

1701 BROWDER ST.

DALLAS, TX

## JAKE MILNER

JMilner@db2re.com 214.526.3626 x 109

### **SCOTT LAKE**

SLake@db2re.com 214.526.3626 x 108



# PROPERTY INFORMATION

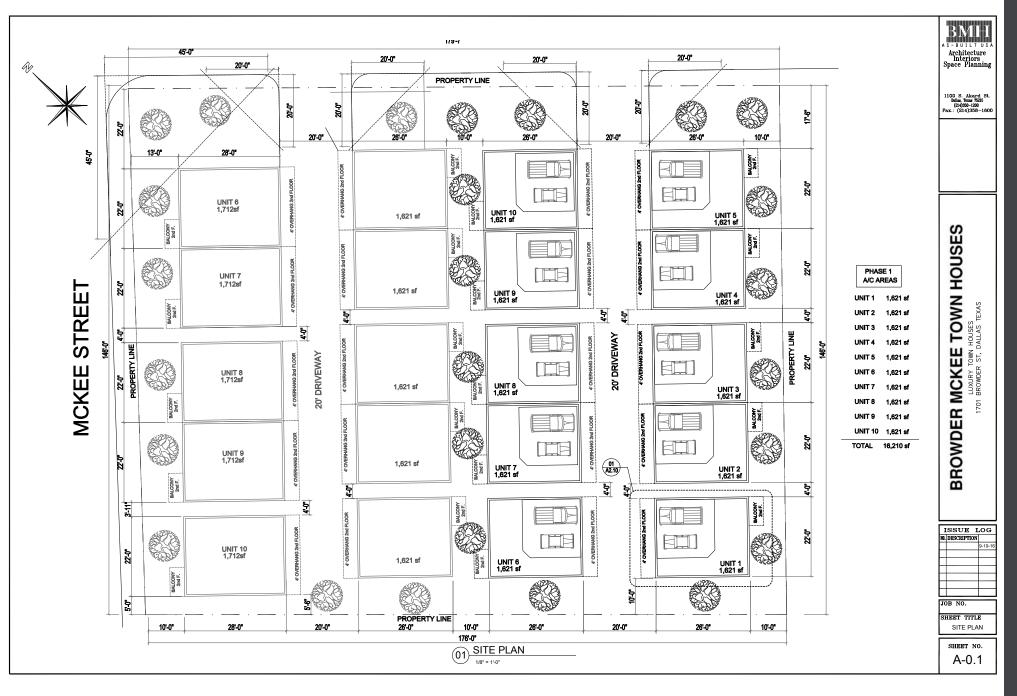




# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	11,032	57,779	153,832
% Proj Growth 2024 - 2029	6.83%	2.90%	2.54%
2024 Average HH Income	\$109,487	\$ 121,125	\$115,443
2024 Median HH Income	\$89,452	\$86,586	\$ <i>77</i> ,916

Any projections used are speculative in nature and do not represent the current or future performance of this 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 the property to determine whether it meets your suitations and the Self-ties repressly disclaims 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.



# REGINNING PATRICK J. COLLINS, 25,932 SQ. FT. OR INST. NO. 20080216385 O BOS OF AN ACRE STEVEN VELA, O.P.R.D.C.T. BLOCK H/912 INST. NO. 201000302835, O.P.R.D.C.T. 1/2" IRS FROM WHICH BEARS 1/2" IRF (N 0.53",- W 0.60") CELIA MARIA DIJKMAN, INST. NO. 200600244903, O.P.R.D.C.T. JAMES PATRICK COLLINS, THE PATRICK AND MICHAEL INST. NO. 20080349026, COLLINS 1988 TRUST, O.P.R.D.C.T. INST. NO. 200900227786, O.P.R.D.C.T. KATELIN BURTON SMITH, INST. NO. 201400171108, THE PATRICK AND MICHAEL O.P.R.D.C.T. COLLINS 1988 TRUST, INST. NO. 201400138298, O.P.R.D.C.T. NOTE: All 1/2 IRS are 1/2-Inch Iron rods with yellow plastic caps stamped "RPLS 5310". LEGEND TRANS-BOX

P.E. POOLEGUIP.

SURVEY PLAT

#### LEGAL DESCRIPTION

Being all that certain lick tract or parcel of land located in part of City Block H012, of Henry Snodgrass Estate Partition, an Addition to the Block H012, of Henry Snodgrass Estate Partition, an Addition to the Control of the Cont

Beginning at an X set in concrete at the intersection of the Southeast line of McKee Street, a variable width right-of-way, and the Southwest line of Browder Street, a 40' right-of-way, same being the North corner of said Block High 2;

Thence South 43°25'01" East, along said Southwest line, a distance of 179.57' to a 1/2' Iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of that portion of described herein;

Thence South 46°0530" West, a distance of 146.00" to a 1/2" Fon rod found in the Northeast line of a tract of land described in deed to The Patrick and Michael Collins 1983 Trust, recorded in Instrument No. 201400138298, Official Public Records, Dallas County, Texas, at the West comer of a tract of land described in deet for kaleili Burton Smith, recorded in Instrument No. 201400171108, Official Public Records, Dallas County, Texas;

Thence North 43°07°20" West, a distance of 176.81' to a 1/2" iron rod with a yellow plastic cap stamped 'RPL5 5310" set in the sald Southeast line of McKee Street, at the North corner of a tract of land described in deed to Steven Vela, recorded in Instrument No. 201000302835. Official Public Records, Dallas County, Texas:

Thence North 45°00'00" East, along said Southeast line, a distance of 145.14" to the PLACE OF BEGINNING and containing 25,932 square feet or 0.595 of an acre of land.

#### SURVEYOR'S CERTIFICATION

I. John S. Turner, Registered Professional Land Surveyor No. 5301, do hereby cerify to ZOHA hovestments LLC, a Texas limited liability company. J. Patrick Collins, Fidelity National Title Insurance Company, and Lawyers Title Company all the connection with G. F. NO. LT-19155-190155100037-CF, that the plat shown hereon was prepared from and represents accurately assured to the company of the connection of

## PRELIMINARY SURVEY NOT FOR RECORDING PURPOSES

JOHN S. TURNER

DDI C 224

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a shigle use. This survey remains the property of the expressed witten permission of the Survey. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal cooles.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or quarantee, either expressed or implied.

1410 & 1701 MCKEE & BROWDER STREET DALLAS, TEXAS



#### A&W SURVEYORS, INC.

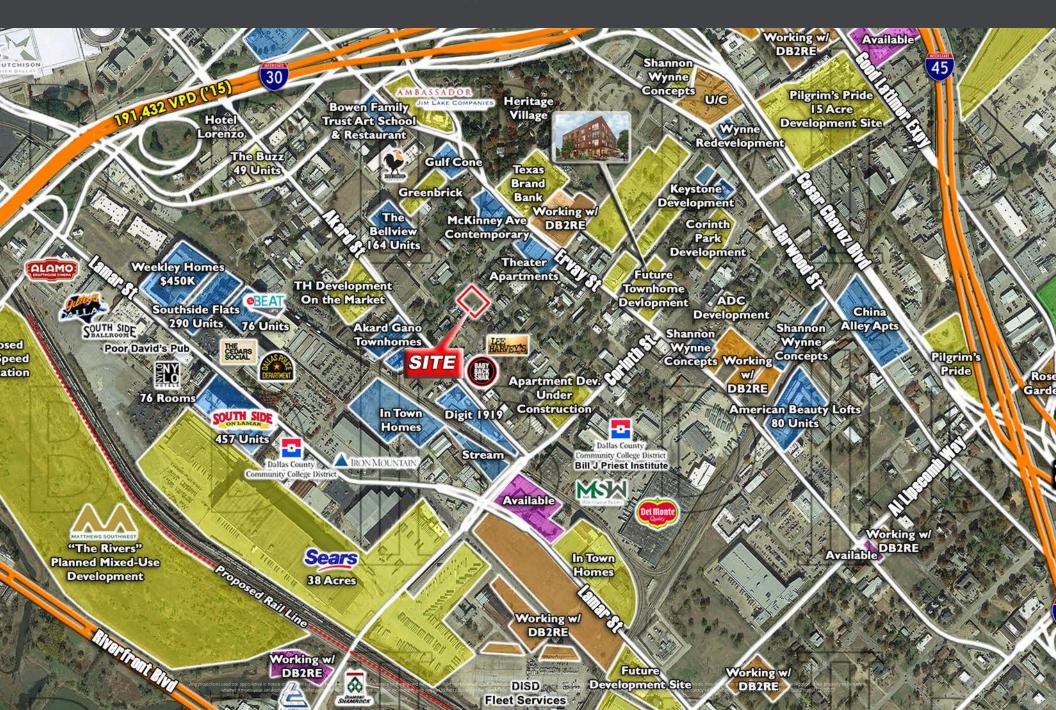
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029. MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4964
WWW.AWSURVEY.COM

JOB# 16-0776 DATE: 05-18-2016 DRAWN BY: 517

"A professional company operating in your best inte

# 1701 BROWDER ST.

### WIDE AERIAL



# 1701 BROWDER ST.

## DISCIAIMER

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:

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
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
JAKE MILNER	647114	JMILNER@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.

#### 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.

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
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
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord I	nitials Date	-

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



11-2-2015

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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
Jake Milner	647114	jmilner@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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Date

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**IABS 1-0**