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DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®



5408 HOLIDAY LN.

NORTH RICHLAND HILLS, TX | TARRANT COUNTY | BIRDVILLE I.S.D. | COMMERCIAL LAND FOR SALE

AVERY CLINKSCALE
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 214.526.3626 x 118

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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. 2024



PROPERTY INFORMATION



SIZE:
± 2.54 AC



TRAFFIC COUNTS:

Holiday Ln.: 7,055 VPD

I-820: 197,135 VPD



ZONING:
C-1 Commercial



UTILITIES:
Water and Sewer available to Site

SITE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	15,475	118,388	297,263
% Proj Growth 2024-2029	0.81%	0.09%	-0.13%
2024 Average HH Income	\$91,326	\$101,851	\$115,070
2024 Median HH Income	\$75,718	\$78,086	\$85,441

**Richland HS Baseball
& Softball Fields**

X (1.25%) AE (1%)

LEGAL DESCRIPTION
2.544 Acres

Being all that certain lot, tract or parcel of land situated in the William W. Wallace Survey, Abstract Number 1606, City of North Richland Hills, Tarrant County, Texas, and being part of Lot 1R, Block 35 of Holiday North Section 10, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 216 (Instrument Number D188141150) of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the southeast corner of Lot 4, Block 35 of said Holiday North Section 10, being the southwest corner of Lot 3, Block 35 of said Holiday North Section 10 and being on the north line of that certain called 8.104 acre tract of land described in deed in favor of Texas Electric Service Company recorded in Volume 2822, Page 291 of the Deed Records of Tarrant County, Texas, from which a 1/2" capped rebar found (SPRY 5647) found at the northeast corner of said 8.104 acre tract and the southeast corner of Lot 25, Block A of Parkside Place, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D220327305 of the Official Public Records of Tarrant County, Texas, bears N 65°31'00" E, 1,558.2 feet;

THENCE N 23°35'00" W, 310.64 feet with the east line of said Lot 4 and the west line of said Lot 3 to a 1/2" capped rebar set (MCADAMS) on the east line of Holiday Lane as evidenced by that certain called 0.0517 acre tract of land described in deed in favor of the City of North Richland Hills recorded in Volume 12003, Page 1434 of the Official Public Records of Tarrant County, Texas, being the northeast corner of said 0.0517 acre tract and the southeast corner of that certain called 0.0256 acre tract of land described in deed in favor of the City of North Richland Hills recorded in Volume 12103, Page 956 of the Official Public Records of Tarrant County, Texas;

THENCE N 14°06'15" E, 195.49 feet with east line of said Holiday Lane and the east line of said 0.0256 acre tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner thereof, being the southeast corner of that certain called 0.0253 acre tract of land described in deed in favor of the City of North Richland Hills recorded in Volume 12003, Page 1449 of the Official Public Records of Tarrant County, Texas, and being on the north line of said Lot 3 and the south line of Lot 1R, Block 35 of said Holiday North Section 10, and being the POINT OF BEGINNING;

THENCE N 14°06'15" E, 86.34 feet continuing with the east line of said Holiday Lane and the east line of said 0.253 acre tract to 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the left;

THENCE continuing with the east line of said Holiday Lane and the east line of said 0.253 acre tract, with the arc of a curve to the left having a radius of 740.00 feet, a central angle of 07°06'33" and an arc length of 91.82 feet whose chord bears N 10°32'58" E, 91.76 feet to a 1/2" capped rebar set (MCADAMS);

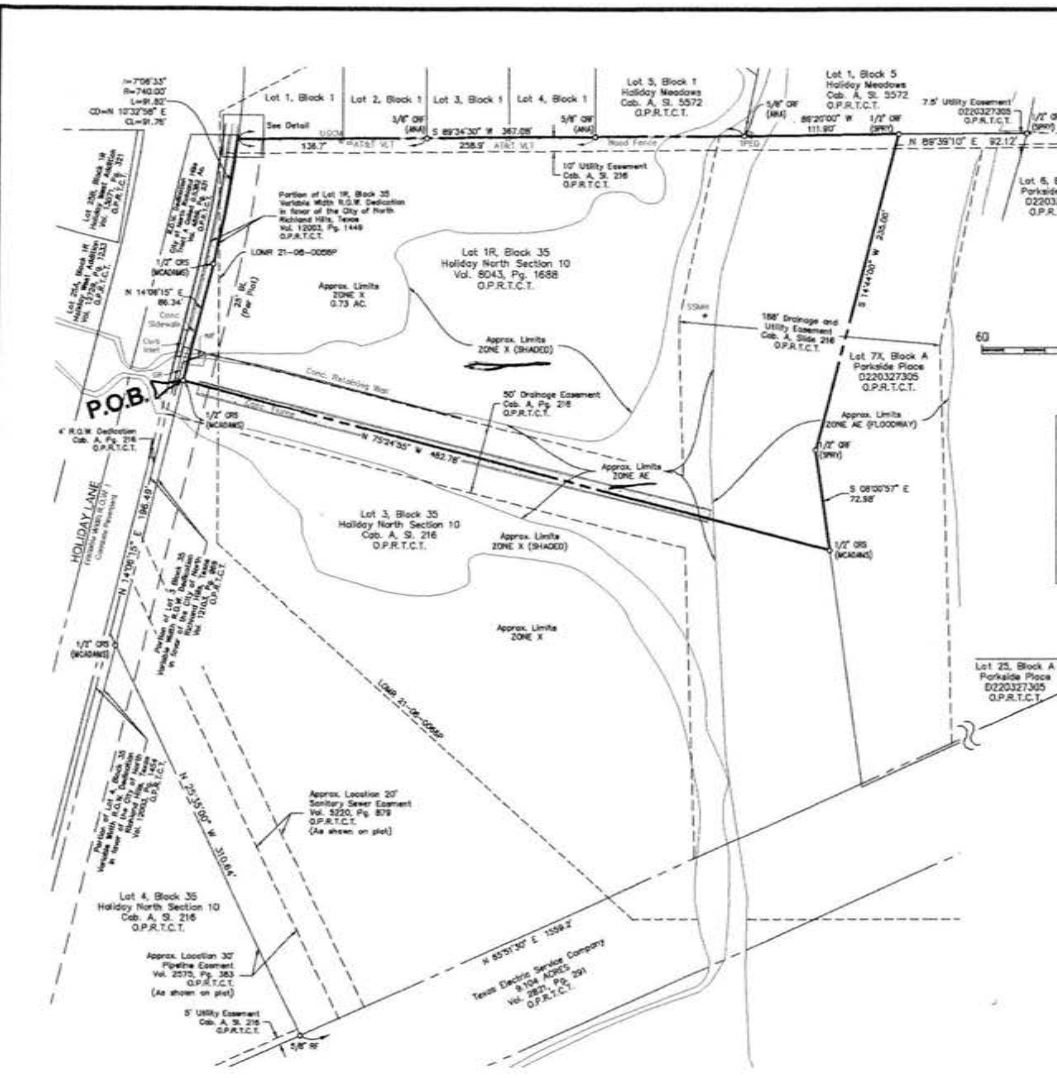
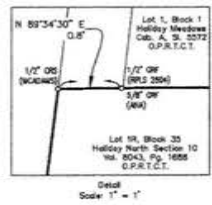
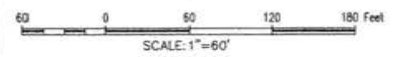
THENCE N 89°34'30" E, passing at 0.8 feet a 1/2" capped rebar found (RPLS 2804) and a 5/8" capped rebar found (ANA) at the southwest corner of Holiday Meadows, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2572 (Instrument Number 020000614) of the Official Public Records of Tarrant County, Texas, continuing with the south line of said Holiday Meadows, passing at 136.7 feet a 5/8" capped rebar found (ANA) at the southeast corner of Lot 2, Block 1 and the southwest corner of Lot 3, Block 1, passing at 256.9 feet a 5/8" capped rebar found (ANA) at the southeast corner of Lot 4, Block 1 and the southwest corner of Lot 5, Block 1, continuing a total distance of 367.05 to a 5/8" capped rebar found (ANA) at the southwest corner of Lot 3, Block 1 and the southwest corner of Lot 1, Block 5 of said Holiday Meadows;

THENCE N 89°20'00" E, 111.90 feet with the south line of said Lot 1, Block 5 of said Holiday Meadows to a 1/2" capped rebar found (SPRY) at the northwest corner of Lot 7X, Block A of said Parkside Place Estates, from which a 1/2" capped rebar found (SPRY) at the northeast corner of said Lot 7A and the northwest corner of Lot 6, Block A, Parkside Estates bears N 89°39'10" E, 92.1 feet;

THENCE S 14°44'00" W, 235.00 feet with the west line of said Lot 7X to a 1/2" capped rebar found (SPRY);

THENCE S 08°01'00" E, 72.98 feet continuing with the west line of said Lot 7X to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Lot 1R and the northeast corner of said Lot 3, Block 35;

THENCE N 75°24'55" W, 482.78 feet with the south line of said Lot 1R and the north line of said Lot 3 to the POINT OF BEGINNING and containing approximately 2.544 acres of land.



- NOTES:
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - This survey was prepared without the benefit of a title commitment.
 - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS and the Surveyor shall not be liable for any unauthorized use hereof.
 - Surveyor has made no investigation or independent search for assessments of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
 - All original copies of survey maps and descriptions by the surveyor and firm whose name appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely copy not prepared in the office of the surveyor and may contain alterations or deviations made without the knowledge or oversight of the surveyor.
 - No flood zone area analysis has been performed by MCADAMS on the subject property.
 - According to Community Panel No. 48439C0205L, effective March 21, 2015, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within:
 - Flood Zone "X", area outside the 0.2% annual chance floodplain.
 - Flood Zone "X" (Shaded), area subject to flooding by the 0.2% annual chance flood.
 - Flood Zone AE (SFHA), area subject to flooding by the 1% annual chance flood.
 - Flood Zone AE (Floodway), channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment.
- This flood statement does not imply that the property and/or the structures 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.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 0078 2/16/2023

SURVEY PLAT
Lot 1R, Block 35
HOLIDAY NORTH SECTION 10
2.544 Acres
in the
W.W. WALLACE SURVEY, ABSTRACT NO. 1606
NORTH RICHLAND HILLS
TARRANT COUNTY, TEXAS



The John R. McAdams Company, Inc.
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Plano, Texas 75075
940.241.7512
TSP# 18392 000-A-10-5040
www.mcadams.com

DRAWN BY: TJS DATE: 2/15/2023 SCALE: 1"=60' JOB: No SPEC22257

File: H:\Projects\1606\1606_0205\220225_1606_Survey_Plat_Spec22257.dwg Plot Date: 2/16/2023 1:15 PM Plot Scale: 1/60"=1' Plot Path: H:\Projects\1606\1606_0205\220225_1606_Survey_Plat_Spec22257.pdf

MERLIN ENTERTAINMENT ANNOUNCES GRAND OPENING DATE FOR PEPPA PIG THEME PARK DALLAS-FORT WORTH



NORTH RICHLAND HILLS, Texas, (Oct. 22, 2024) – Merlin Entertainments, the global leader in branded entertainment destinations, has announced the grand opening date of the PEPPA PIG Theme Park Dallas-Fort Worth in North Richland Hills, Texas. Just in time for Spring Break 2025, the park will open on March 1, 2025.

The world of PEPPA PIG, the beloved preschool franchise from Hasbro, will come to life in the new theme park. As a lifelong friend, PEPPA PIG encourages kids to jump in together and explore the world around them, while giving kids the confidence to treat every first step as a new adventure - from the everyday to the epic. The park aims to be a top destination for young children and their families, appealing to visitors from the Dallas-Fort Worth area and beyond, making it an ideal spot for a memorable family outing and first theme park experiences.

To be among the first to experience PEPPA PIG Theme Park, fans are invited to secure presale tickets from November 12-18, 2024 by signing up for the PEPPA PIG Theme Park newsletter. General admission tickets will be available for purchase starting Nov. 19, 2024.

ANNUAL PASSES

Guests will be able to choose from a variety of ticket options, including the PEPPA PIG Theme Park Annual Pass, available for \$99.99. This pass features unlimited admission to the theme park beginning March 1, 2025. As a bonus offer, guests who purchase an Annual Pass will have access to Merlin Entertainments' PEPPA PIG World of Play at Grapevine Mills Mall as early as November 12.

ADDITIONAL PACKAGES

Park admission-only will be available starting at \$27.99. Additional packages include admission along with PEPPA PIG ears for \$32.99. For those seeking the ultimate PEPPA PIG experience, the "My First Theme Park Package" offers admission plus exclusive park merchandise, starting at \$49.99. Ticket details and purchasing options will be available on the PEPPA PIG Theme Park Dallas-Fort Worth website and social media channels.

Designed to be the ultimate theme park experience for little ones, this all-new standalone theme park located in North Richland Hills will feature five rides, interactive attractions, themed playscapes, shows, and dining all based on instantly recognizable locations from the globally popular brand.

The PEPPA PIG Theme Park will complement other nearby Merlin Entertainments family attractions, including PEPPA PIG World of Play, LEGOLAND® Discovery Center, and SEA LIFE Aquarium at Grapevine Mills Mall. Together, these attractions offer a variety of experiences that will create lasting Spring Break memories and bring families together through storytelling and play.

For the latest updates and surprises, sign up for PEPPA PIG Theme Park emails here: <https://www.peppapigthemepark.com/dallas-ft-worth/>. Fans can also follow the latest news on Facebook and Instagram.

5408 HOLIDAY 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 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
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



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.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Avery Clinkscale	828604	aclinkscale@db2re.com	214-526-3626
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
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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
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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