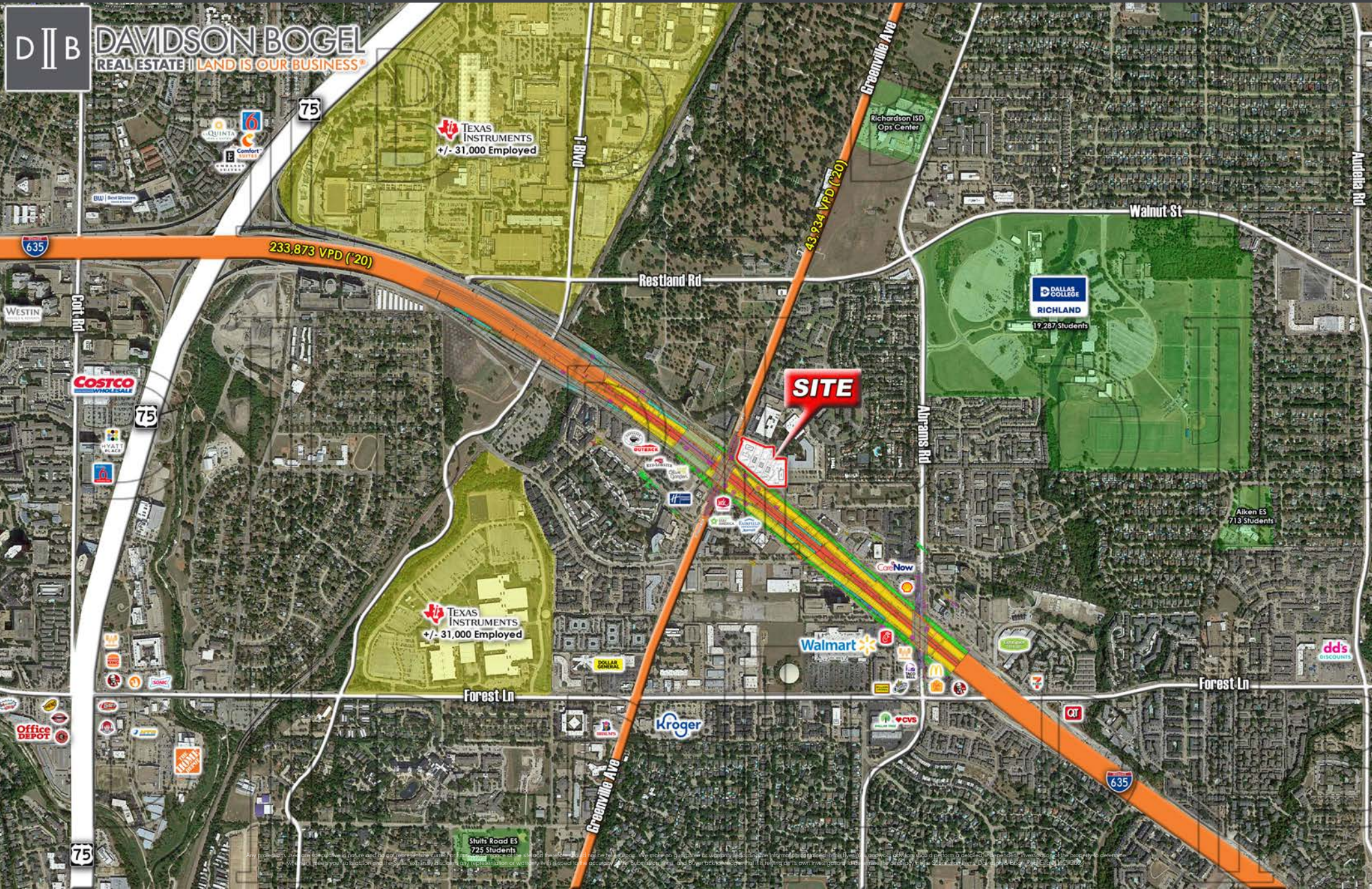
SURVEYOR
 Duvenas Land Surveying, LLC
 2112 Blackfoot Trail
 Mesquite, Texas 75149
 Contact: Dustin D. Duvenas, RPLS
 214-317-0886
 dustin@duvenaslandsurveying.com

FINAL PLAT
MSW NP ADDITION
LOTS 1A-1E, BLOCK M/8416
 Being a Replat of
 Part of Lot 1, Block M/8416 of
FIRST SECTION NORTHPOINT BUSINESS CAMPUS
J.D. HAMILTON SURVEY, ABSTRACT No. 647
 City of Dallas, Dallas County, Texas
 CITY PLAN FILE No. S201-715
 ENGINEERING FILE No. DP22-080
 June 14, 2024

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I-635 & GREENVILLE AVE.

WIDE AERIAL



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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.

DAVIDSON BOGEL REAL ESTATE, LLC	900427	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
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@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.

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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.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
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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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
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