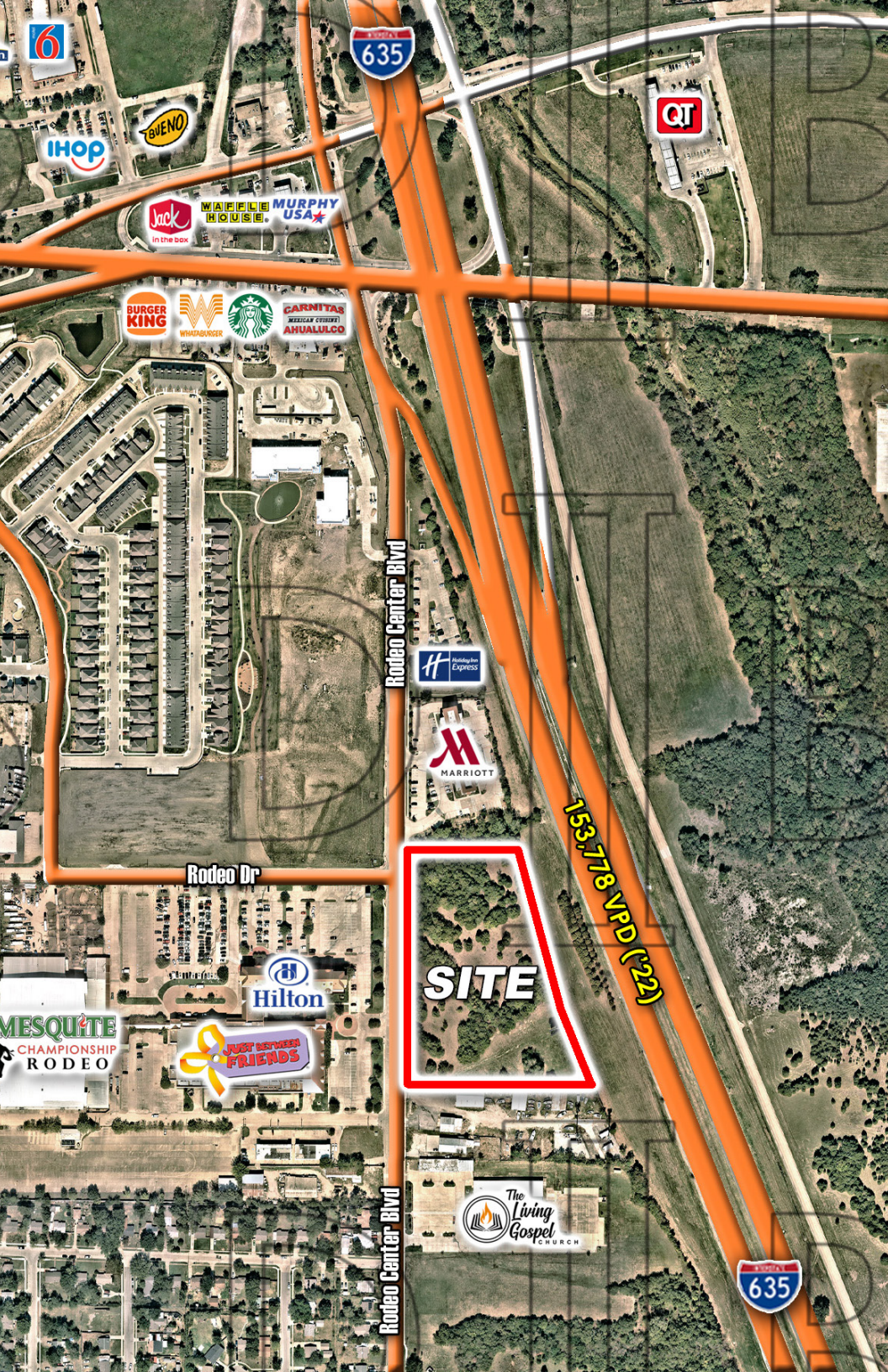


RODEO DR. & RODEO CENTER BLVD.

MESQUITE, TX | DALLAS COUNTY | MESQUITE I.S.D | LAND FOR SALE

CHRISTOPHER KHOURY
 CKhoury@db2re.com
 214.526.3626 x 127

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



PROPERTY INFORMATION



SIZE:
± 6.383 AC



TRAFFIC COUNTS:
I-635: 153,778 VPD
Eastglen Blvd. : 48,106 VPD



ZONING:
MF



UTILITIES:
Available to the Site

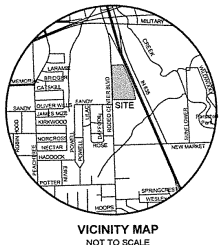
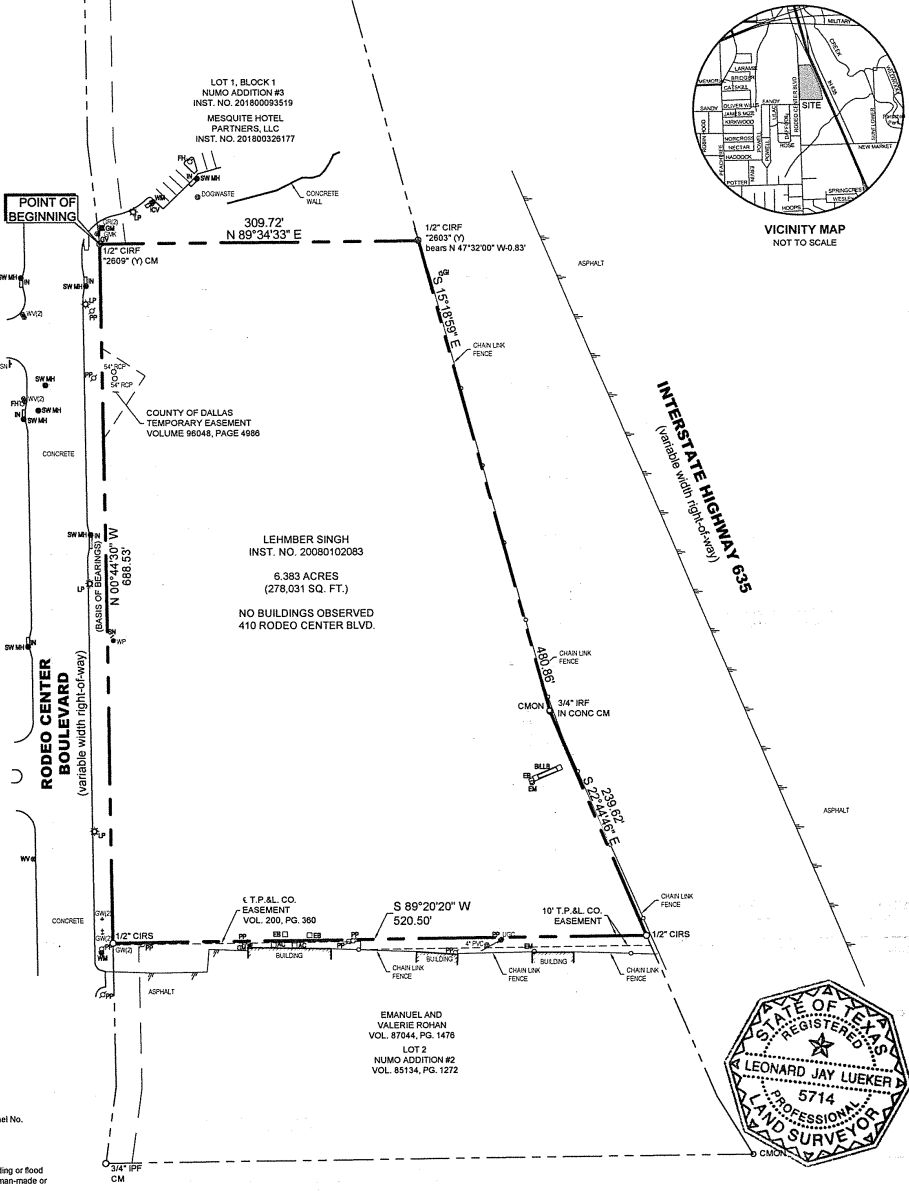
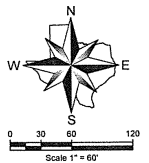
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	8,603	127,219	296,691
% Proj Growth 2024-2029	0.94%	1.06%	0.46%
2024 Average HH Income	\$90,280	\$73,190	\$78,656
2024 Median HH Income	\$63,664	\$57,055	\$57,792

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ABBREVIATION LEGEND

- ABBR. DEFINITION
AC AIR CONDITIONER
BILLB. BILLBOARD
BOL. BOLLARD
C COMMUNICATION
CCS COUNTY CLERK'S FILE NO.
CIRF IRON ROD FOUND WITH CAP
CIRF IRON ROD SET W/ CAP STAMPED "W.A.L."



PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF DALLAS
BEING a tract of land situated in the MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1031, City of Mesquite, Dallas County, Texas and being all of the same tract of land as described in deed to Lehmbor Singh, recorded in instrument No. 20089102083, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "2809" found for corner, said iron rod being situated in the East right-of-way line of Rodeo Center Drive (variable width right-of-way) and also being the Southwest corner of Lot 1, Block 1, Numo Addition #3, as addition to the City of Mesquite, Dallas County, Texas, recorded in instrument No. 20180093519, O.P.R.D.C.T.;
THENCE North 89 deg 24 min 33 sec East, departing said East right-of-way line and along the South line of said Lot 1, Block 1, a distance of 309.72 feet to a point for corner from which a 1/2-inch iron rod with yellow plastic cap stamped "2609" found bears North 47 deg 32 min 00 sec West, a distance of 0.83 feet, said point being situated in the Westerly right-of-way line of Interstate Highway 635 (variable width right-of-way);

THENCE South 15 deg 18 min 59 sec East, departing the South line of said Lot 1 and along said Westerly right-of-way line, a distance of 480.86 feet to a 3/4-inch iron rod, in concrete, found for corner;
THENCE South 22 deg 44 min 46 sec East, continuing along said Westerly right-of-way line, a distance of 235.62 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.L. 5714" set for corner, said iron rod being the Northeast corner of a tract of land as described in deed to Emanuel and Valerie Rohan, recorded in Volume 87044, Page 1476, Deed Records, Dallas County, Texas;
THENCE South 89 deg 20 min 20 sec West, departing the Westerly right-of-way line of said Interstate Highway 635 and along the North line of said Emanuel and Valerie Rohan tract, a distance of 520.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.L. 5714" set for corner, said iron rod being situated in the East right-of-way line of said Rodeo Center Boulevard;
THENCE North 00 deg 44 min 30 sec West, departing the North line of said Emanuel and Valerie Rohan tract and along said East right-of-way line, a distance of 688.53 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 6.383 acres or 278,031 square feet of land, more or less. Bearings shown herein are based upon an on-the-ground Survey performed in the field on the 16th day of September, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

SCHEDULE "B" NOTES
Items corresponding to the Commitment for Title Insurance issued September 5, 2019 by Fidelity National Title Insurance Company bearing an effective date of August 25, 2019, GF# 1803358-VCA.
1-10b. Intentionally omitted, by Surveyor.
10c-10e. Intentionally deleted, by Title Company.
10f. County of Dallas Temporary Easement Dedication executed by H. Lloyd Lufkin, Blaine Fillingim, Bryan Engram, John Fulkerson and John Todd, to County of Dallas, dated February 19, 1998, filed March 7, 1998 recorded in instrument Volume 96048, Page 4986, Deed Records, Dallas County, Texas. (Affects the subject property, as shown)
10g. Intentionally omitted, by Surveyor.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SURVEYOR'S CERTIFICATION

TO: Lehmbor Singh, MAMAH Rodeo Land Holdings LLC, Stretega, Fidelity National Title Insurance Company and Sanderia Title
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5(a), 7(b)(1), 8, 9 and 13 of Table A thereof. The fieldwork was completed on 09/16/2019.

Leonard J. Lueker (Signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelman.com

Winkelman Associates, Inc.
8750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75220
(972) 490-7050 www.winkelman.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used herein constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

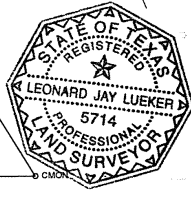
Table with columns: No., Date, and Revision. Includes Winkelman & Associates, Inc. logo and contact information.

MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 1031
CITY OF MESQUITE, TEXAS
DALLAS COUNTY, TEXAS
4813 LAUREL RIDGE DRIVE
RIVERSIDE, CA 92509

ALTA/NSPS LAND TITLE SURVEY
6.383 ACRES

Date: 09/16/19
Scale: 1" = 60'
Firm: 89258-ALTA
Project No.: 59258.00

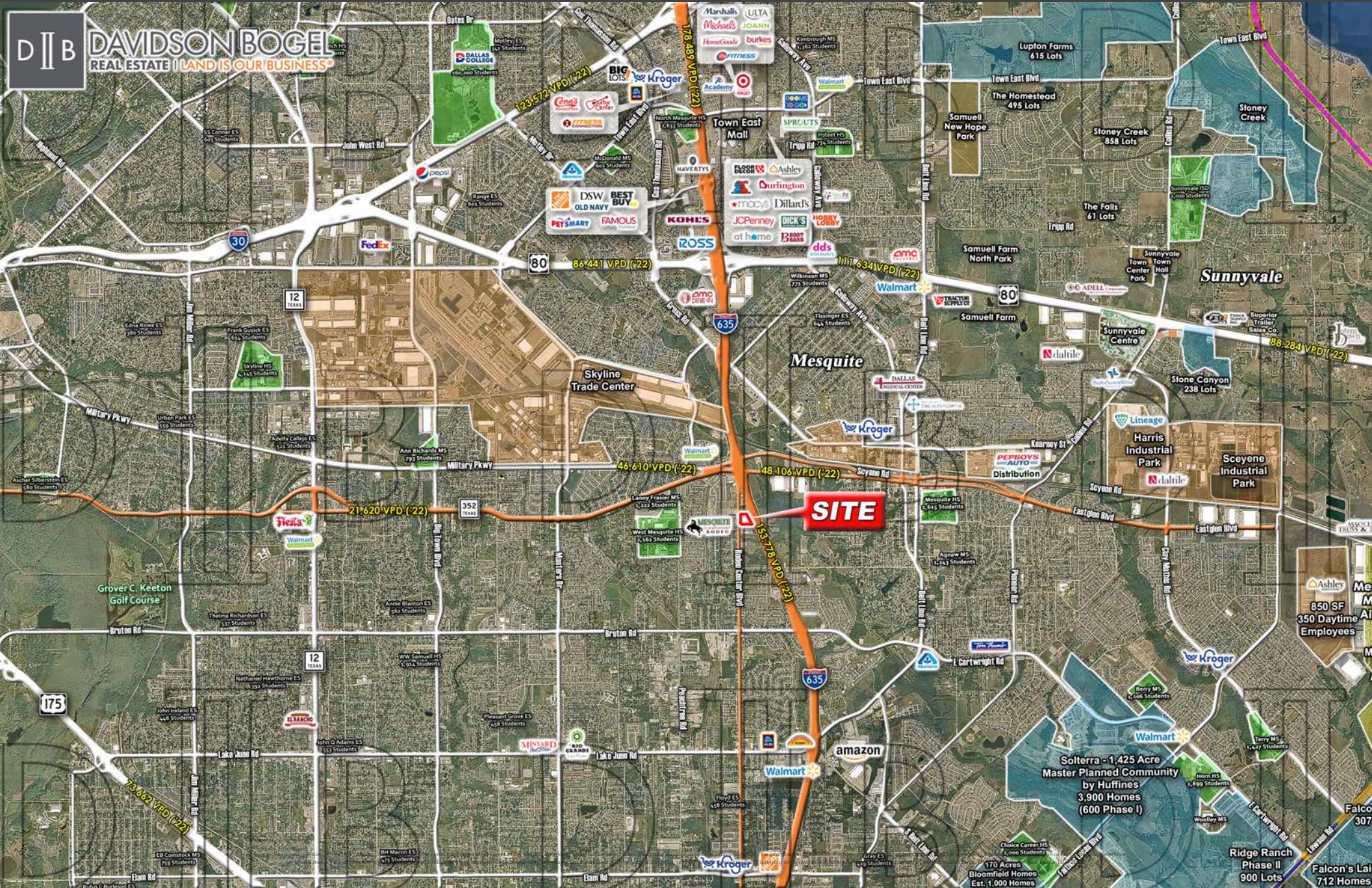
Sheet 1 of 1



FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 46113C390C, dated July 7, 2014, this property is within Flood Zone X.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

RODEO DR. & RODEO CENTER BLVD.

WIDE AERIAL



RODEO DR. & RODEO CENTER BLVD.

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
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
CHRISTOPHER KHOURY
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
741101
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
CKHOURY@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
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.

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
Christopher Khoury	741101	ckhoury@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