

SEC - I-20 & Matthew Rd.  
Grand Prairie, Texas | Dallas County

COMMERCIAL LAND FOR SALE



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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. 2021

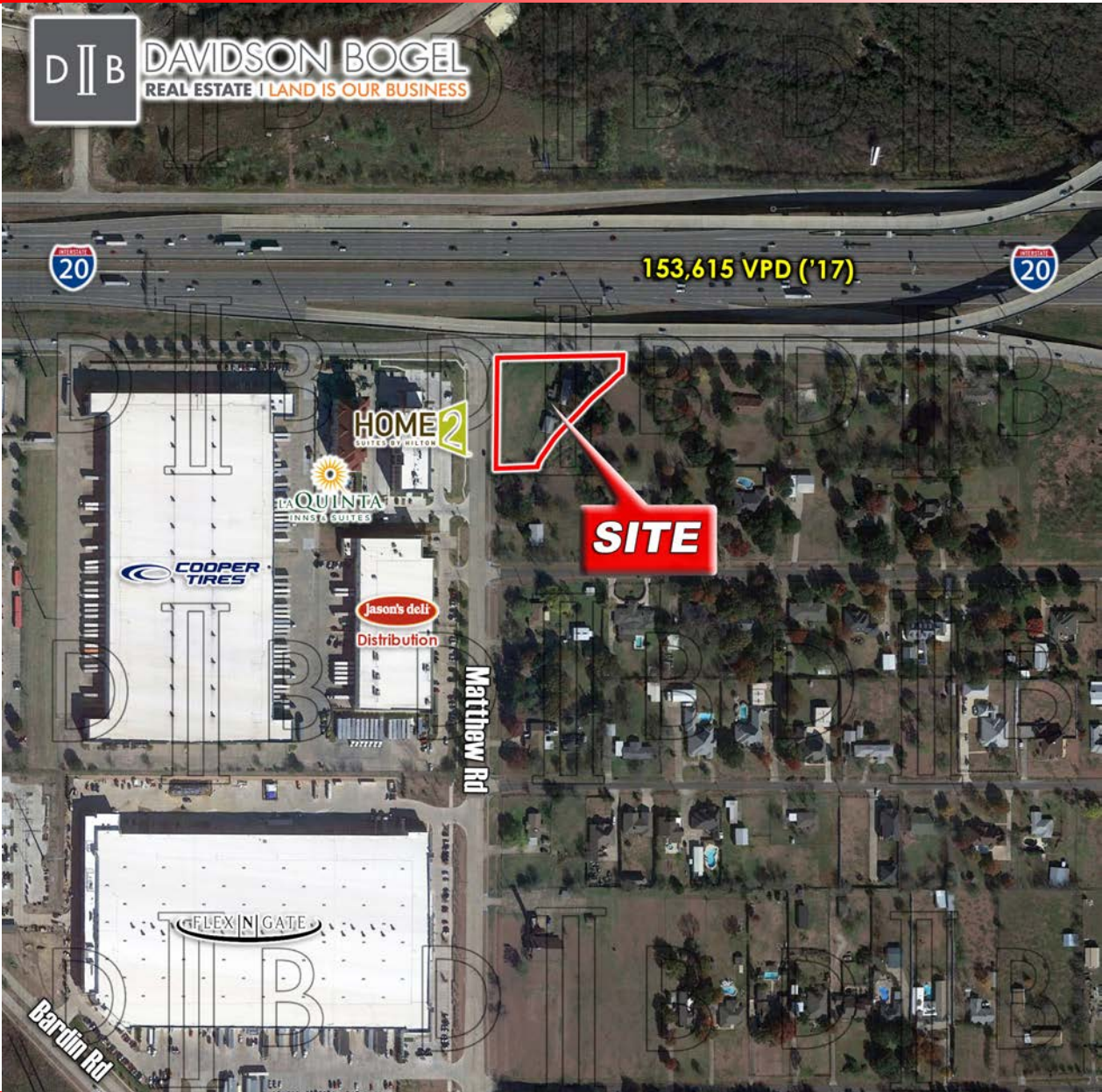


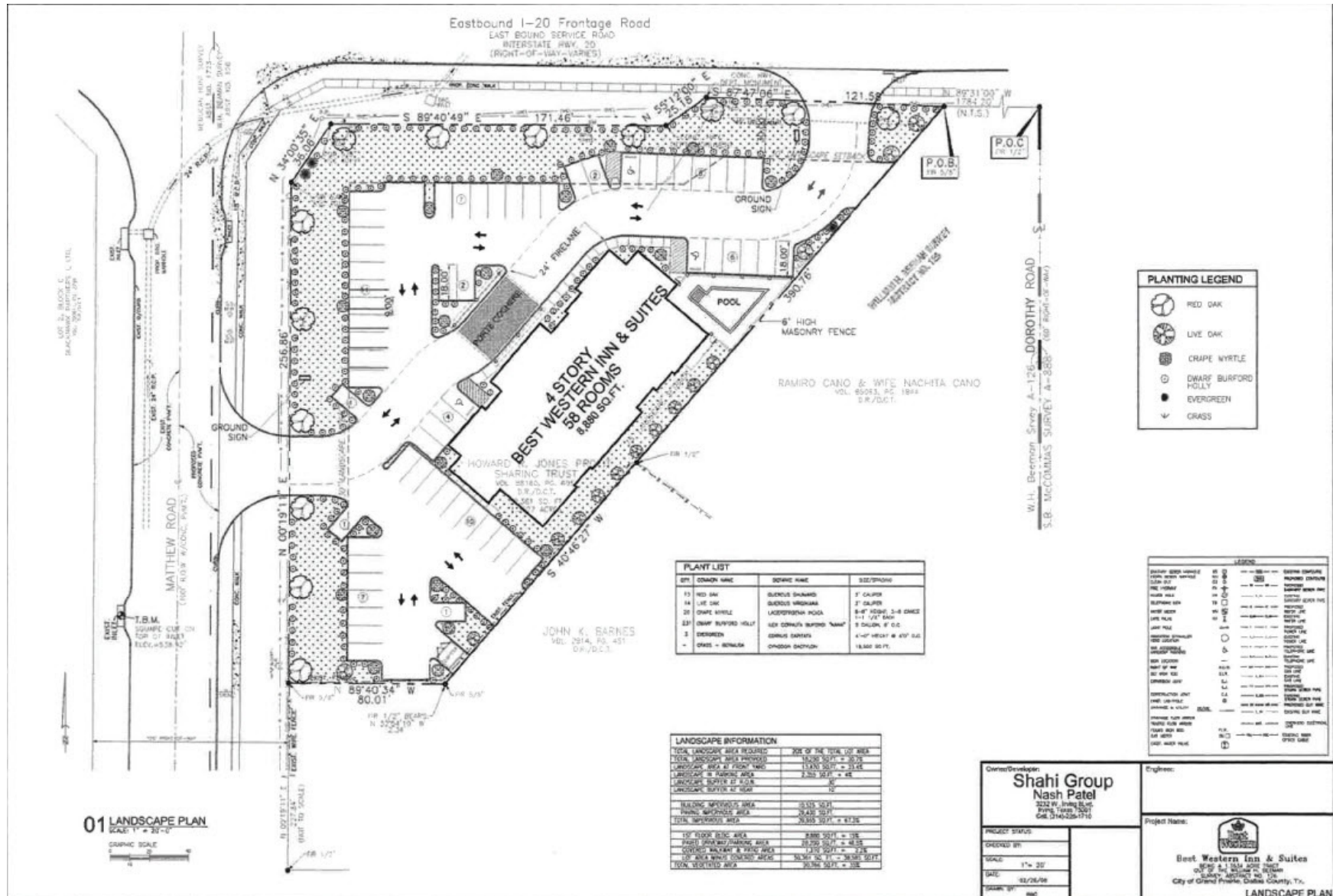
Property Overview

Size: ± 1.36 Acres  
Zoning: PD - 303  
C (Commercial) uses  
Utilities: Available to site  
Traffic Counts: I-20: 153,615 VPD

Demographics:

	1 Mile	2 Miles	3 Miles
2020 Population	9,718	60,549	115,574
% Proj Growth 2020-2025	0.8%	0.9%	0.7%
2020 Median HH Income	\$79,441	\$79,236	\$73,677
2020 Average HH Income	\$88,728	\$88,049	\$81,308



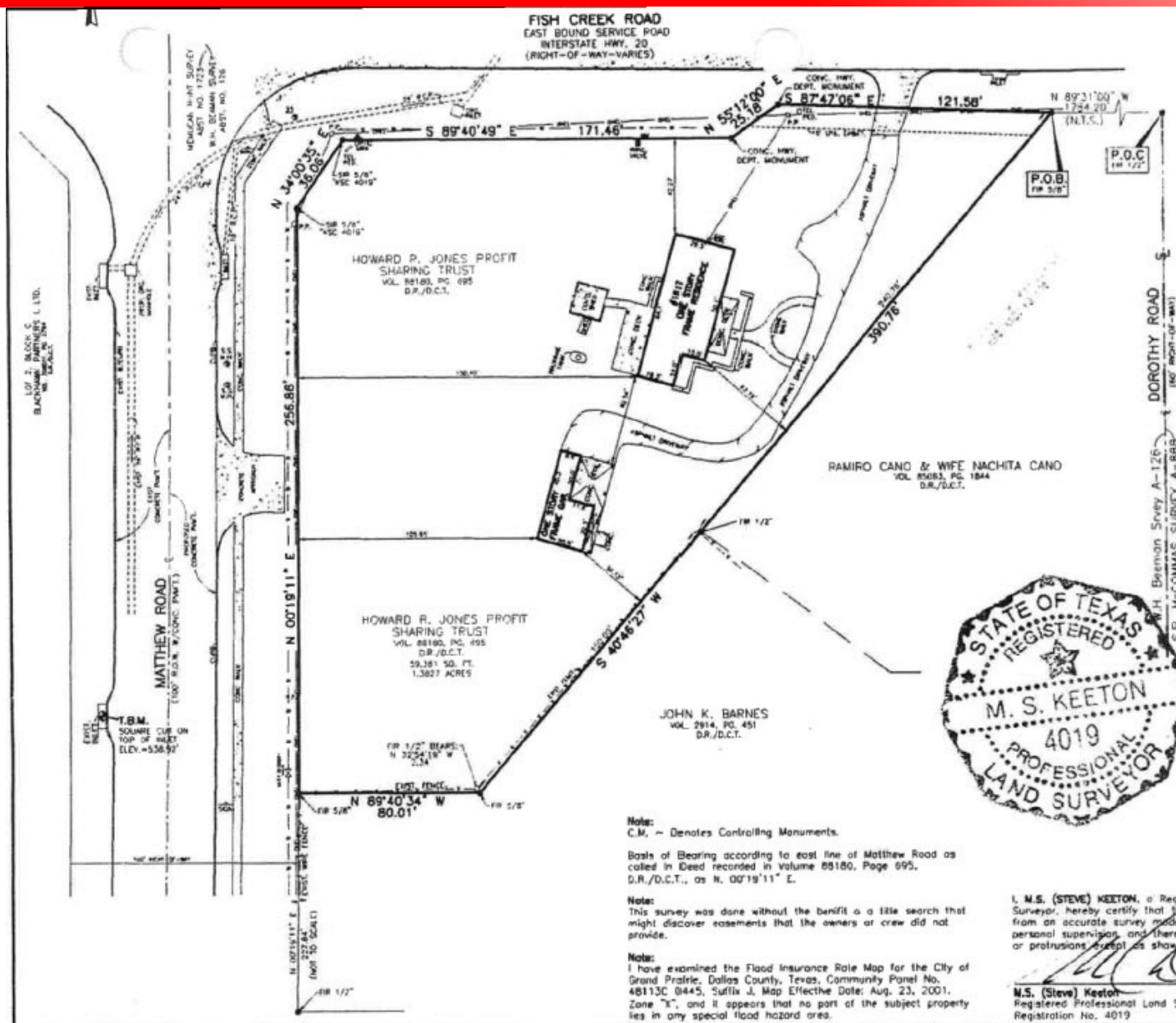




# SEC - I-20 & Matthew Rd.

## Grand Prairie, Texas | Dallas County

SURVEY



and the south line of Interstate Highway 20 (Old Fish Creek Road) (right-of-way varies), and being of the northeast corner of a certain 65.0 acre tract of land surveyed to C & M Land Company by deed recorded in Volume 1277, of the Deed Records of Dallas County, Texas, being in the east line of said William H. Beeman Survey.

THENCE N. 89°31'00" W., along the south line of said (Old Fish Creek Road) or Interstate Highway 20, and the north line of said 65 acre tract for a distance of 1784.20 feet to a 1/2 inch iron rod found at the POINT OF BEGINNING of said Jones tract and being the northwest corner of a tract of land surveyed to Ramiro Cano and Wife Nachita Cano by deed recorded in Volume 85063, Page 1844, of the Deed Records of Dallas County, Texas;

THENCE S. 40°46'27" W., with the southeasterly line of said Jones tract and the northeasterly line of said Cano tract of 240.76 feet passing a 1/2 inch iron rod found at the southwest corner of said Cano tract, and the north corner of a tract conveyed to John F. Barnes and recorded in Volume 2914, Page 451, of the Deed Records of Dallas County, Texas, and continuing S. 40°46'27" W., with Jones southeast line of and with the northeasterly line of said Barnes tract to a total distance of 396.76 feet to a 5/8 inch iron rod found from which a 1/2 inch iron rod found bears North 32°54'19" West, 2.34 feet;

THENCE N. 89°40'34" W., with the south line of said Jones tract and the north line of said Barnes tract for a distance of 80.01 feet to a 5/8 inch iron rod found for corner in the east line of Matthew Road (100' wide right-of-way);

THENCE N. 00°19'11" E., with the east line of said Matthew Road and the west line of said Jones tract for a distance of 256.86 feet to a 5/8 inch iron rod set for corner;

THENCE N. 34°00'35" E., with the northwesterly line of said Jones tract and with a corner ris along the south line of said Interstate Highway 20 for a distance of 36.05 feet to a 5/8 inch iron rod found for corner;

THENCE S. 89°35'15" E., with the south line of Interstate Highway 20, and the north line of said Jones tract for a distance of 171.46 feet to a typical Highway Department concrete monument found for corner;

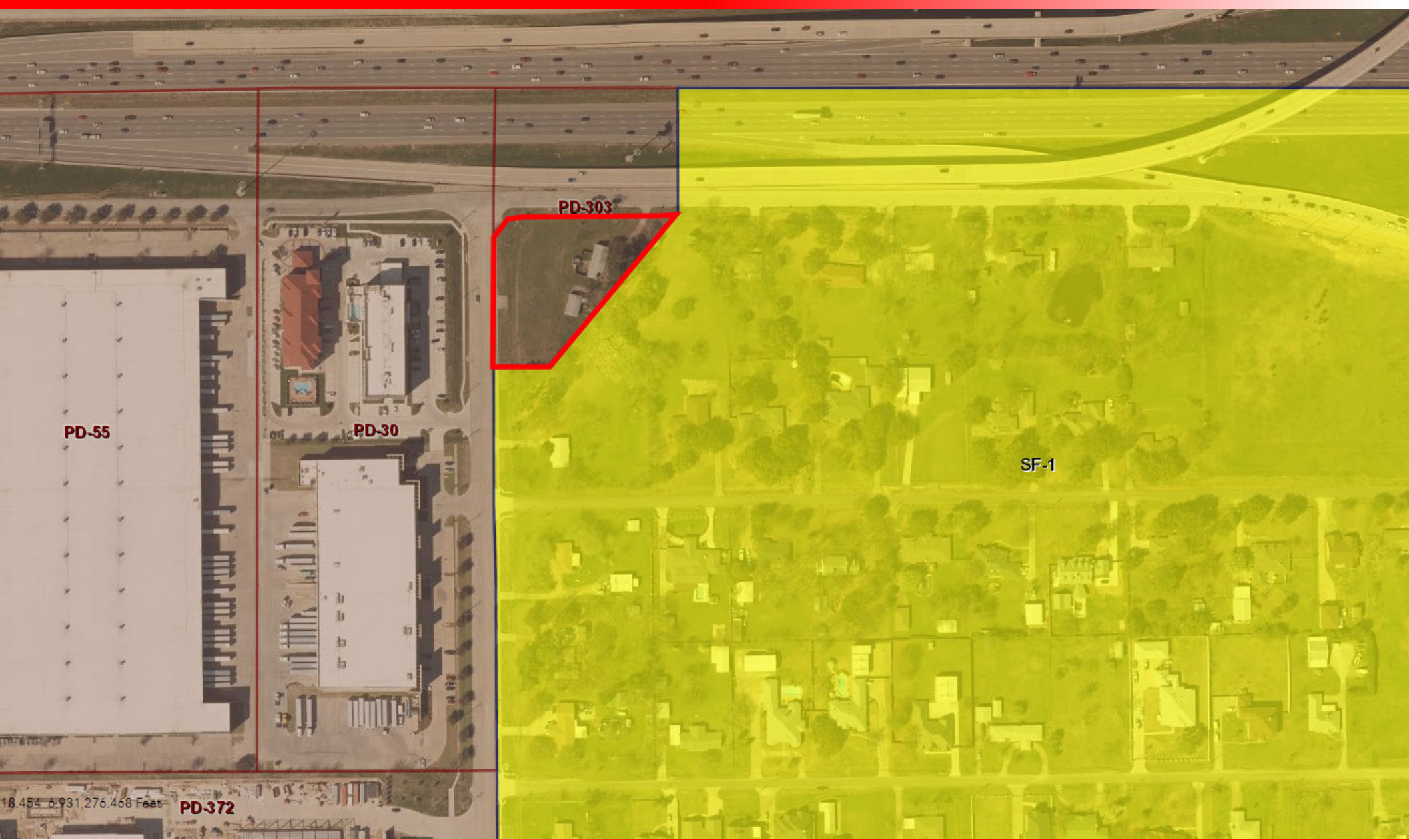
THENCE N. 55°12'00" E., with the south line of said Interstate Highway 20, and the north line of said Jones tract for a distance of 25.18 feet to a typical Highway Department concrete monument found for corner;

THENCE S. 87°45'18" E., with the south line of said Interstate Highway 20, and the north line of said Jones tract for a distance of 121.56 feet to the POINT OF BEGINNING and containing 59,361 square feet or 1.269 acre of land more or less.

I, M.S. (STEVE) KEETON, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision and there are no encroachments, conflicts, or protrusions except as shown.

M.S. (Steve) Keeton  
Registered Professional Land Surveyor  
Registration No. 4019

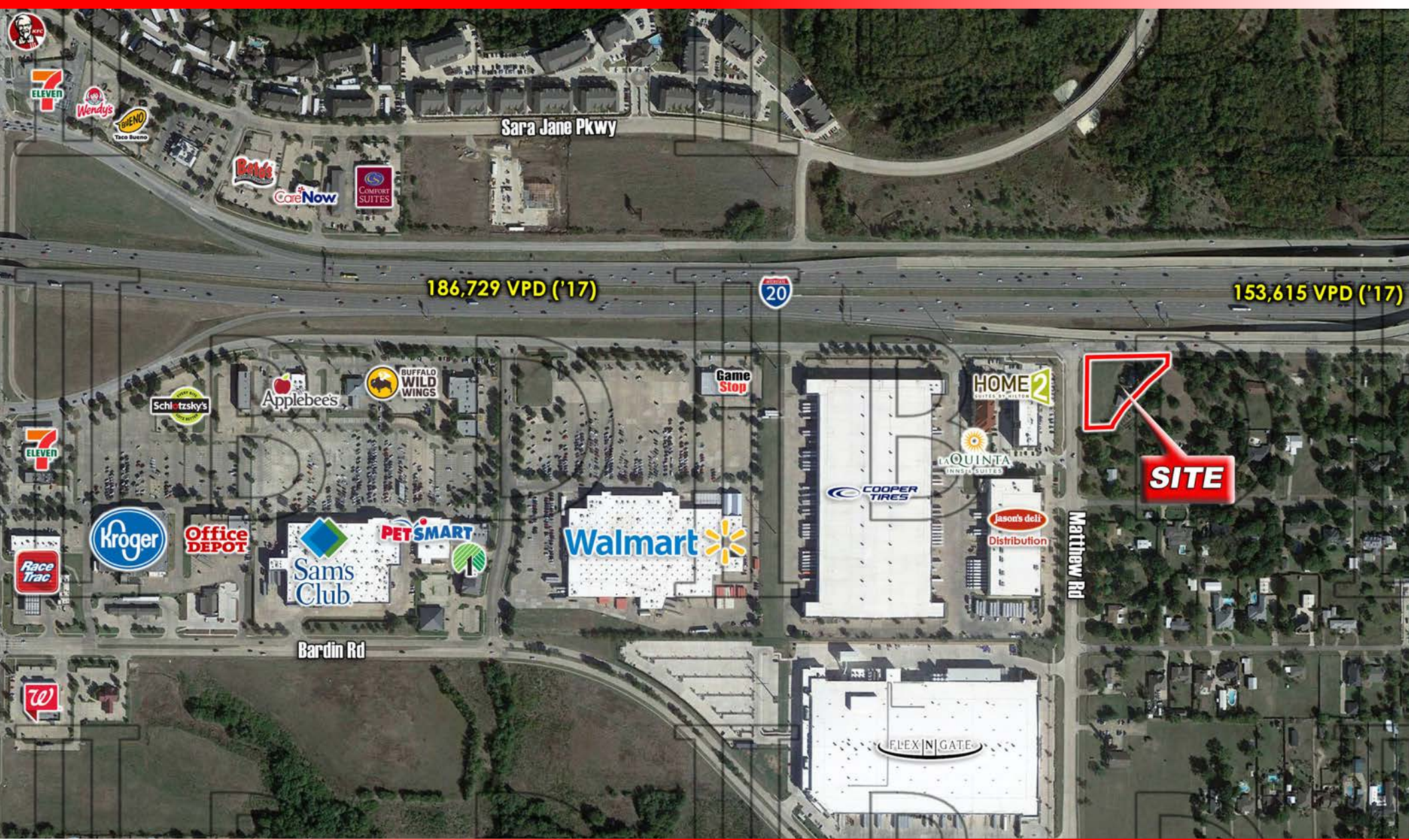
SURVEY PLAT		
BEING A 1.3634 ACRE TRACT		
OUT OF THE WILLIAM H. BEEMAN SURVEY, ABSTRACT NO. 126		
City of Grand Prairie, Dallas County, Tx.		
KEETON SURVEYING COMPANY		
M.B. KEETON M.S. (STEVE) KEETON		
REGISTERED PROFESSIONAL LAND SURVEYORS		
3037 CALDWORTH STREET GRAND PRAIRIE, TEXAS		
PHONE: (972) 641-0543 FAX: (972) 647-0154		
E-MAIL: info@mskeeton.com		
DATE:	SCALE:	FILE:
08/28/2021	1"=30'	MATTHEW RD
STA. 1/20/21-2021 PROJECTS/COMP. MATTHEW RD		





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## 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.

### 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



DAVIDSON BOGEL  
REAL ESTATE



## 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
Collins Meier	714822	cmeier@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

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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
David Davidson JR.	593731	ddavidson@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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