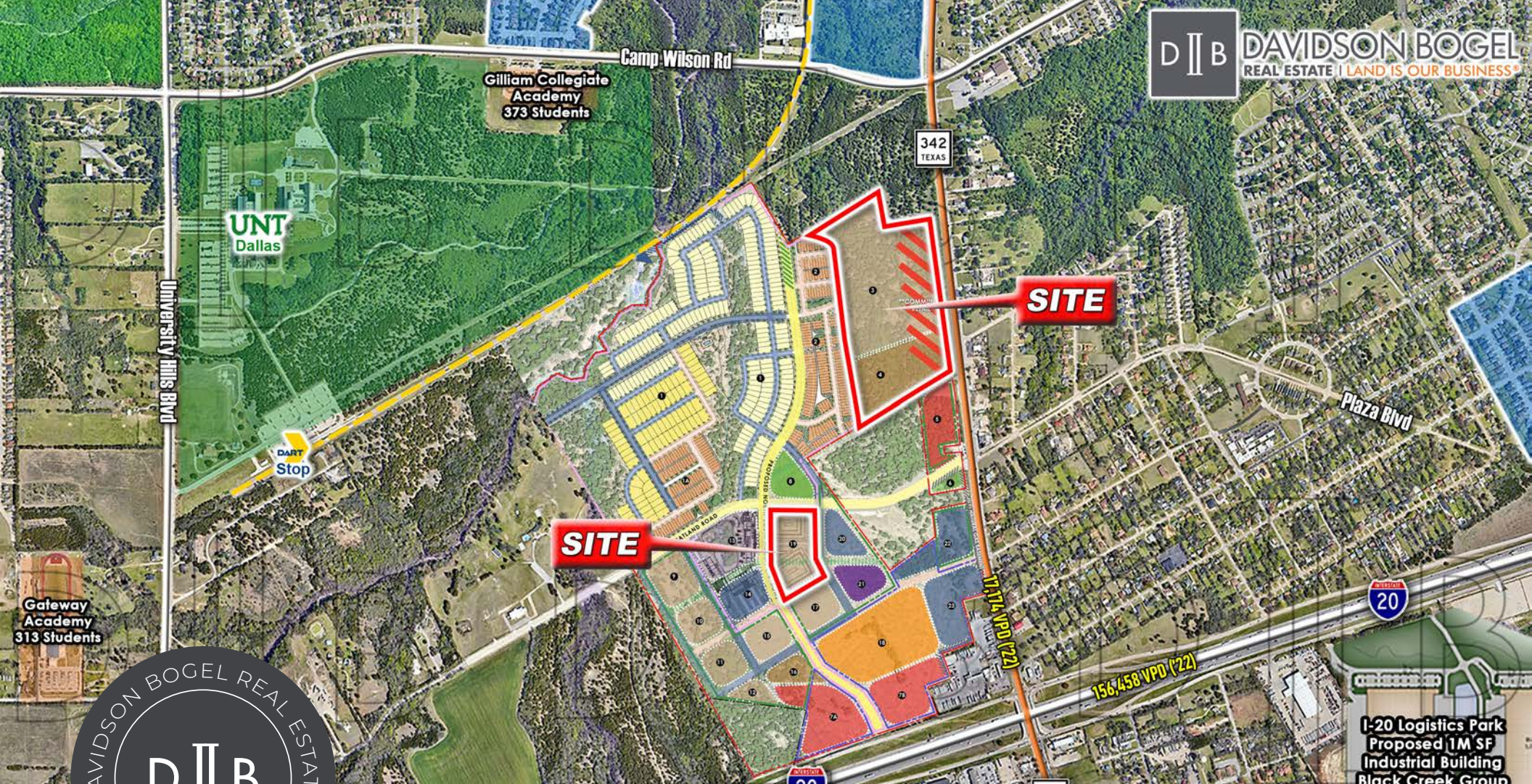




DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®



NWQ - I-20 & S. LANCASTER RD.

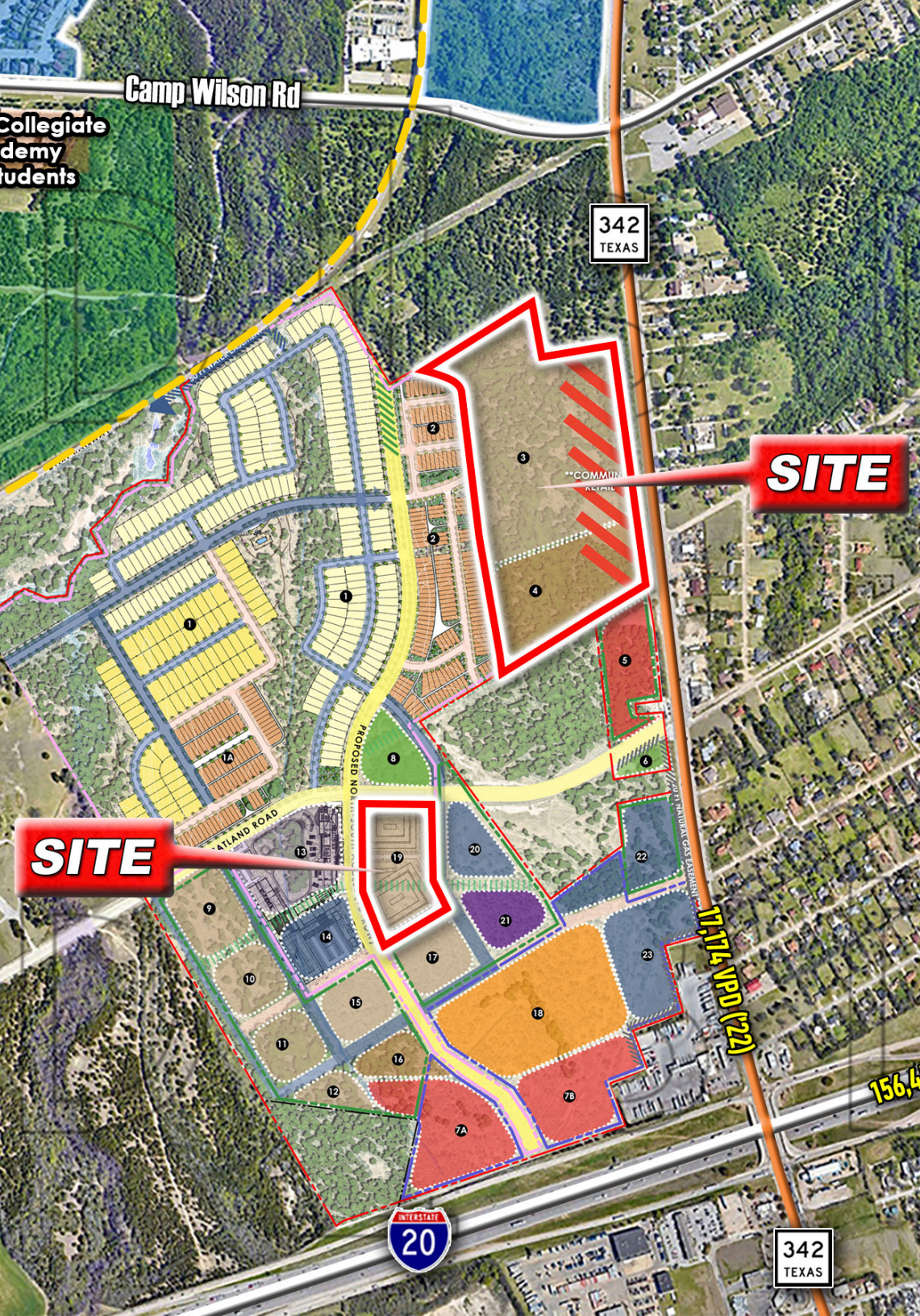
DALLAS, TX | DALLAS COUNTY | WILMER I.S.D. | LAND FOR SALE

CHRISTOPHER KHOURY

CKhoury@db2re.com

214.526.3626 x 127

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



PROPERTY INFORMATION



SIZE:

TRAFFIC COUNTS:

Tract 3

I-20: 156,458 VPD

Gross: ± 21 AC | Net: ± 15 AC

S.H. 342: 17,174 VPD

Tract 4

Gross: ± 12 AC | Net: ± 8.3 AC

Tract 19

± 8.4 AC



ZONING:

MF-2 & MF-3

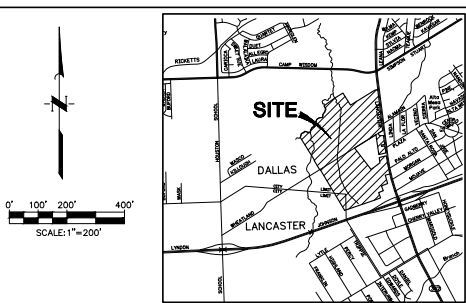
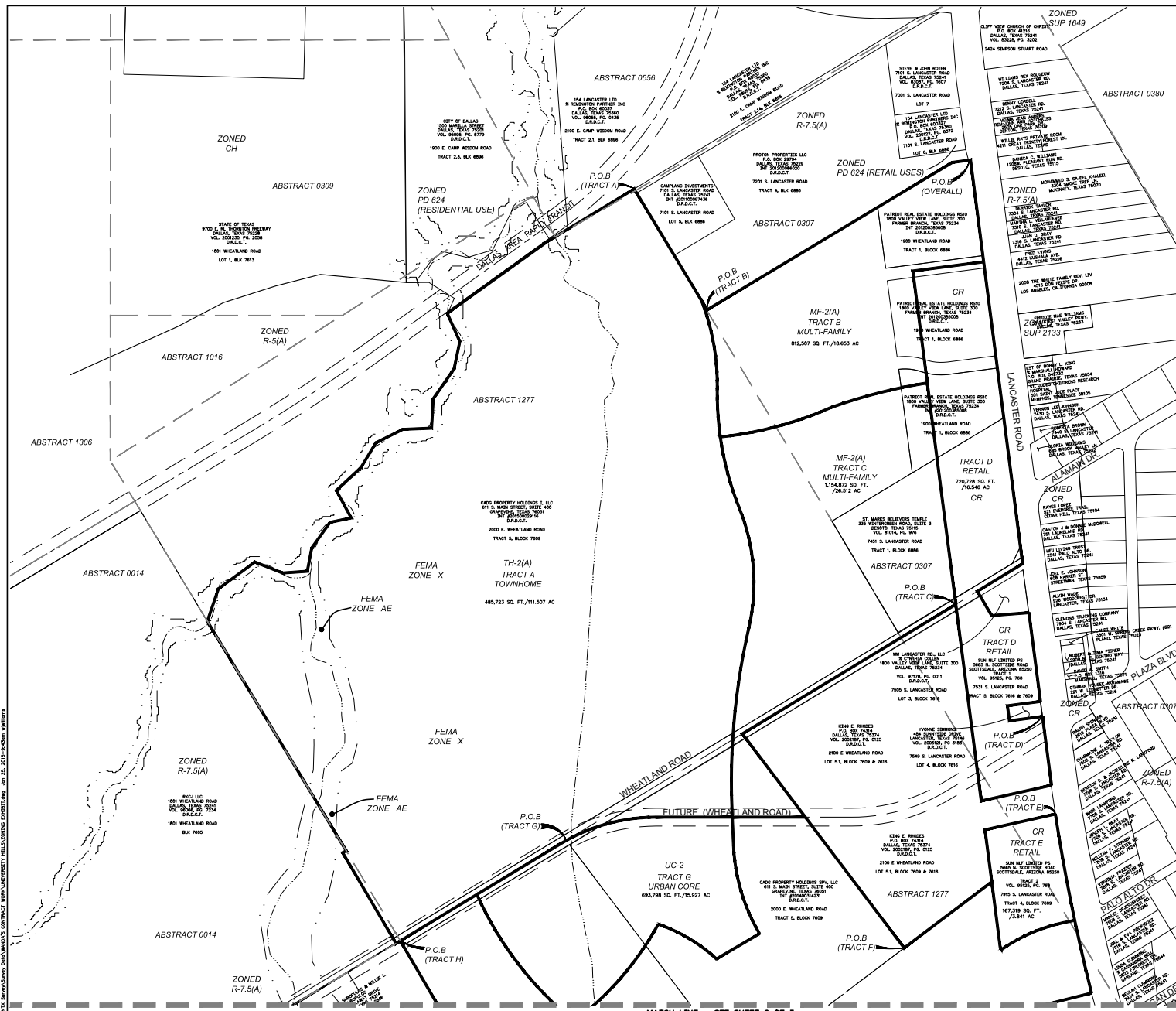
UTILITIES:

To The Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	9,694	59,754	179,885
2024 Average HH Income	\$61,703	\$55,607	\$61,627
2024 Median HH Income	\$38,643	\$36,394	\$41,716

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LEGEND

POC POINT OF COMMENCING
 POB POINT OF BEGINNING
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 INT # INSTRUMENT NUMBER
 VOL. VOLUME
 PAGE PAGE
 ROW RIGHT-OF-WAY
 --- APPROXIMATE LOCATION OF ABSTRACT LINE

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FLOOD NOTE:

INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAPS #48113C0495K, FOR DALLAS COUNTY, TEXAS.

SPECIAL PROPERTY APPEAR TO BE SITUATED WITHIN FEMA ZONE (X): DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND FEMA ZONE (AE): DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED).

ZONING EXHIBIT
UNIVERSITY HILLS ADDITION
 BEGIN 679.048 ACRES
 SITUATED IN THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

ZONING CASE NO. _____
 JANUARY 2018

DEVELOPER
CENTURION AMERICAN
 1800 Valley View Lane, Suite 300
 Farmers Branch, Texas 75234
 Contact: Michael Beatty
 Telephone: (214) 287-9009

SURVEYOR/ENGINEER
BCE
Brown & Gay Engineers, Inc.
 2595 Dallas Parkway, Suite 204, Frisco, TX 75034
 Tel: 872-464-4800 • www.browngay.com
 TPLS Registration No. 10195963

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SHEET 1 OF 3

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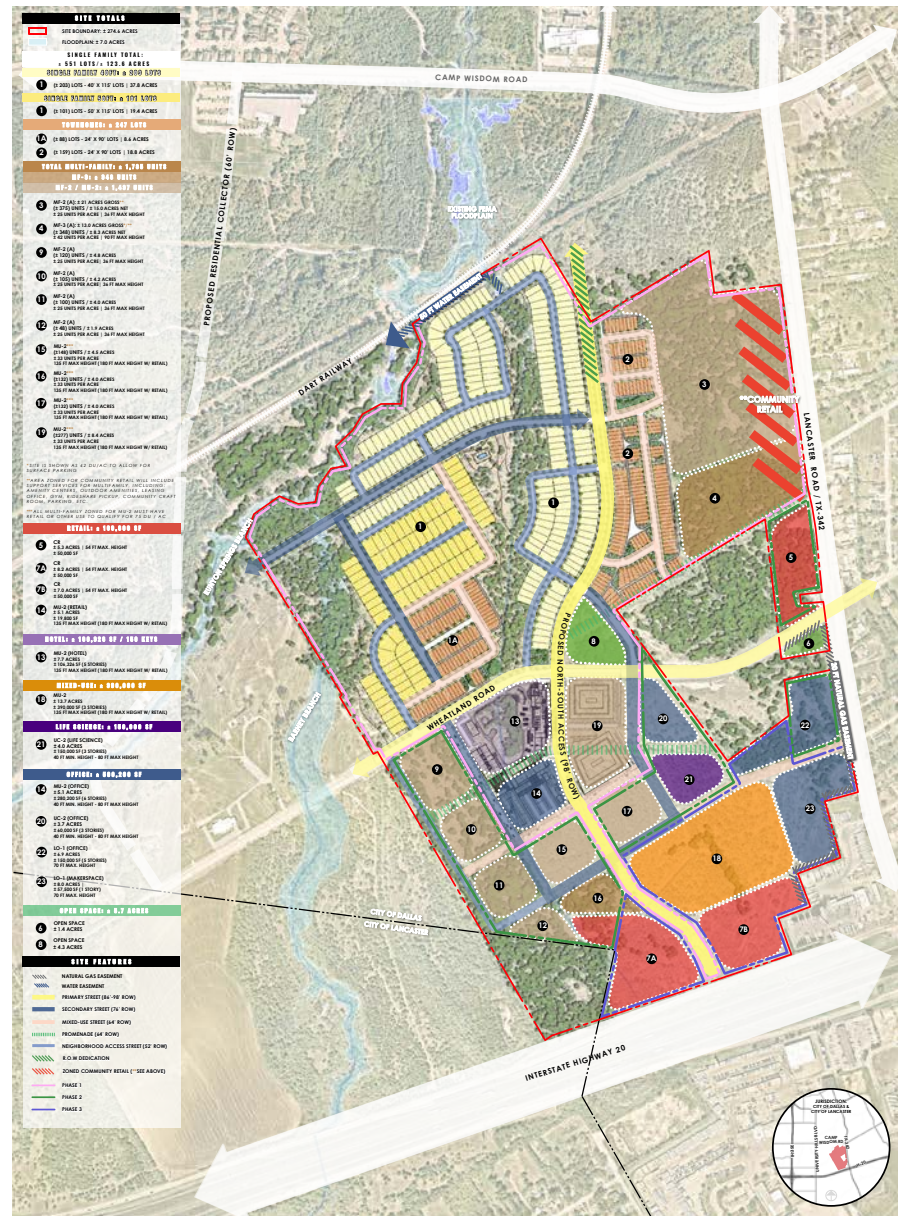
UNIVERSITY HILLS

The University Hills Master Planned Community will consist of approximately 268 gross acres located near the University of North Texas Campus in Dallas, Texas.

The community is located North of I-20 and in between University Hills Boulevard & South Lancaster Road, and South of East Camp Wisdom Road. BNSF Intermodal, DART, and Dallas Emergency Services are all nearby University Hills.

University Hills will be a community made up of 24' Townhomes, 40' & 50' homesites, over 1,000 multi-family units and a mixed-use zone which will include office and retail space.

Residents of University Hills can conveniently enjoy the planned onsite amenities of walking trails, greenspace, open space, and the Town Center which will include some of the commercial, retail, and dining options within the community.



KFM
ENGINEERING & ARCHITECTURE

CONCEPTUAL SITE PLAN
UNIVERSITY HILLS - HOQUE GLOBAL

SCALE: 1"=200'
DATE: 12/20/18

UNT DALLAS TO BUILD \$100 MILLION HEALTHCARE EDUCATION BUILDING

THE FOUR-STORY FACILITY WILL INCLUDE 18-20 CLASSROOMS, NINE BIOLOGY AND CHEMISTRY TEACHING LABS, THREE RESEARCH LABS, AND A LARGE EVENT VENUE.

D CEO



UNT Dallas broke ground on a \$100 STEM complex on its campus in southern Dallas this week in an effort to improve the healthcare workforce pipeline in North Texas.

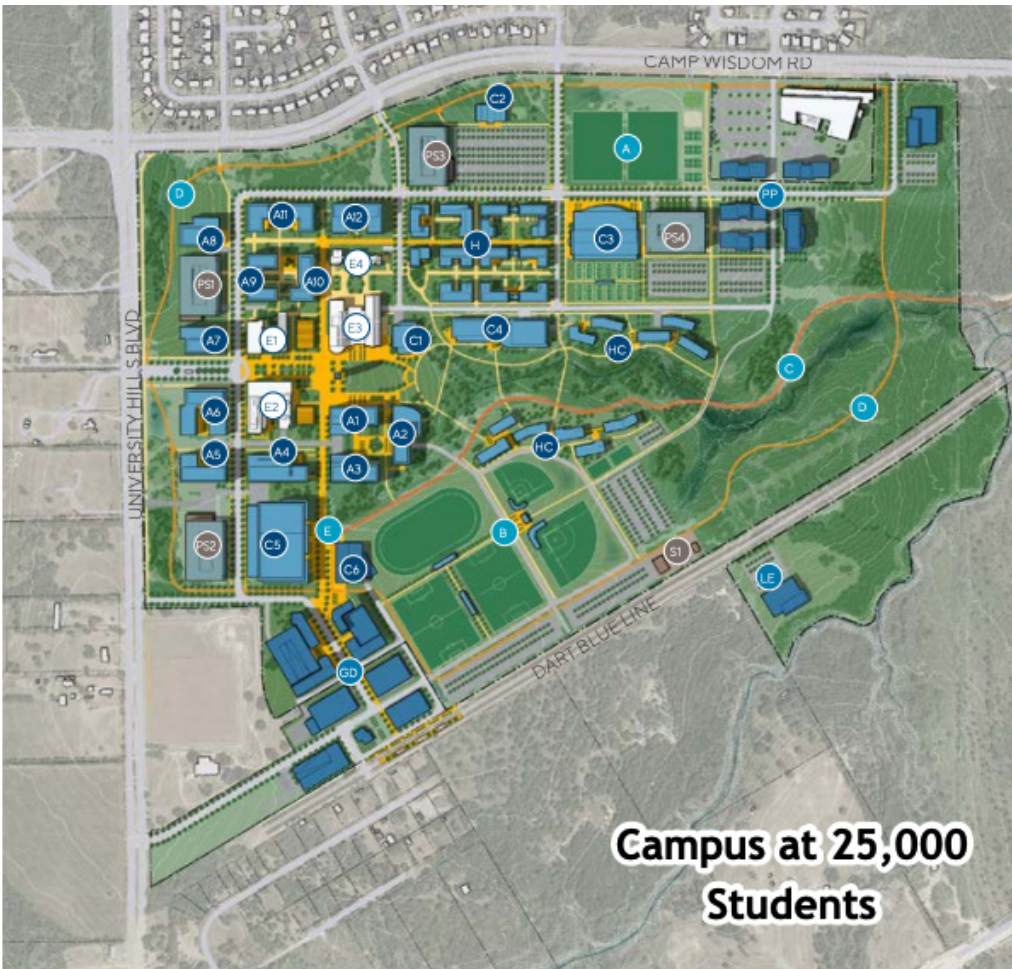
The sustainably-built building will provide space for pursuing healthcare careers such as medical, nursing, and pharmacy schools. "When completed, this building will stand as the most consequential addition to the UNT Dallas main campus, bringing expanded opportunities for our current and future students to be trained for significant healthcare careers," said Bob Mong, UNT Dallas president. "For employers, our graduates will help solve urgent healthcare shortages in our community. This is a win for our students, our industry partners, and the future of healthcare in North Texas."

The building is set to open in the spring of 2026.

UNT PROJECTED GROWTH

UNT Dallas Campus is projected to grow exponentially from its current 7,000 student enrollment, to 35,000 in the next few years.

FIGURE 4.3: CAMPUS BUILDOUT AT 25,000 STUDENT MILESTONE



Campus at 25,000 Students



▲ View facing east.
 57 UNIVERSITY OF NORTH TEXAS DALLAS

- EXISTING BUILDING
- NEW BUILDING-CAMPUS
- NEW BUILDING-PARTNERSHIP
- NEW PARKING STRUCTURE
- PLAZA
- PEDESTRIAN
- ATHLETICS/REC FIELDS
- TREES/OPEN SPACE

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DALLAS MARKET OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World.

20
3.51 Million
34.20%
33
157
96

Fortune 500 Companies Headquartered in DFW
People in the DFW Workforce
Of the Population 25 & Older Have a Bachelor's Degree or Higher
Colleges & Universities
Public School Districts
Public Charter Schools

#1 #2 #1 #1

Best States For Growth
- U.S. News

**The Best Places For
Business And Careers**
- Forbes

**Cities for Absolute
Job Growth – Bureau
of Labor Statistics**

**Real Estate Market for
(Urban Land Institute)**

I-20 & S. LANCASTER RD.

WIDE AERIAL



I-20 & S. LANCASTER 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.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
CHRISTOPHER KHOURY
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
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PHONE
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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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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
Christopher Khoury	741101	ckhoury@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