

NWC - ROUND GROVE RD. & ACE LN.

LEWISVILLE, TX | DENTON COUNTY | LEWISVILLE I.S.D | COMMERCIAL PAD FOR SALE PURCHASE PRICE: \$600,000.00



# **ELLIOTT NEWSOM**

ENewsom@db2re.com 214 526 3626 x 149

## **AVERY CLINKSCALE**

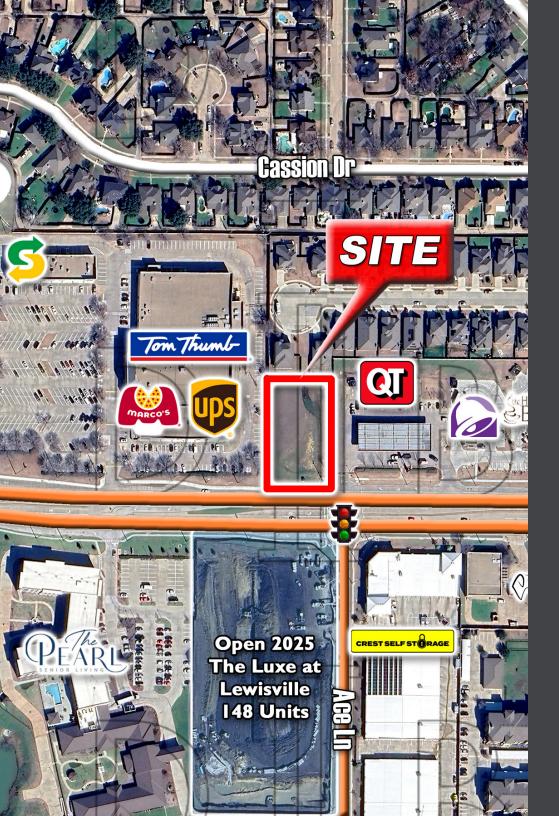
AClinkscale@db2re.com 214.526.3626 x 118

## **COLLINS MEIER**

CMeier@db2re.com 214.526.3626 x 114

## **RYAN TURNER**

RTurner@db2re.com 214.526.3626 x 105



# PROPERTY INFORMATION



SIZE: ± 0.74 AC



# TRAFFIC COUNTS:

Valley Pkwy.: 12,084 VPD Round Grove Rd.: 23,732 VPD

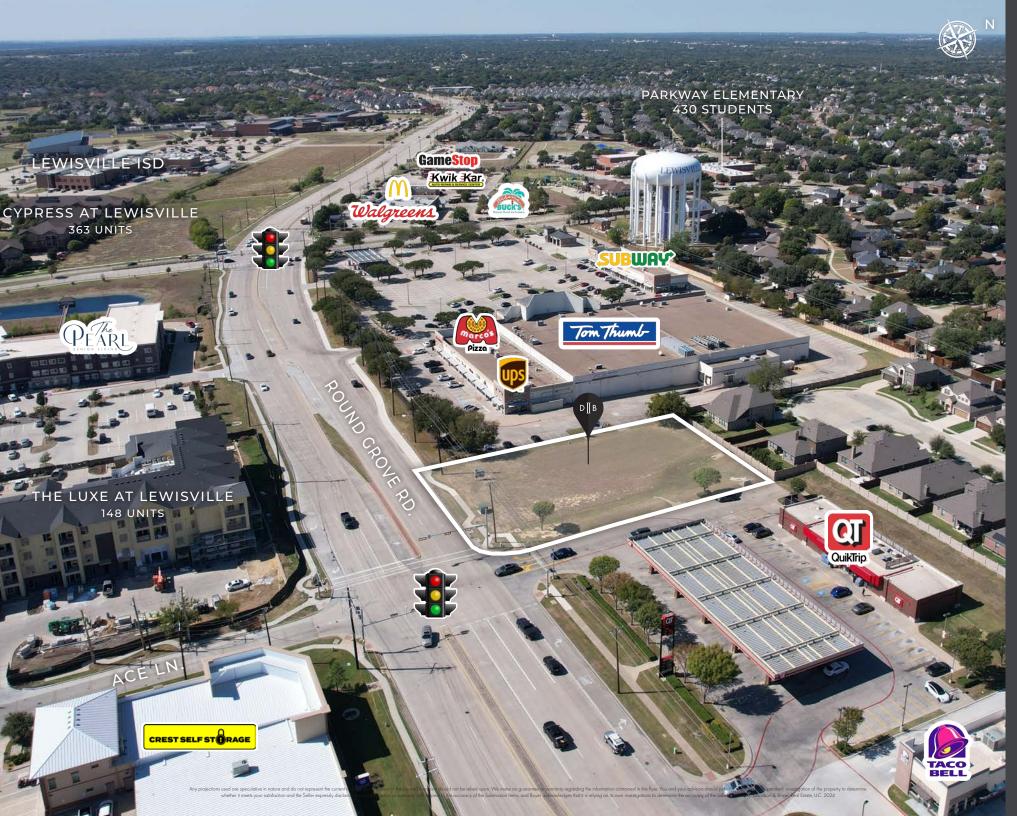


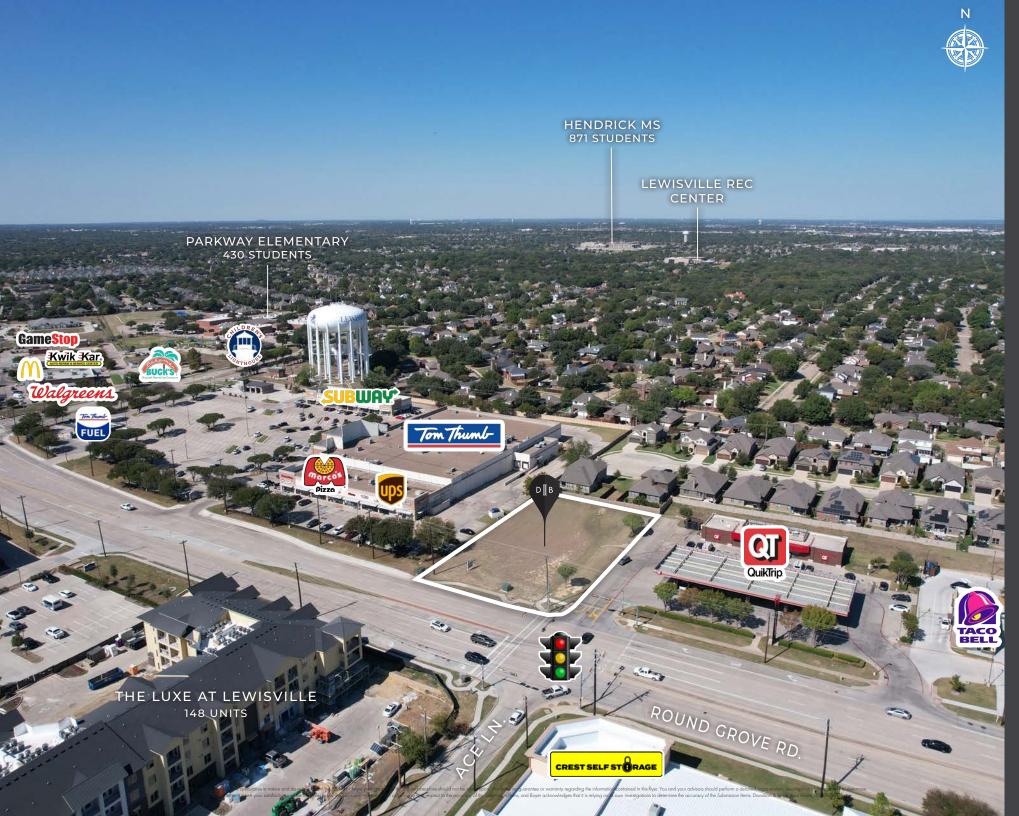


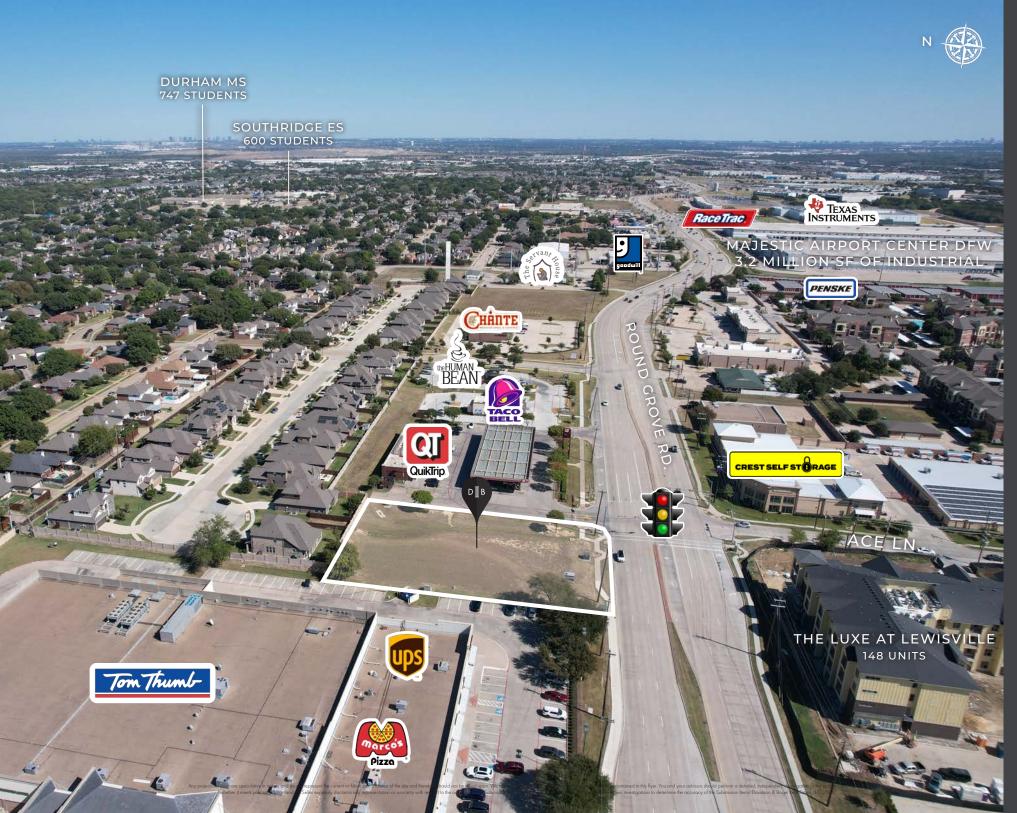
# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	11,877	112,567	219,734
% Proj Growth 2024-2029	-0.67%	0.00%	0.20%
2024 Average HH Income	\$ 124,612	\$126,289	\$141,130
2024 Median HH Income	\$97,135	\$94,299	\$104,683

Any projections used are speculative in nature and do not represent the current or fluture performance of the site out therefore should not be relieful upon. We make no guarantee or variously egopating the information contained in this flyer. You and your advantages should prefer and additional, investigation of the property to determine whether it meets your suitablaction and the Selfer expressly discharge any representation or warranty with respect to the accuracy of the Submission Hems, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Hems.







# DOMNEY DR

VICINITY MAP

GENERAL PLAT NOTES

1. All interior property corners are marked with a 1/2" iron rod with a green cap stamped

2. This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Nate Map dated April 18, 2011 and is located in Community Number 4801914 as a shown on Map Number 4812103090. The location of the Pood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-707 FERM MAP.

4. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Z (4202) and are based on the American Datum of 1983, 2011 Adjustment.

5. This property does not lie within the Avigation Area

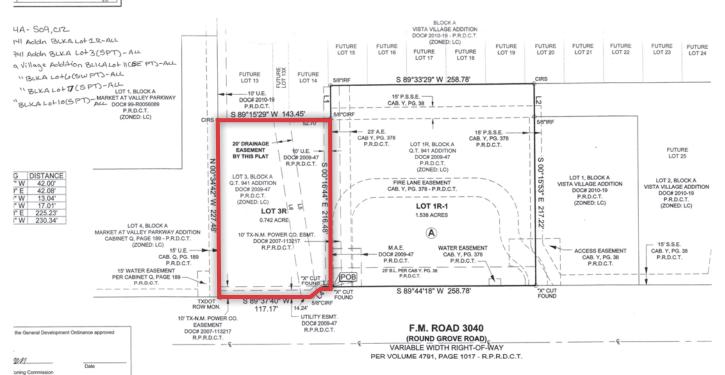
PLAN SUMMARY TABLE

ZONED: "LC" - LOCAL COMMERCIA

TOTAL ACREAGE: 2.28 ACRES

NUMBER OF LOTS: 2

NUMBER OF PHASES: 0



Secretary of the City of Lewisville, Texas hereby certifier it of the Q.T. 941 ADDITION, LOTS 1R-1 & 3R, BLOCK A ewisville was submitted to the appropriate Planning & ty Council as required by the Ordinances of the City of

by Council as required by the Ordinances of the City of day of \_\_\_\_\_\_, 2017, and such body d there accepted the dedication of streets, alleys, parks, , and water and sewer lines, as shown and set forth in and ody further authorized the acceptance thereof by signing a apacity stated.

Julie Heinze, City Secretar City of Lewisville, Texas

---- = EASEMENT LINE

--- - BUILDING LINE

# LINE ADJOINER

day of November 2017. · / Jein

D FOUND

DISET

NEST WOORSTER R.P.L.S. # 6509

STATE OF TEXAS

23 Oct 2017

CERTIFICATE OF SURVEYOR

LEMBES I WOORSTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HERBEY GERTIFY THAT THE PLAT WAS REPRANED FROM AND ACTUAL SURVEY MADE ON THE GOUND AND THAT THE MOMINISTIN SHOWN HERBOX MED FOUND OF FLACED WITH 12" RICH RODG CAPPED "FAGLE SURVEYING" UNDER MY DIRECTION AND SUPERVISIONS OF ACCORDANGE WITH THE CURRENT PROVISIONS OF THE TEMAS DAMINISTATIVE COCE AND THE ORDINANCES OF

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 23 DAY OF October JOHN COX, NOTARY PUBLIC, TEXAS MY COMMISSION EXPIRES JULY 11, 2020.

STATE OF TEXAS

#### LEGEND ENGINEER SURVEYOR EAGLE SURVEYING, LLC HOMEYER ENGINEERING 1035 WEST ROUND GROVE (A) = BLOCK ATTN: MATT HASKIN ROAD, LC - = CENTERLINE OF ROAD

ATTN: JOHN COX 210 SOUTH ELM STREET SUITE: 104 P.O. BOX 294527 SVILLE, TX 75029 972 906 9985 DENTON, TX 76201 940.222.3009

THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNERS QUIKTRIP CORPORATION ATTN: CORPORATE DIRECTOR OF REAL ESTATE ATTN: RANDALL G. SALYER 4705 S. 129th E. AVENUE TULSA, OK 74134 WICHITA, KANSAS 67278

ERNEST WOORSTER

JOB #: 16-06-61 FP DATE: 10/20/2017 DRAWN BY: JDC

BEFORE ME, THE UNDERGOMED AUTHORITY, ON THIS DAY PERBONALLY APPEARED. ERMEST WOORSTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIEGED TO THE FOREGOMEN INSTITUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HERBER ISTREAM.

EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009 TX FIRM #10194177

#### OWNERS CERTIFICATION

STATE OF TEXAS

WHEREAS, QUIRTRIP CORPORATION, & 1035 WEST ROUND GROVE ROAD, L.C., acting by and through the undersigned, their are the owners all that certain parcel of land being situated in the Henry Tumer Survey, Adstact Number 1249, Deston County, Texas, Allicea, A. of CT., & Allicea, A. of CT.,

BEGINNING at an "X" cut found in concrete for the southwest corner of said Lot 1R and being the southeast corner of said Lot 3, said right-of-way line of Farm to Market Road 3040, known locally as Round Grove Road;

Thence along the south boundary line of said Lot 3 and being the north right-of-way line of said road the following three (3) calls to w

ce along the south boundary line of said Lcd. 3 and being the north right-driveny line of said road the Bottlewing three (3) calls to will south 89°5519 West for a distance of 130°4 Beet to an "X" out found in concrete few comer; South 44°402° West for a distance of 17.01 feet for a 50°4 caped into mod found for comer; South 44°402° West for a distance of 17.01 feet for a 50°4 caped into mod found for comer; South 44°402° West for a distance of 17.01 feet for a 50°4 caped into mod found for comer; South 49°3740° West for a distance of 17.17 feet for a 50°4 caped into mod found for comer; South 98°3740° West for a distance of 17.17 feet for a 50°4 caped found found for the southwest comer of call 4. Bios. A of Martes at Valley Parkewy Addition, an addition to the Cby of Lewisville, according to the just Calledott Chype of the Part Pall Road of Orthonic Charges (19.01 feet).

Thence North 00"34:42" West with the common line of said Lots 3.8.4 for a distance of 227.48 feet to a 1/2" capped iron rod stamper for the northwest corner of said Lot 3 and being the Southwest corner of Block A. Vista Village Addition, an addition to the City of Leptat thereof recorded in Document Number 2010-19 of the Plate Records of Decumentors with Testing 1.

pe South 89°15'29" West with the north boundary line of said Lot 3 for a distance of 143.45 feet to a 5/8" capped iron rod found tary line of an afore

Thence North 00"22"17" West with the west boundary line of said Lot 1R for a distance of 42.00 feet to a 5/8" iron rod found for the n There South 89\*33\*29" West with the north boundary line of said Lot 1R for a distance of 258.78 feet to a 1/2" capped iron rod starr

ast corner thereof, and being the most northerly northwest corner of Lot 2, Block A of said Vista Village Addition.

Thence South 00"26"29" East with the west boundary line of said Lot 2 for a distance of 42.08 feet to a 5/6" iron rod found for the mo-comer thereof, and being the northwest corner of Lot 1, Block A of said Vista Village Addition;

hence South 00"15"53" East with the common line of said Lots 1 & 1R for a distance of 217.22 feet to an "X" cut found in concrete t said Lot 1R, said point lies in the north right-of-way line of an aforementioned Farm to Market Road 3040;

nce South 89"44'18" West with the north right-of-way line of said farm to market road for a distance of 258.78 feet to the POINT to terminating, enclosing 2.28 acres of land, more or less.

#### OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT QUESTED CORPORATION, A 1935 WEST ROUND GROVE ROAD, LC. THE UNDESSCREED AUTHORITIES, DO HEREE DESSCRATING LIBERAL DESCRIBES OF ROPERTY AS G.T. AN ADDITION, LOTS HE & SIR. BLOCK, AN ADDITION THE DIRTING COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS OF THE DIRTING COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS OF THE PUBLIC OF THE ADDITIONAL TRIPES SHOWN OF THE PLAT FOR MUTUAL USE AND ACCOMMODITION OF THE PUBLIC OF THE ADDITIONAL TRIPES SHOWN OF THE PLAT FOR MUTUAL USE AND ACCOMMODITION OF THE PUBLIC OF THE ADDITIONAL TRIPES SHOWN OF THE PLAT FOR MUTUAL USE AND ACCOMMODITION OF THE PUBLIC OF THE PUBLI DESTINATION OF THE DESIGNATION FROM THE SECRET STATE OF THE PURPLY SHE FOR THE SECRET SHAPE AND ALLEYS BY ALLEYS BY AND ALLEYS B

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HERINAFTER, TO THE PLAT. ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.



REFORM ME, THE INDIFFERENCE ATTHORTY ON THE DAY PERSONALLY APPEARED. JOE FAURT DIRECTOR OF REAL COPPORATION, NOVAN TO ME TO BE THE PERSON MY HOSE IN MAIL BY SUSPENDED TO THE PERSONAL INSTRUMENT, TO ME THAT THE PERSONAL THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TO STATED.



STATE OF Kansas COUNTY OF Sedquick

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED. RANDALL G. SALYER, MANAGE GROVE ROAD, LC, INDOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMEN ACKNOWLEDGED TO ME HAIT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EX-CAPACITY THEREIN STATED.

SIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 7#	DAY OF November.
Sture Gegen	
NOTARY PUBLIC IN AND FOR THE STATE OF Kan Sa S	STEVE GEGEN

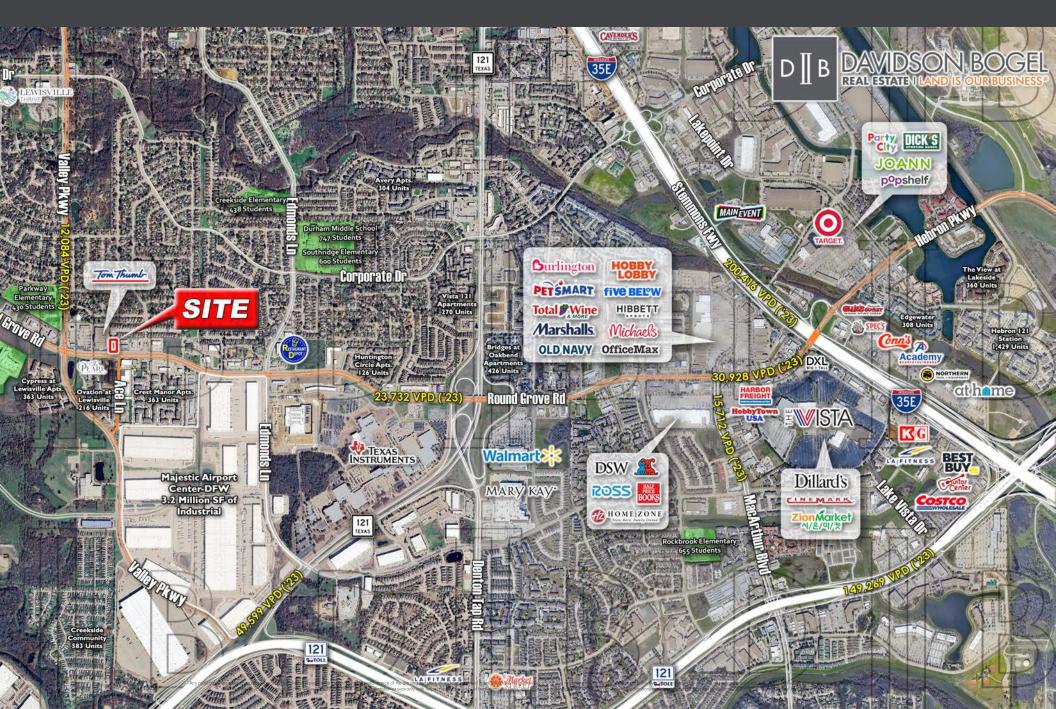
#### FINAL PLAT Q.T. 941 ADDITION LOTS 1R-1 & 3R, BLOCK A

(2.28 ACRES ZONED "LC" - LOCAL COMMERCIAL)

A REPLAT OF LOTS 1R & 3, BLOCK A, Q.T. 941 ADDITION, AS RECORDED IN DOC# 2009-47 - P.R.D.C.T., & A PART OF LOTS 6, 7, 10, 11, BLOCK A. VISTA VILLAGE ADDITION, AS RECORDED IN DOC# 2010-19 - P.R.D.C.T. AN ADDITION TO THE CITY OF LEWISVILLE. DENTON COUNTY, TEXAS.

# ROUND GROVE RD. & ACE LN.

WIDE AERIAL



# ROUND GROVE RD. & ACE LN.

# 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 thew 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
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
AVERY CLINKSCALE	828604	ACLINKSCALE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
RYAN TURNER	672133	RTURNER@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:

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**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.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord	Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

EQUAL HOUSING

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Phone 214-526-3626
re com 214-526-3626
214-320-3020
Phone
N/A
Phone
2re.com 214-526-3626
Phone
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

**IABS 1-0** 



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License No.		Phone
N/A	N/A	N/A
License No.	Email	Phone
714822	cmeier@db2re.com	214-526-3626
License No.	Email	Phone
ant/Seller/Landlord Ir	nitials Date	
	License No.  598526  License No.  N/A  License No.  714822  License No.	License No.         Email           598526         ebogel@db2re.com           License No.         N/A           License No.         Email           714822         cmeier@db2re.com           License No.         Email

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#### 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
- 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.

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Buyer/Ter	nant/Seller/Landlord li	nitials Date	-

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov