

NWQ - CF HAWN & JIM MILLER RD.

DALLAS, TX | LAND FOR SALE

6920, 7012, 7018, 7028 CF HAWN FWY., 808, 829 N. JIM MILLER RD.

GRANT LAKE

GLake@db2re.com
214.526.3626 x 123

DAVID GUINN

DGuinn@db2re.com
214.526.3626 x 136



PROPERTY INFORMATION



SIZE:

Total Acreage: ± 8.64 AC
 Building SF: ± 46,309 SF
 Ground Improvements: Heavy Concrete,
 Asphalt, & Crushed Gravel



ZONING:

PD - 533
 (Subdistrict 3- Light Industrial)

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|----------|----------|----------|
| 2024 Population | 16,540 | 74,020 | 218,705 |
| 2024 Average HH Income | \$60,029 | \$61,956 | \$62,177 |
| 2024 Median HH Income | \$41,898 | \$44,130 | \$44,062 |

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



PROPERTY SPECS:

Dock Doors: 3

Clear Height: 16 - 18'

± 3.3 AC Paved With Asphalt + Heavy Concrete

± 2.8 AC Of Gravel Yard

± 2.6 AC Of Raw Land

Tenancy: All Month-To-Month

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70,309 VPD (-21)

175

Jim Miller Rd

SITE

Elam Rd

E.B. Comstock MS
759 Students

175

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Gary Johnson) hereby certifies to Victor Ballas, Title Resources Guaranty Company and Hexter-Fair Tile Company, in connection with the transaction described in G.F. No. PC10607803 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereon are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

* Does not include 808 N. Jim Miller

REVISIONS

Table with 3 columns: No., Revision/Issue, Date

LEGEND

- Handicapped Space, Parking Space, Iron Rod Found, Iron Rod Set, Iron Pipe Found, Fence Post Corner, X Found/Set, Sanitary Sewer Manhole Cover, Light Pole, Power Pole, Iron Rod Column, Air Conditioning, Fire Hydrant, Electric Meter, Asphalt Paving, Chain Link Fence, Wood Fence, Wire Fence, Iron Fence, Pipe Fence, Covered Porch, Deck or Carport, Concrete Paving, Gravel/Rock Road or Drive, Overhead Electric Service, Overhead Power Line, Sanitary Sewer Line

GENERAL NOTES

- 1) According to the F.U.R.M. No. 4811.020505, the subject property lies in Zone X and does not lie within a Flood Plain Hazard Area.
2) The easements recorded in Volume 2888, Page 207 and Volume 2652, Page 478, do not affect the subject property.
3) Bearings are based on deed recorded in Document No. 20060091850 of the Official Public Records of Dallas County, Texas.



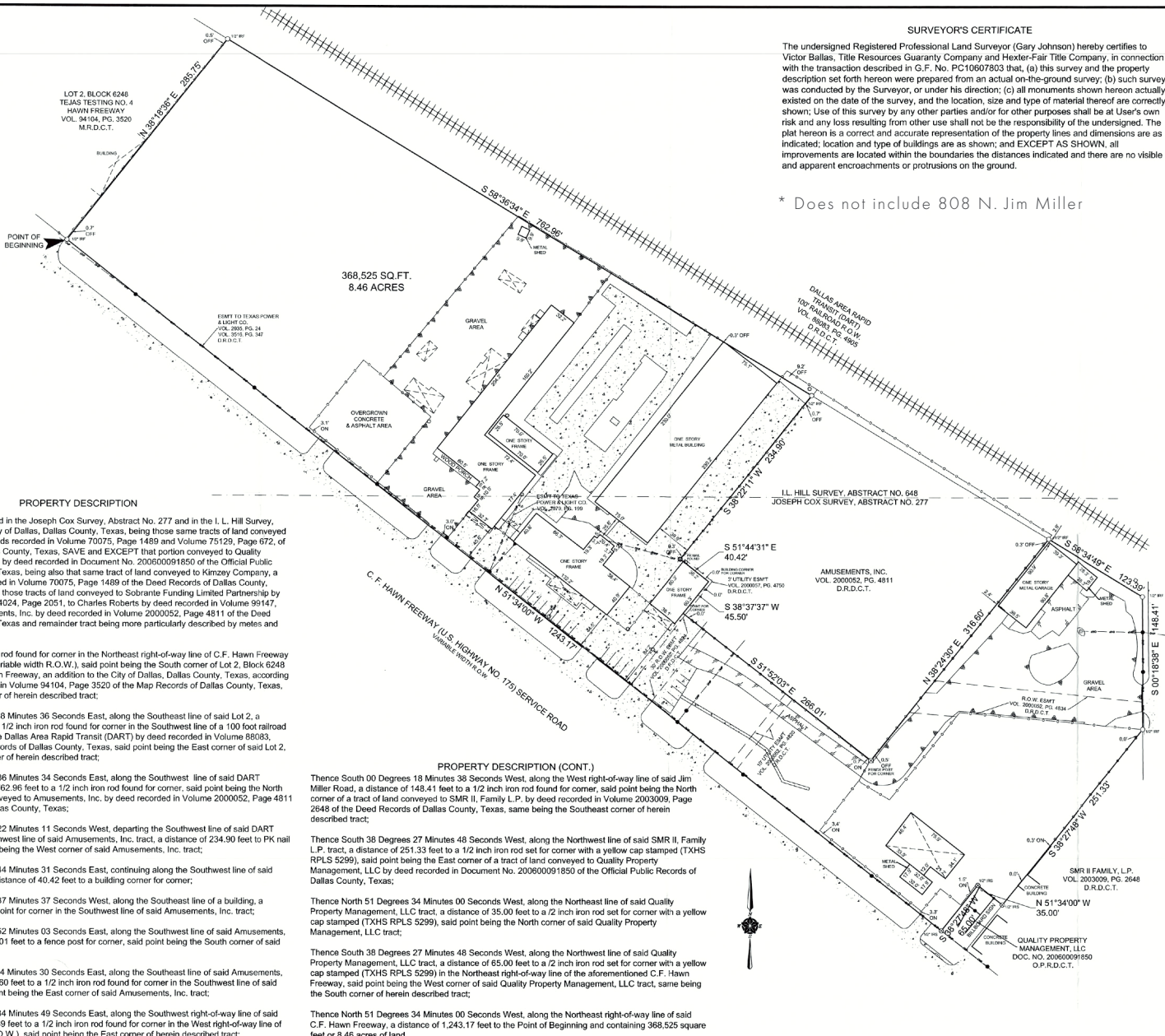
TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214 340 9700 Fax 214 340 9710
tsh heritage.com

TLTA SURVEY
C.F. HAWN FREEWAY AND JIM MILLER ROAD
DALLAS, DALLAS COUNTY, TEXAS

Scale: 1"=50'
1001205-1
EDDIE

Date: 06/28/2010



PROPERTY DESCRIPTION

Being a tract of land situated in the Joseph Cox Survey, Abstract No. 277 and in the I.L. Hill Survey, Abstract No. 648, in the City of Dallas, Dallas County, Texas, being those same tracts of land conveyed to Kimzey Company by deeds recorded in Volume 70075, Page 1489 and Volume 75129, Page 672, of the Deed Records of Dallas County, Texas, SAVE and EXCEPT that portion conveyed to Quality Property Management, LLC by deed recorded in Document No. 20060091850 of the Official Public Records of Dallas County, Texas, being also that same tract of land conveyed to Kimzey Company, a partnership by deed recorded in Volume 70075, Page 1489 of the Deed Records of Dallas County, Texas, SAVE and EXCEPT those tracts of land conveyed to Sobrante Funding Limited Partnership by deed recorded in Volume 94024, Page 2051, to Charles Roberts by deed recorded in Volume 39147, Page 3969 and to Amusements, Inc. by deed recorded in Volume 2000052, Page 4811 of the Deed Records of Dallas County, Texas and remainder tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the Northeast right-of-way line of C.F. Hawn Freeway (U.S. Highway No. 175) (Variable width R.O.W.), said point being the South corner of Lot 2, Block 6248 of Texas Testing No. 4 Hawn Freeway, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 94104, Page 3520 of the Map Records of Dallas County, Texas, same being the West corner of herein described tract;

Thence North 38 Degrees 18 Minutes 36 Seconds East, along the Southeast line of said Lot 2, a distance of 285.75 feet to a 1/2 inch iron rod found for corner in the Southwest line of a 100 foot railroad right-of-way conveyed to the Dallas Area Rapid Transit (DART) by deed recorded in Volume 88083, Page 4905 of the Deed Records of Dallas County, Texas, said point being the East corner of said Lot 2, same being the North corner of herein described tract;

Thence South 58 Degrees 36 Minutes 34 Seconds East, along the Southwest line of said DART right-of-way, a distance of 762.95 feet to a 1/2 inch iron rod found for corner, said point being the North corner of a tract of land conveyed to Amusements, Inc. by deed recorded in Volume 2000052, Page 4811 of the Deed Records of Dallas County, Texas;

Thence South 38 Degrees 22 Minutes 11 Seconds West, departing the Southwest line of said DART right-of-way, along the Northwest line of said Amusements, Inc. tract, a distance of 234.90 feet to PK nail found for corner, said point being the West corner of said Amusements, Inc. tract;

Thence South 51 Degrees 44 Minutes 31 Seconds East, continuing along the Southwest line of said Amusements, Inc. tract, a distance of 40.42 feet to a building corner for corner;

Thence South 38 Degrees 37 Minutes 37 Seconds West, along the Southeast line of a building, a distance of 45.50 feet to a point for corner in the Southwest line of said Amusements, Inc. tract;

Thence South 51 Degrees 52 Minutes 03 Seconds East, along the Southwest line of said Amusements, Inc. tract, a distance of 266.01 feet to a fence post for corner, said point being the South corner of said Amusements, Inc. tract;

Thence North 38 Degrees 24 Minutes 30 Seconds East, along the Southeast line of said Amusements, Inc. tract, a distance of 316.60 feet to a 1/2 inch iron rod found for corner in the Southwest line of said DART right-of-way, said point being the East corner of said Amusements, Inc. tract;

Thence South 59 Degrees 34 Minutes 49 Seconds East, along the Southwest right-of-way line of said railroad, a distance of 123.39 feet to a 1/2 inch iron rod found for corner in the West right-of-way line of Jim Miller Road (80 foot R.O.W.), said point being the East corner of herein described tract;

PROPERTY DESCRIPTION (CONT.)

Thence South 00 Degrees 18 Minutes 38 Seconds West, along the West right-of-way line of said Jim Miller Road, a distance of 148.41 feet to a 1/2 inch iron rod found for corner, said point being the North corner of a tract of land conveyed to SMR II, Family L.P. by deed recorded in Volume 2003009, Page 2848 of the Deed Records of Dallas County, Texas, same being the Southeast corner of herein described tract;

Thence South 38 Degrees 27 Minutes 48 Seconds West, along the Northwest line of said SMR II, Family L.P. tract, a distance of 251.33 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (TXHS RPLS 5299), said point being the East corner of a tract of land conveyed to Quality Property Management, LLC by deed recorded in Document No. 20060091850 of the Official Public Records of Dallas County, Texas;

Thence North 51 Degrees 34 Minutes 00 Seconds West, along the Northeast line of said Quality Property Management, LLC tract, a distance of 35.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (TXHS RPLS 5299), said point being the North corner of said Quality Property Management, LLC tract;

Thence South 38 Degrees 27 Minutes 48 Seconds West, along the Northwest line of said Quality Property Management, LLC tract, a distance of 65.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (TXHS RPLS 5299) in the Northeast right-of-way line of the aforementioned C.F. Hawn Freeway, said point being the West corner of said Quality Property Management, LLC tract, same being the South corner of herein described tract;

Thence North 51 Degrees 34 Minutes 00 Seconds West, along the Northeast right-of-way line of said C.F. Hawn Freeway, a distance of 1,243.17 feet to the Point of Beginning and containing 368,525 square feet or 8.46 acres of land.

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 investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2024



Building 5:
± 4,128 SF

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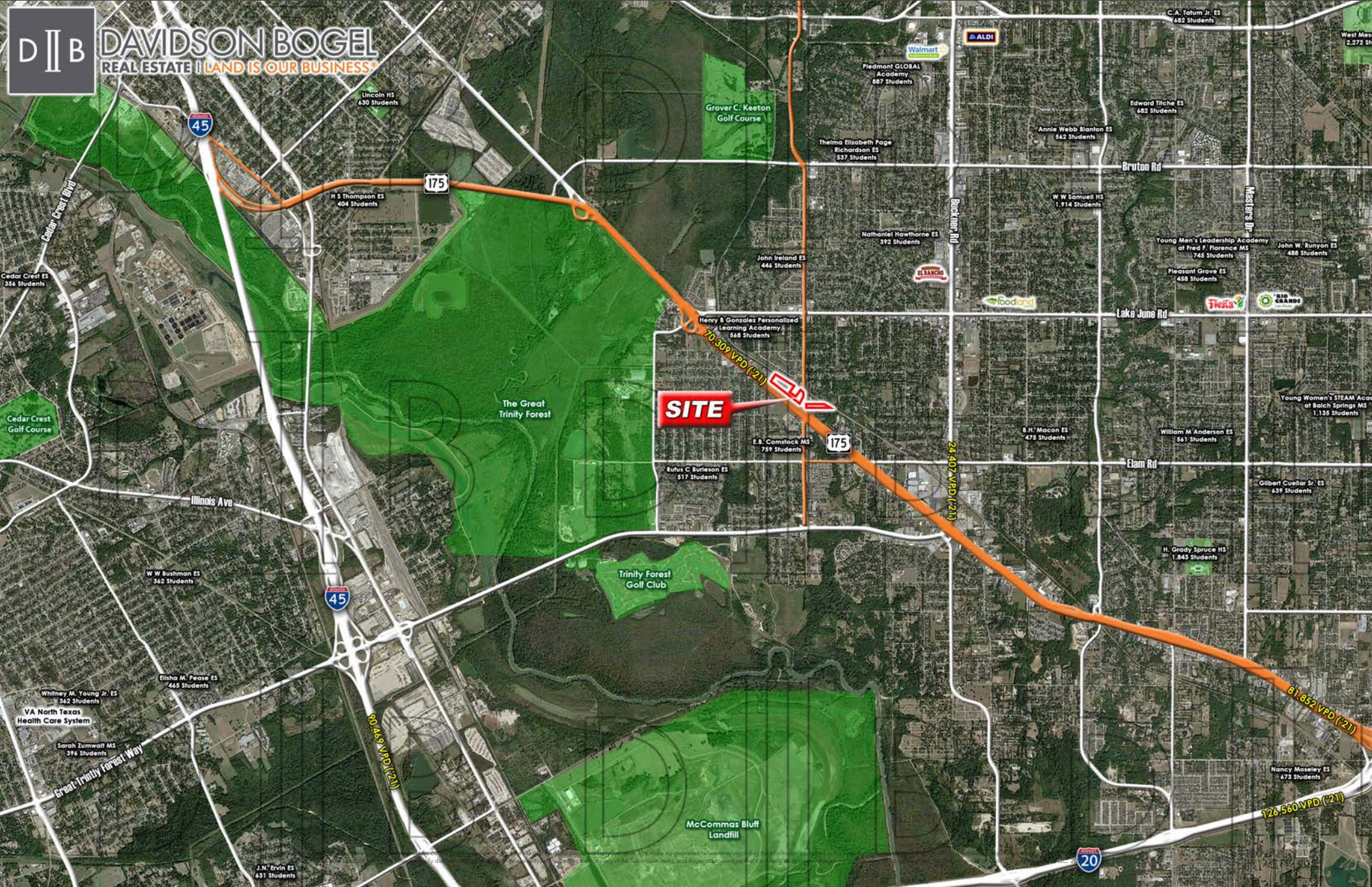
Building 5:
± 4,128 SF

Building 6:
± 3,840 SF

All projections used are speculative in nature and do not constitute a representation of the actual performance of the site and therefore should not be relied upon. The information is provided as a preliminary estimate only. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and to verify the accuracy of the information. We do not warrant the accuracy of the information. The information is provided for informational purposes only and does not constitute an offer of real estate services. The information is provided for informational purposes only and does not constitute an offer of real estate services. The information is provided for informational purposes only and does not constitute an offer of real estate services.

CF HAWN & JIM MILLER RD.

WIDE AERIAL



CF HAWN & JIM MILLER 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



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| | | | |
|--|-------------|------------------|--------------|
| DB Urban, LLC | 9009183 | info@db2re.com | 214-526-3626 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| 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 |

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