



NEQ - HWY. 66 & DALROCK RD.

ROWLETT, TX | DALLAS COUNTY | PAD SITES AVAILABLE

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DAVID DAVIDSON, JR.
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EDWARD BOGEL
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PROPERTY INFORMATION



SIZE:
± 3.21 AC



TRAFFIC COUNTS:
Hwy. 66: 31,294 VPD
Dalrock Rd.: 18,936 VPD



ZONING:
C - 2 Zoning
Commercial Level 2



UTILITIES:
Available On Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	10,194	24,641	52,051
% Proj Growth 2024-2029	0.37%	0.12%	0.57%
2024 Average HH Income	\$140,420	\$135,725	\$146,358
2024 Median HH Income	\$122,688	\$116,550	\$120,178

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

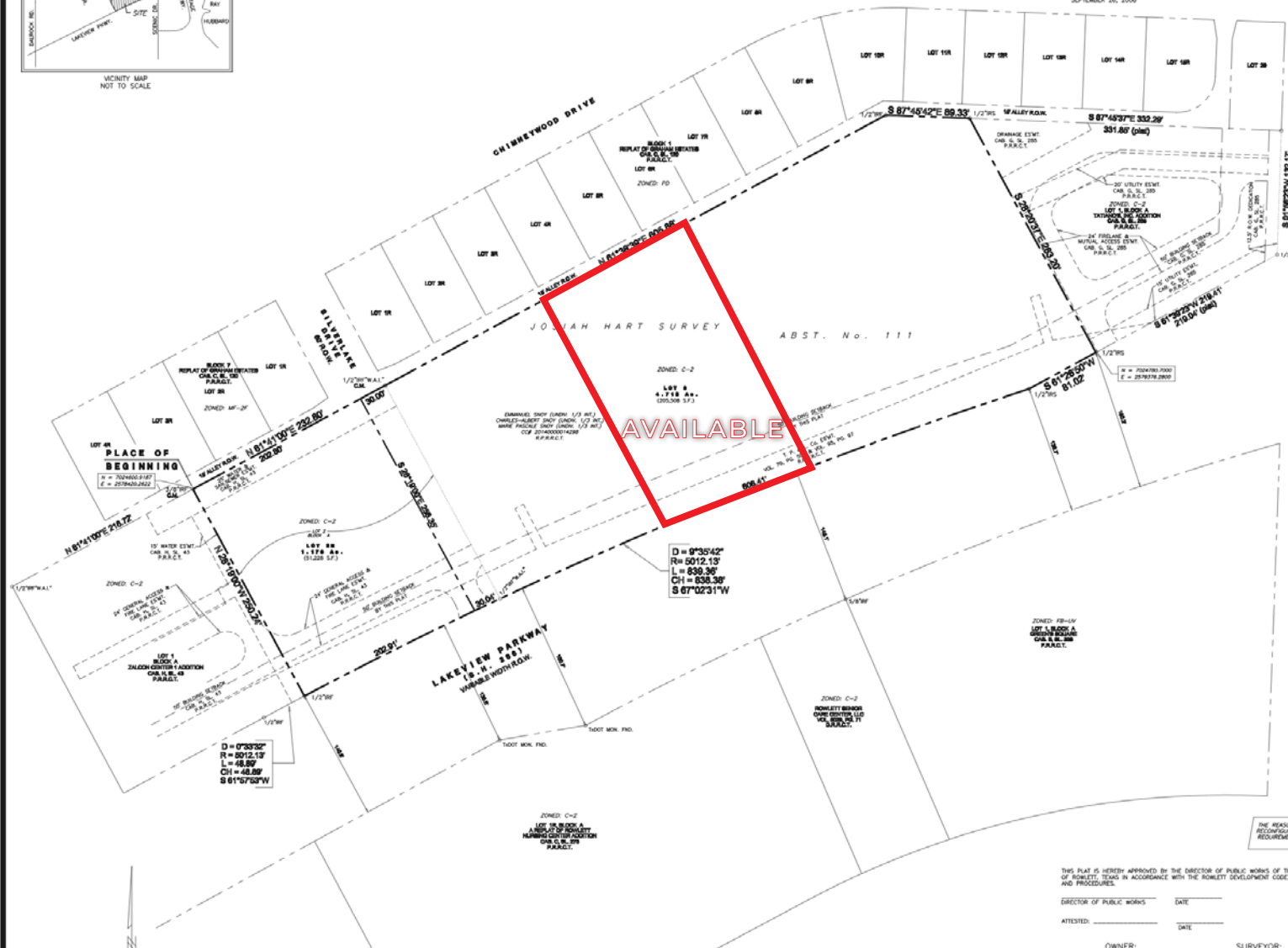


VICINITY MAP NOT TO SCALE

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS, COMMUNITY PANEL NO. 482670000. A MAP EFFECTIVE SEPTEMBER 26, 2008.

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Coombs Land Surveying, Inc. 7015 Box 589 Rowlett, Texas 75085 (817) 990-7600 FAX (817) 990-7600 TARRANT 10118000 CLS JOB NO. 18-0005



AVAILABLE

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF ROCKWALL WHEDEAS, EMANUEL SNOY (UNDIVIDED 1/3 INTEREST), CHARLES-ALBERT SNOY (UNDIVIDED 1/3 INTEREST), AND MARIE PASCALE SNOY (UNDIVIDED 1/3 INTEREST) use the sole corners of all that certain tract of land located in the JOSIAH HART SURVEY, ABSTRACT No. 111, City of Rowlett, Rockwall County, Texas according to the deed recorded in Clerk's File No. 2014000014298 of the Real Property Records of Rockwall County, Texas, including all of Lot 2, Block A, ZALCON CENTER 1, an addition to the City of Rowlett, Rockwall County, Texas according to the plat recorded in Cabinet H, Slide 43 of the Plat Records of Rockwall County, Texas and more particularly as created by meeting and bounding as follows: BEGINNING at a 3/8-inch iron rod found at the most Westerly corner of said Lot 1, said Block A, and being in the Southeast right-of-way line of a 15-foot wide alley, said iron rod also lying N 87° 41' 00" E, 218.72 feet from a 1/2-inch iron rod found with red plastic cap stamped 'W.A.L.' at the most Westerly corner of said Lot 1; THENCE along the Northwest boundary line of said Snoy Tract with the Southeast right-of-way line of said alley as follows: N 61° 41' 00" E, 232.80 feet with the Northwest boundary line of said Lot 2 to a 1/2-inch iron rod found with red plastic cap stamped 'W.A.L.' at the most Northerly corner of said Lot 2; N 61° 30' 30" E, 605.86 feet to a 1/2-inch iron rod found; S 87° 45' 41" E, 89.33 feet to a 1/2-inch iron rod set with orange plastic cap stamped 'M. W. COOMBS RP/LS 5294' of the Northeast corner of distressed Snoy Tract, being the Northeast corner of Lot 1, Block A, ZALCON CENTER 1, an addition to the City of Rowlett, Rockwall County, Texas according to the plat recorded in Cabinet S, Slide 285 of the Plat Records of Rockwall County, Texas; THENCE S 28° 20' 31" E, 283.20 feet along the common boundary line between said Snoy Tract and said ZALCON CENTER 1, an addition to a 1/2-inch iron rod set with orange plastic cap stamped 'M. W. COOMBS RP/LS 5294' at the most Eastern corner of said Snoy Tract, lying in the Northeast right-of-way line of Lanesway Parkway (State Highway 46), to outside said right-of-way; THENCE SOUTHWESTERLY, at 606.41 feet passing a 1/2-inch iron rod found with red plastic cap stamped 'W.A.L.' at the most Eastern corner of distressed Lot 2, Block A, ZALCON CENTER 1 and continuing in a east distance of 899.86 feet along said right-of-way line with a curve to the Left, having a radius of 5012.13 feet, a central angle of DP 35° 43' and a chord bearing S 87° 02' 31" W, 838.30 feet to a 1/2-inch iron rod found at the East of said Curve, being the most Southerly corner of said Lot 2, Block A, ZALCON CENTER 1 and said Snoy Tract, being the most Eastern corner of distressed Lot 1, Block A, ZALCON CENTER 1; THENCE N 38° 19' 00" W, 250.24 feet along the common boundary line between said Lots 1 and 2, Block A, ZALCON CENTER 1 with the Southwest boundary line of said Snoy Tract to the PLACE OF BEGINNING, containing 3.884 acres (1294.709 square feet) of land.

STATE OF TEXAS COUNTY OF ROCKWALL NOW BEFORE ME, JAMES ALL MEN BY THESE PRESENTS THAT WE, EMANUEL SNOY (UNDIVIDED 1/3 INTEREST), CHARLES-ALBERT SNOY (UNDIVIDED 1/3 INTEREST), AND MARIE PASCALE SNOY (UNDIVIDED 1/3 INTEREST) do hereby bind ourselves and our heirs, assigns and successors of this title and successors of this title that immovable described property as ZALCON CENTER 1, LOTS 2R AND 3, BLOCK A, an addition to the City of Rowlett, and do hereby consent to the public use of the said land for the public use and accommodation of garbage collection agencies and all public utility serving to use or using same. Any public utility which have the right to remove and keep removed as all part of any sidewalks, streets, lanes, drives, or other improvements or growth, that in any emergency or in connection with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times be at liberty to ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, repairing, without the necessity of any time of securing the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest or claim to this property exists, otherwise indicated on the required mortgage holder's certificate included on this plat. This plat approved in light of all existing ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

WITNESS OUR HANDS this _____ day of _____, 2019. EMANUEL SNOY (UNDIVIDED 1/3 INTEREST) CHARLES-ALBERT SNOY (UNDIVIDED 1/3 INTEREST) MARIE PASCALE SNOY (UNDIVIDED 1/3 INTEREST) STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared EMANUEL SNOY, CHARLES-ALBERT SNOY and MARIE PASCALE SNOY, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

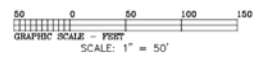
NOTARY PUBLIC in and for the STATE OF TEXAS SURVEYOR'S CERTIFICATE THAT I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual survey of the land so described and that the corner monuments shown thereon were properly staked under my personal supervision in accordance with the Planning Rules and Regulations of the City of Rowlett Planning and Zoning Commission. RONALD W. COOMBS, RP/LS Texas Registration No. 5294

REPLAT ZALCON CENTER 1 LOTS 2R & 3, BLOCK A BEING 5.894 ACRES OF LAND LOCATED IN THE JOSIAH HART SURVEY, ABSTRACT No. 111 CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS INCLUDING ALL OF LOT 2, BLOCK A, ZALCON CENTER 1, AN ADDITION TO THE CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET H, SLIDE 43 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS 2 LOTS FEBRUARY 11, 2019

THIS PLAT IS HEREBY APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ROWLETT, TEXAS IN ACCORDANCE WITH THE ROWLETT DEVELOPMENT CODE, REVIEW AND PROCEDURES.

DIRECTOR OF PUBLIC WORKS DATE ATTESTED DATE

OWNER: EMANUEL SNOY, CHARLES-ALBERT SNOY & MARIE PASCALE SNOY c/o U V DEVELOPMENT, LLC 7001 PRESTON ROAD #140 DALLAS, TEXAS 75205 CONTACT: GORDON EDWARDS PHONE: (214) 324-4634 email: gedwards@ucdcorp.com SURVEYOR: COOMBS LAND SURVEYING, INC. P. O. BOX 5160 FORT WORTH, TEXAS 76115 CONTACT: RON COOMBS PHONE (817) 920-7600 email: ron.coombs@coombsland.com

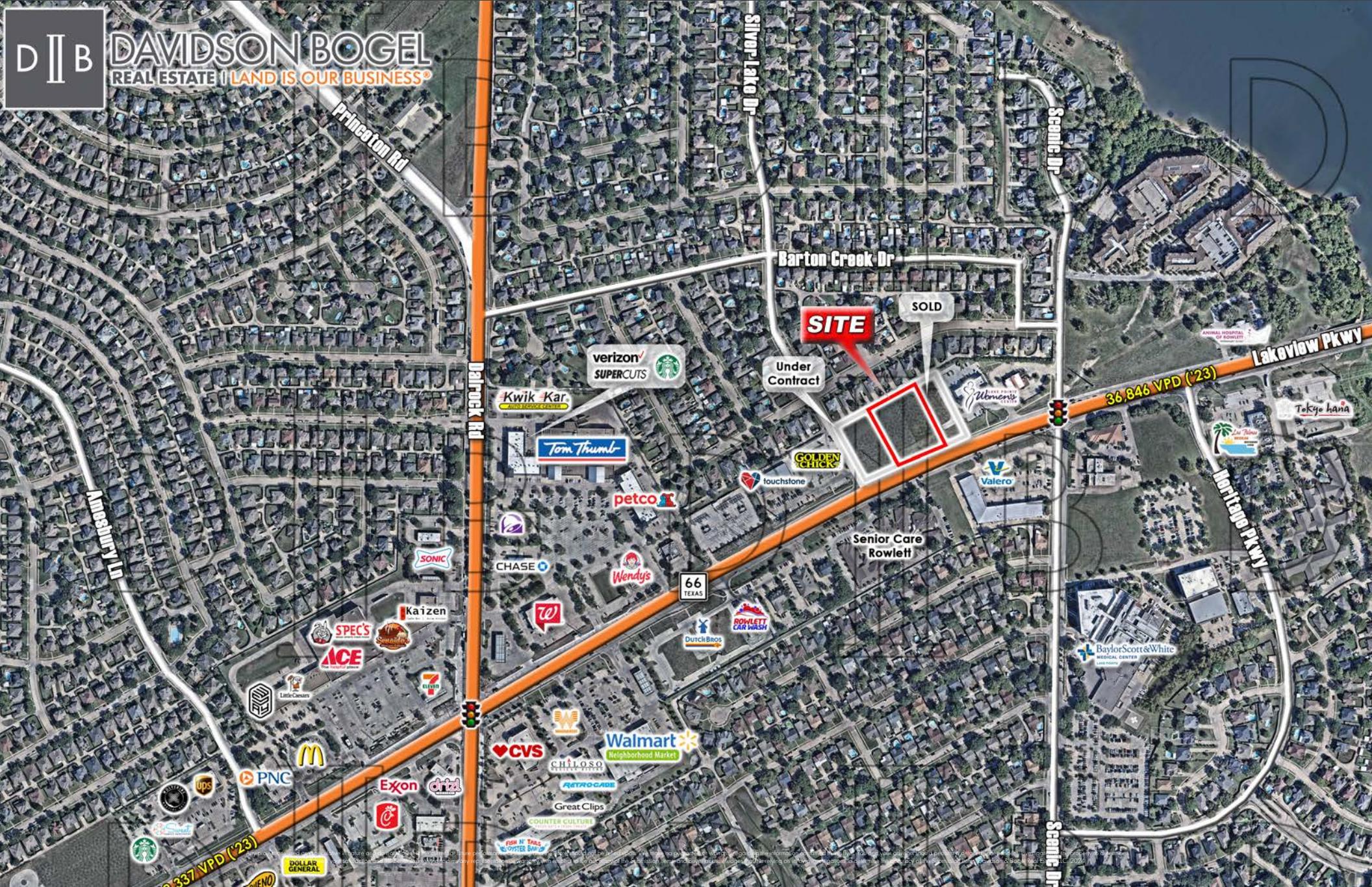


SCALE: 1" = 50'

All 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

HWY. 66 & DALROCK RD.

WIDE AERIAL



HWY. 66 & DALROCK RD.

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.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	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 DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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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
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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