



5180 W. AIRPORT FWY.

IRVING, TX | 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. 2022



PROPERTY INFORMATION



SIZE:
± 3.57 AC



ZONING:
ML - 20



TRAFFIC COUNTS:
TX 183: 182,007 VPD ('21)

Fenced Outside Storage

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	3,869	91,277	256,508
% Proj Growth 2022-2027	0.6%	0.0%	0.28%
2022 Average HH Income	\$65,940	\$76,322	\$89,885
2022 Median HH Income	\$51,971	\$57,279	\$64,919

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Davidson & Bogel Real Estate, LLC 2022

EXISTING PROPERTY CONDITIONS

LOT AREA 155,624 SQ. FT. / 3.57 ACRES
BUILDING SQUARE FOOTAGE 0 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE 0 DISTRICT

BUILDING HEIGHT 0 FT.
LOT COVERAGE 0 %

PARKING PROVIDED: 0 SPACES
STANDARD SPACES 0 SPACES
HANDICAP VAN ACCESSIBLE 0 SPACES
TOTAL 0 SPACES

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	SQ. FT.
(2) MINIMUM LOT WIDTH	FT.
(3) MINIMUM FRONT YARD	FT.
(4) MINIMUM SIDE YARD	FT.
(5) MINIMUM REAR YARD	FT.
(6) MAXIMUM LOT COVERAGE	0 %
(7) MAXIMUM HEIGHT	FT.
(8) MAXIMUM DENSITY	FT.
(9) MINIMUM PARKING REQUIRED	0 SPACES

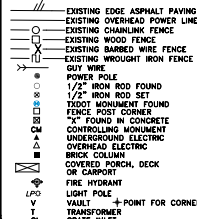
For additional information about the Yard, Lot and Space Regulations, please call Development Services, and ask for Zoning.

Zoning report was not provided at the time of survey.

EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
1.	VOL. 2003184 PG. 3569	15' T.P.&L. CO. ESMT.	YES	YES
10.f.a	VOL. 84077, PG. 1447	50' BLDG. LINE	NO	YES
10.f.b	VOL. 84077, PG. 1447	25' BLDG. LINE	NO	NO
10.f.c	VOL. 84077, PG. 1447	30' GREENBELT & SITE	NO	YES
10.f.d	VOL. 84077, PG. 1447	15' GREENBELT & SITE	NO	NO
10.f.e	VOL. 84077, PG. 1447	20' DRAINAGE	YES	YES
10.f.f	VOL. 84077, PG. 1447	10' UTILITY	NO	NO
10.f.g	VOL. 84077, PG. 1447	10' SEWER	YES	YES
10.f.h	VOL. 84077, PG. 1447	5' UTILITY	NO	NO
10.g	VOL. 88053 PG. 1186	T.P.&L. CO. ESMT.	NO	NO
10.h	VOL. 2688 PG. 430	T.P.&L. CO. ESMT.	NO	NO

LEGEND



GENERAL NOTES

- Bearings based on NAD 83 Texas North Central Zone
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, pump or sanitary landfill.
- Subject property has a minimum finished floor of 478.0' according to the recorded plat.

VICINITY MAP



NOT TO SCALE

PROPERTY DESCRIPTION

Being a portion of Flightline Sector, First Installment, an addition to the City of Irving, Dallas County, Texas according to the plat thereof recorded in Volume 84077, Page 1447, and being that some portion conveyed to S and L Transportation Inc. by deed recorded in Volume 2021159 Page 4759, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum cap stamped "T0001" found for corner in the South line of State Highway 183 (West Airport Freeway) a variable width right-of-way, of the Southeast corner of the same and Except portion of said Flightline addition conveyed to The State of Texas by deed recorded in Instrument No. 201500243424, Official Public Records, Dallas County, Texas point being in the West line of that tract of land conveyed to LMC Properties by deed recorded in Volume 94044 Page 4506, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 04 minutes 37 seconds East, along the West line line of said LMC tract, a distance of 627.45 feet to a 8 inch pipe metal fence post found for corner at Southwest corner of said LMC tract, point being in the North line of that tract of land conveyed to American Aero Co. by deed recorded in Volume 2000179, Page 1133, Deed Records, Dallas County, Texas;

THENCE South 88 degrees 20 minutes 14 seconds West, along the North line of said Aero tract, a distance of 245.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped CBG Surveying set for corner, point being at the Southeast corner of that portion of said Flightline Addition conveyed to Waggoner Family Properties by deed recorded in Volume 2004042 Page 3842, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 40 minutes 29 seconds West, along the East line of said Waggoner portion, a distance of 615.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped CBG Surveying set for corner at an interior all corner of said Waggoner tract;

THENCE South 88 degrees 53 minutes 05 seconds West, 11.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped CBG Surveying set for corner in the South line of said State Highway 183 along the North line of said Waggoner portion;

THENCE North 71 degrees 34 minutes 16 seconds East, along said South line of State Highway 183, a distance of 26.29 feet to a 5/8 inch iron rod with an aluminum cap stamped "T0001" found for corner;

THENCE North 88 degrees 29 minutes 49 seconds East, along the said South line of State Highway 183, a distance of 236.38 feet to the POINT OF BEGINNING and containing 155624.45 square feet or 3.57 acres of land.

SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the Title Insurance commitment with an effective date of April 25, 2022, issued by Title Resources Quarterly Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X-500 by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 481500085L, with a date of identification of 03/21/2019, for Community No. 480180, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Benchmark Title in connection with the transaction described in G# PL22-32344. The undersigned, being a registered land surveyor of the State of Texas certifies to President Realty Advisors and Benchmark Title as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 7(c), 7(c), 8, 9, 13, 14, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 05/17/2022.

The parties listed above are entitled to rely on the survey.
Executed this 20th day of May, 2022.

FOR REVIEW ONLY

Bryan Connolly
Registered Professional Land Surveyor No. 5513

SEE US AT 10/10/2022 STANDARDS AND REGULATIONS, ACCESS TO PROPERTIES FROM HIGHWAYS AND/OR SERVICE ROADS MAY BE LIMITED OR RESTRICTED, VISIT ACCESS WITH LOCAL GOVERNING AUTHORITIES

DATE	BY	REVISIONS	NOTES



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	05/20/2022	2209805	SEE ABOVE	EBM

ALTA/NSPS LAND TITLE SURVEY

FLIGHTLINE SECTOR, FIRST INSTALLMENT

IRVING, DALLAS COUNTY, TEXAS

5180 WEST AIRPORT FREEWAY

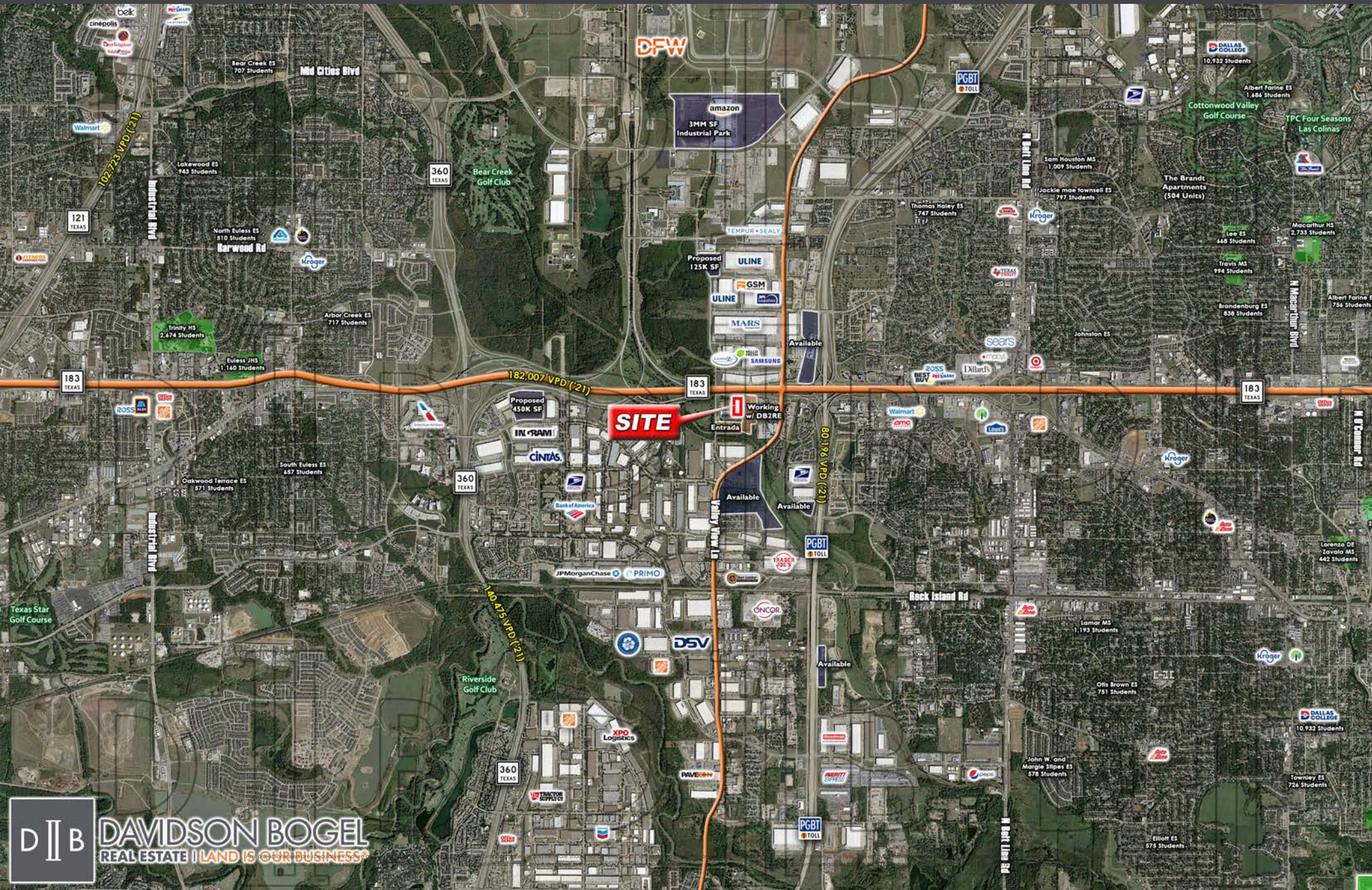




This is a general overview of the property and does not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty, express or implied, regarding the accuracy of the information contained in this document. The information is provided for informational purposes only and is not intended to be used as a basis for any investment decision. The information is provided as is, without any representation or warranty, and the user assumes all responsibility for its use. The information is provided for informational purposes only and is not intended to be used as a basis for any investment decision. The information is provided as is, without any representation or warranty, and the user assumes all responsibility for its use.

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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	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'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
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