

NEC - Ranch Trail Dr. & I-635

Irving, Texas | Dallas County

PAD SITES AVAILABLE



CYPRESS WATERS
EAST



DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

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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

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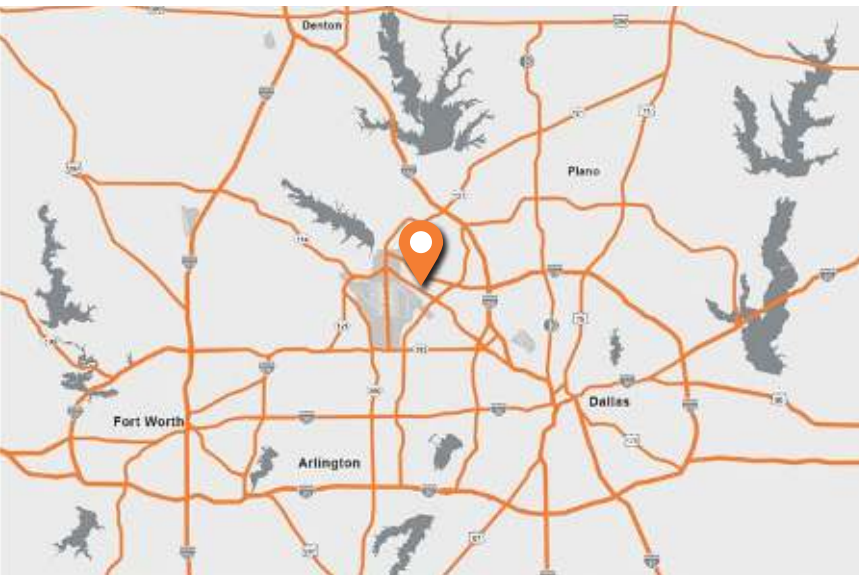
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Property Overview

Size:	± 1.55 Acres	
	± 2.52 Acres	
	± 2.00 Acres	
Utilities:	All on site	
Zoning:	Commercial	
Traffic Counts:	I-635:	150,582 VPD
	Belt Line Rd.:	35,554 VPD
Demographics:		

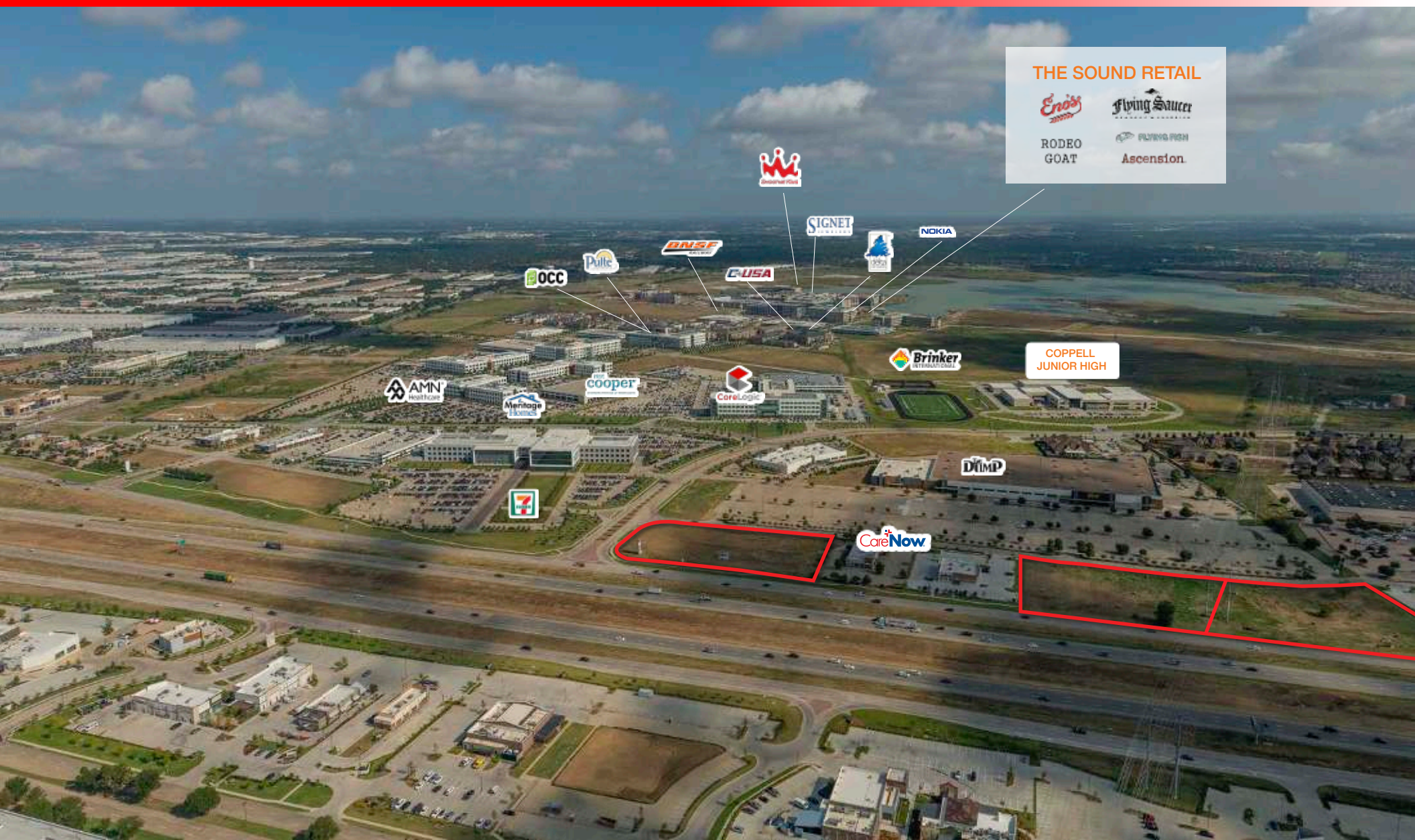
	1 Mile	2 Miles	3 Miles
2020 Population	4,904	29,225	62,652
% Proj Growth 2020-2025	1.6%	1.7%	2.1%
2020 Median HH Income	\$121,978	\$109,523	\$104,628
2020 Average HH Income	\$148,175	\$129,484	\$124,649



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1. 8951 Cypress Waters Blvd. - 182,000 s.f., 1,000 Employees - Toyota Finance, British Telecom, iMortgage, Regus, Morgan Stanley
2. 8840 Cypress Waters Blvd. - 159,000 s.f., 800 Employees - Meritage Homes, AMN Healthcare
3. 8950 Cypress Waters Blvd. - 165,000 s.f., 954 Employees - Mr. Cooper HQ
4. 3200 Hackberry Road - 324,000 s.f., 1,600 Employees - 7-Eleven Headquarters
5. 2900 Ranch Trail - 35,000 s.f., 100 Employees - Former Del Frisco's Headquarters
6. 9001 Cypress Waters Blvd. - 215,000 s.f., 1,000 Employees - OneSource Virtual Campus
7. 3001 Hackberry Road - 327,000 s.f., 1,800 Employees - CoreLogic Corporate Campus
8. Cypress Waters Retail - 226,078 s.f. - The Dump Furniture Outlet, District 635, Sleep Experts, Taco Cabana, Jack in the Box, Amegy Bank, Care Now
9. Shops of Cypress Waters Building 1 - 15,000 s.f. - Gipsy Lime Taco, Newk's, Biryani's, Pita Pit, Enamel Dental, Lux Nails
10. Shops of Cypress Waters Building 2 - 15,000 s.f. - F&F Grill, Texas Tech Alumni, Siena Cafe
12. Neighborhoods of Cypress Waters - 814 Units
13. 9111 Cypress Waters Blvd. - 219,000 s.f., Options Clearing Corporation, Pulte Homes
14. 9121 Watermill Rd - 31,000 s.f.
15. Salazar Park
16. Peña Park
17. 9797 Rombauer Rd - 225,000 s.f., 508 Employee - Signet Jewelers, Smoothie King HQ
18. The Sound Multi-Family - Wharf+Bleecker, 537 units
19. The Sound Retail - 35,000 s.f., Q2 2018
20. 3100 Olympus Blvd - 250,000 s.f. - Multi-Tenant - Nokia, Delta Companies, Omni Log.
21. 3000 Olympus Blvd - 216,400 s.f. - Brinker - 550 emp
22. 3201 Olympus Blvd - 250,000 s.f. - Nokia, 1,200 emp
23. The Sound Multi-Family - Harper's & Byron Bay - 527 Units
24. 3200 Olympus Blvd - 250,000 s.f. - Multi-Tenant - BNSF, Blucora
25. Bleecker & Olympus Townhomes - 50 Units
26. Rombauer Townhomes - 14 Units
27. 3401+3501 Olympus Blvd - 400,000 sf. - 2 Bldgs - Caliber, Goosehead Insurance, Optym
28. The Sound Multi-Family - Hastings End - 517 Units - Q2 2021
29. Sage Hill - 385 Units - Q2 2021
30. 2999 Olympus Blvd - Multi-Tenant Spec Building - Q3 2022
31. 3300 Olympus - 3 Buildings, 200,000 per building - Build to Suit
32. 9000 Cypress Waters Blvd - Build to Suit
33. Saintsbury+Beltline - 201,500 s.f. - Build to Suit

EST. EMPLOYEES 2021:

16,802

EST. RESIDENTS IN 2021:

2,956

CURRENT OFFICE SF IN 2020:

3,276,990 SF

EXISTING

CONST.

DESIGN

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MASTERPLAN

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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
Jonathan Cooper	475232	jcooper@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



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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
Aly Christensen	621436	achristensen@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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