



2701, 2515, & 2507 W. HUNTER FERRELL RD. GRAND PRAIRIE, TX | LAND FOR SALE

DAVID GUINN, SIOR
DGuinn@db2re.com
214.526.3626 x 136

GRANT LAKE
GLake@db2re.com
214.526.3626 x 123

PHILIP CHERRICK
PCherrick@db2re.com
214.526.3626 x 134



PROPERTY INFORMATION



SIZE:
± 20.5 AC



TRAFFIC COUNTS:
I-30: 141,351 VPD



ZONING:
Light Industrial

DEMOGRAPHICS

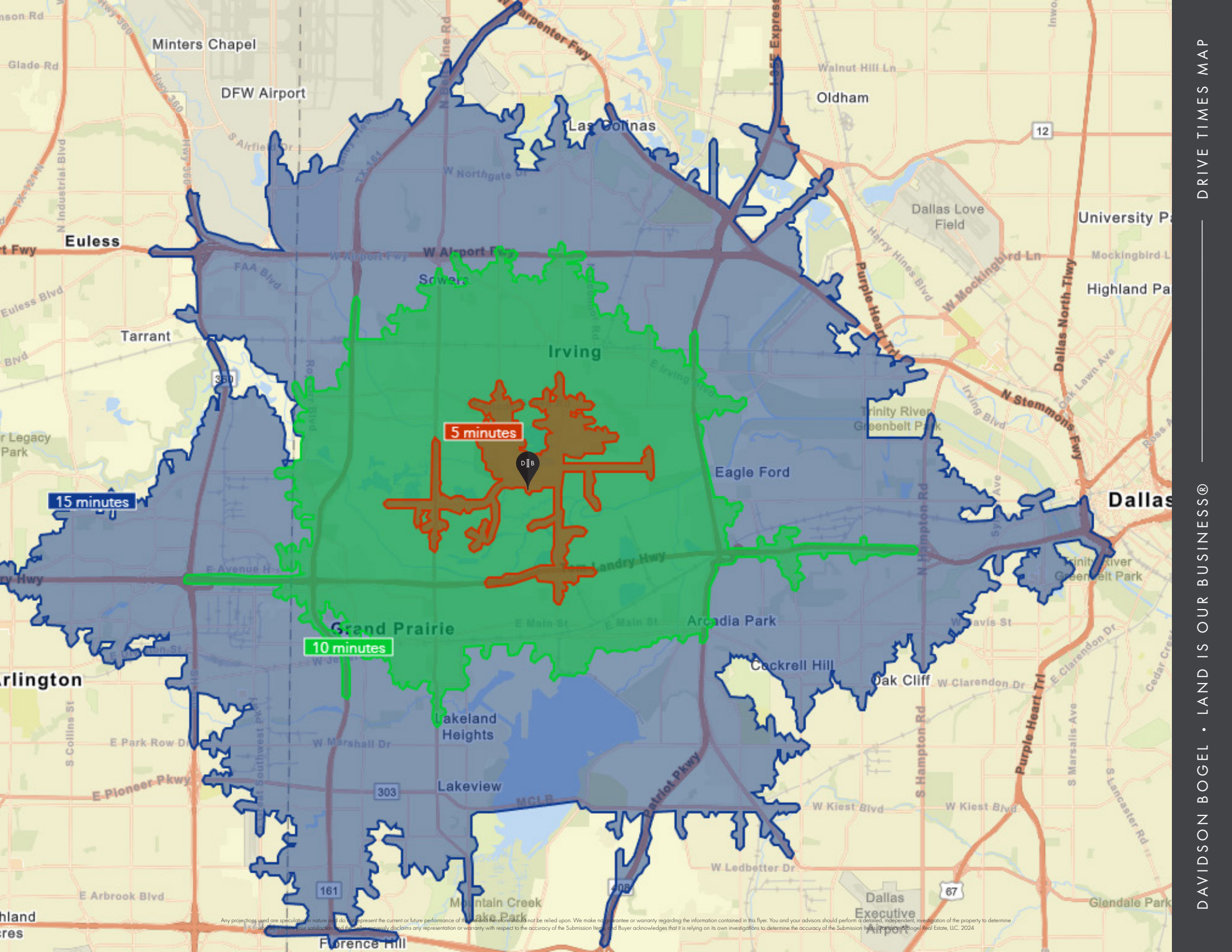
	1 Mile	3 Miles	5 Miles
2023 Population	5,736	67,767	216,327
% Proj Growth 2023-2028	-0.55%	-0.25%	-0.03%
2023 Average HH Income	\$88,329	\$84,380	\$78,531
2023 Median HH Income	\$66,854	\$60,745	\$56,726

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

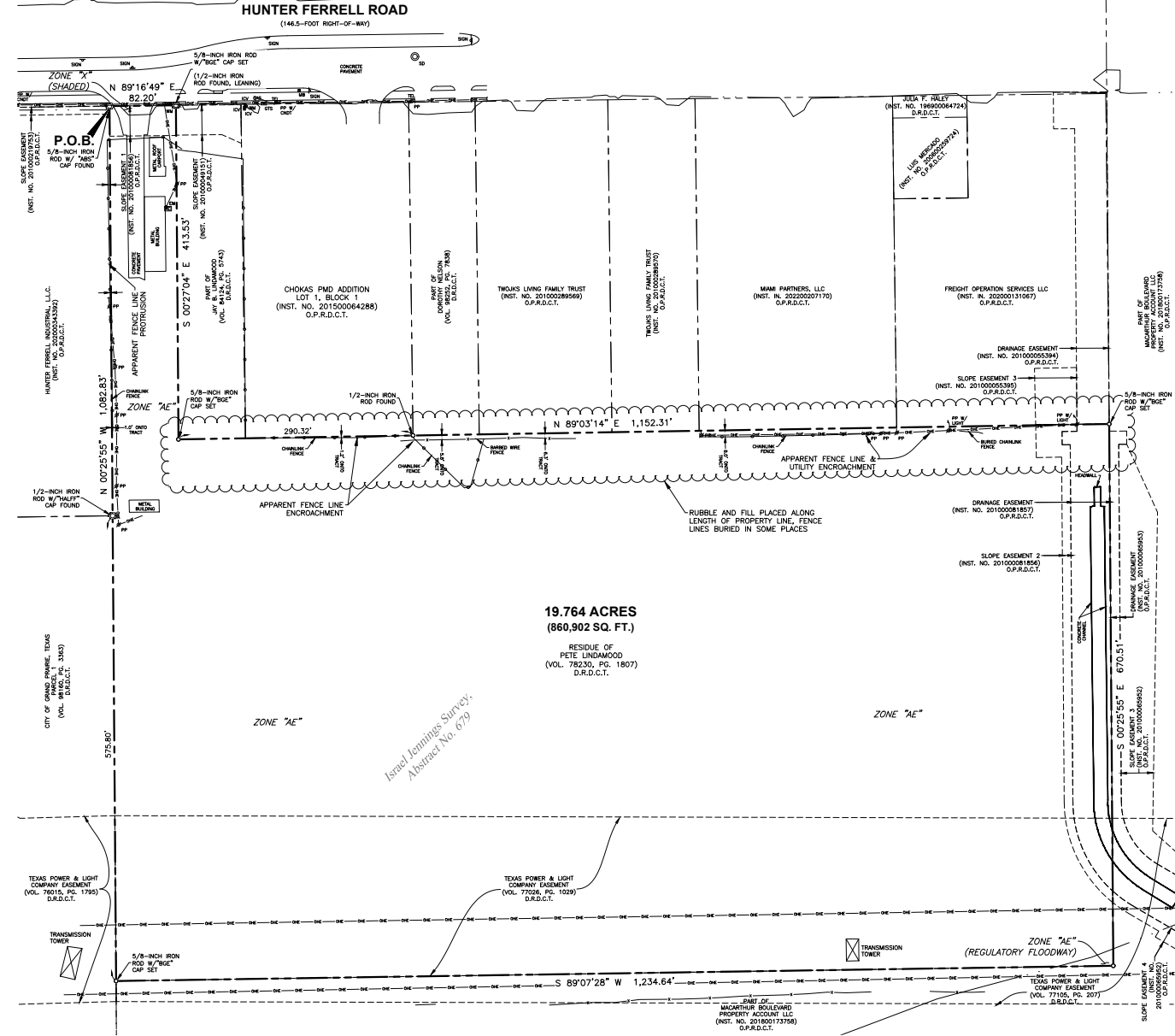


CROW HOLDINGS
INDUSTRIAL

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LEGEND

⊙	SANITARY SEWER MANHOLE	NO.	NUMBER
⊙	STORM DRAIN MANHOLE	PG.	PAGE
⊙	CLEANOUT	DOC.	DOCUMENT
⊙	FIRE HYDRANT	VOL.	VOLUME
⊙	LIGHT POLE	---	PROPERTY LINE
⊙	POWER POLE	---	EASEMENT LINE
⊙	WATER VALVE	D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
⊙	WATER METER	P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
⊙	MONUMENT OF RECORD IDENTITY	O.R.D.C.T.	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
⊙	5/8-INCH IRON ROD W/ \"BOGE\" CAP SET		

VICINITY MAP
(NOT TO SCALE)

SCALE: 1" = 80'

GENERAL NOTES:

1. Basing system for this survey is based on the North American Datum of 1983, NAD83 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00013606. Distances and areas shown are surface values in U.S. Survey Feet.
2. The footprint boundaries shown herein are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X (Shaded), AE, AE (Regulatory Floodway) as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 481302015, with Map Renewal March 31, 2019.
3. Zone X (Shaded) - 0.2% Annual Chance Flood Hazard
4. Zone AE - Special Flood Hazard Areas - with Base Flood Elevation
5. Zone AE (Regulatory Floodway) - Special Flood Hazard Areas
6. The square footage value shown herein is a mathematical value calculated from the boundary data shown herein. This value in no way represents the precision of closure of the survey or the accuracy of corner monuments found or placed.
7. This survey was prepared with the aid of a title commitment. A thorough search of county public deed records was performed for easements, rights-of-way, limitations, restrictions, or encumbrances. The surveyor did not abstract the property and any void claim that may affect, restrict, or otherwise encumber subject tract not found or shown herein shall not create liability on the part of the Surveyor. This survey was made relying upon the certain commitment for title insurance issued by Chicago Title Insurance Company under G.F. No. 4732438, dated September 30, 2023 and issued under date of September 5, 2023.
8. Fences depicted herein are based on locations measured in the field; the dimensions shown are at those particular locations labeled only; the fence lines may meander between said measured locations.
9. Subject property is being used for access to easterly adjoining Jay B. Lindamood tract.

LEGAL DESCRIPTION

BEING: all that 18.764 acres 860,902 square foot tract of land situated in the Israel Jennings Survey, Abstract No. 679, in the City of Grand Prairie, Dallas County, Texas, being part of that called 20,000 acre tract of land described in Warranty Deed with Vendor's Lien in Pats Lindamood as recorded in Volume 78230, Page 1807 of the Deed Records of Dallas County, Texas, said 19.764 acres tract of land being more particularly described by metes and bounds as follows:

BEING: all of a 5.8-acre tract with 1/8" cap found for corner in the east line of said 20,000 acre tract, said point being the northeast corner of that called 13.62 acre tract of land described in Special Warranty Deed to Hunter Ferrell Industrial, L.L.C. as recorded in Instrument No. 20200034392 of the Official Public Records of Dallas County, Texas, said point being in the south right-of-way line of Hunter Ferrell Road (146.5-foot right-of-way).

THENCE: North 89 degrees 16 minutes 40 seconds East, departing the west line of said 20,000 acre tract, with the south line of said Hunter Ferrell Road, a distance of 82.20 feet to a 5/8-inch iron rod with "BOGE" cap set, to measure a 1/2-inch iron rod found for corner in the east line of said 20,000 acre tract, said point being in the west line of that called 0.943 acre tract of land described in Warranty Deed with Vendor's Lien to Jay B. Lindamood as recorded in Volume 84134, Page 574 of said Deed Records.

THENCE: South 00 degrees 27 minutes 04 seconds East, departing the south line of said Hunter Ferrell Road, a distance of 413.53 feet to a 5/8-inch iron rod with "BOGE" cap set at the northeast corner in the east line of said 20,000 acre tract, said point being in the southeast corner of said 0.943 acre tract.

THENCE: North 89 degrees 03 minutes 14 seconds East, along a north line of said 20,000 acre tract, at a distance of 290.32 feet passing a 1/2-inch iron rod found at the southeast corner of Chokas PMD Addition, an addition to the City of Grand Prairie as recorded in Instrument No. 201500064288 of said Official Public Records, continuing in a total distance of 1,152.31 feet to a 5/8-inch iron rod with "BOGE" cap set at the northeast corner of said 20,000 acre tract, said point being the southeast corner of that tract of land described in Special Warranty Deed with Vendor's Lien to Freight Operations Services L.L.C. as recorded in Instrument No. 20200131067 of said Official Public Records, said point being in a west line of that called 227.107 acre tract of land described in Special Warranty Deed to MacArthur Boulevard Property Account L.L.C. as recorded in Instrument No. 201800173758 of said Official Public Records.

THENCE: South 00 degrees 20 minutes 55 seconds East, a distance of 670.51 feet to a point at the southeast corner of said 20,000 acre tract, said point being a southeast corner in the west line of said 227.107 acre tract, said point being in Bear Creek.

THENCE: South 89 degrees 07 minutes 28 seconds West, a distance of 1,234.64 feet to a 5/8-inch iron rod with "BOGE" cap set at the southwest corner of said 20,000 acre tract, said point being the most westerly northeast corner of said 227.107 acre tract, said point being in the east line of that tract of land described as Parcel 1 in Deed with Warranty to City of Grand Prairie, Texas as recorded in Volume 98160, Page 2383 of said Deed Records.

THENCE: North 00 degrees 25 minutes 55 seconds West, with the west line of said 20,000 acre tract, at a distance of 575.80 feet passing a 1/2-inch iron rod with "HALFF" cap found at the southeast corner of said 13.62 acre tract and the northeast corner of said Parcel 1, continuing all at a total distance of 1,082.83 feet to the POINT OF BEGINNING and containing an area of 19,764 acres or 860,902 square feet of land, more or less.

SCHEDULE B NOTES:

- 10a. Subject property is part of the tract described in Texas Pipe Line Company Easement recorded in Volume 2853, Page 79 of the Deed Records of Dallas County, Texas. Said easement is shown in nature.
- 10b. Texas Power & Light Company easement recorded in Volume 77026, Page 1029 of the Deed Records of Dallas County, Texas affects the subject property as shown herein.
- 10c. Drainage Easement recorded in Instrument No. 201000081857 of the Official Public Records of Dallas County, Texas affects the subject property as shown herein.
- 10d. Slope Easements recorded in Instrument No. 201000081856 of the Official Public Records of Dallas County, Texas affect the subject property as shown herein.
- 10e. Slope Easement recorded in Instrument No. 201000081851 of the Official Public Records of Dallas County, Texas does not affect the subject property.

SURVEYOR'S CERTIFICATE

To: Eula Fay Lindamood, Mavis Louise Lindamood Moody, Frances Laverne Lindamood Stout, Jerry Lynn Lindamood, Tim Craig Lindamood and Jay B. Lindamood, Gary Markin as Independent of the Estate of Bobby Lindamood, deceased and Kayla Lindamood, Pats Lindamood, and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 13, and 14 of Table A thereof. The feedback was completed on October 2, 2023.

Date of Plat or Map: October 2, 2023

[Signature]

Rene Silvas, RPLS No. 5921



ALTA/NSPS LAND TITLE SURVEY
19.764 ACRES
BEING SITUATED IN THE
ISRAEL JENNINGS SURVEY, ABSTRACT NO. 679
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
OCTOBER 2, 2023

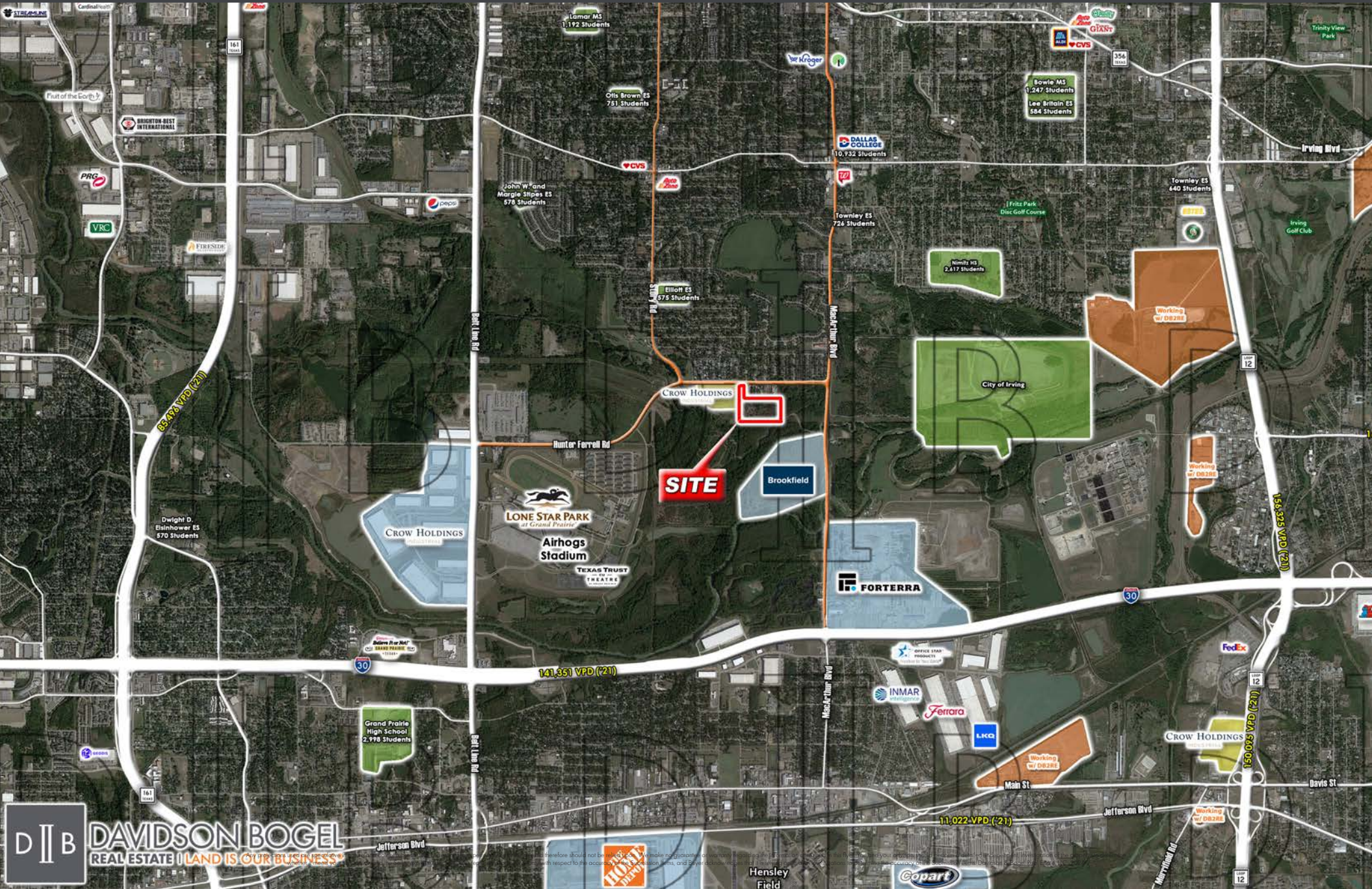
CLIENT
EULA FAY LINDAMOOD, et al
4301 Carlie Court
Grand Prairie, Texas 75052

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel. 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

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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.

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, SIOR	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
GRANT LAKE	718880	GLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
PHILIP CHERRICK	791998	PCHERRICK@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.

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
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

Buyer/Tenant/Seller/Landlord Initials

Date



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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Cherrick	791998	pcherrick@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date