

NEQ - S.H. 820 & W. BEDFORD EULESS RD. NORTH RICHLAND HILLS, TX | TARRANT COUNTY | COMMERCIAL LAND AVAILABLE



### RYAN TURNER

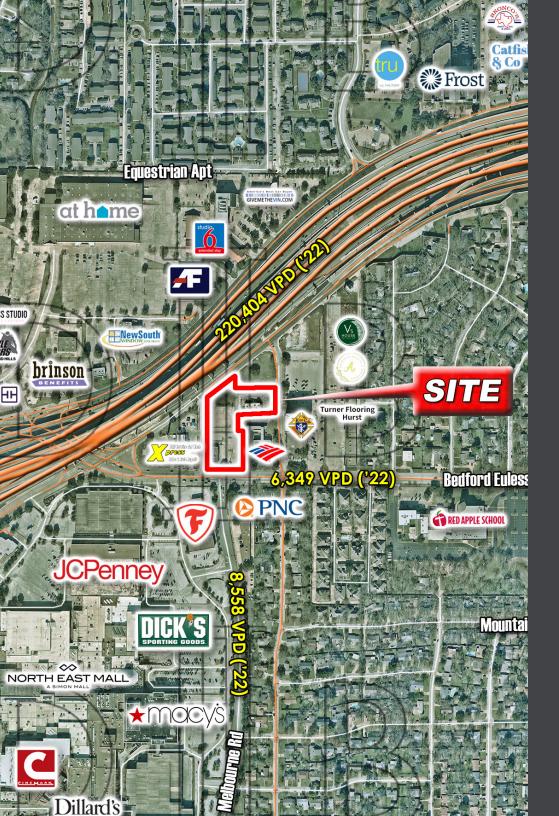
RTurner@db2re.com 214.526.3626 x 105

## **EDWARD BOGEL**

EBogel@db2re.com 214.526.3626 x 102

## DAVID DAVIDSON, JR.

DDavidson@db2re.com 214.526.3626 x 101



# PROPERTY INFORMATION



SIZE: ± 2.35 AC

Taco Bueno: ± 3,001.55 SF Jack in the Box: ± 3,069 SF



## TRAFFIC COUNTS:

S.H. 183: 220,404 VPD

Bedford Euless Rd.: 6,349 VPD



ZONING:

C - 1



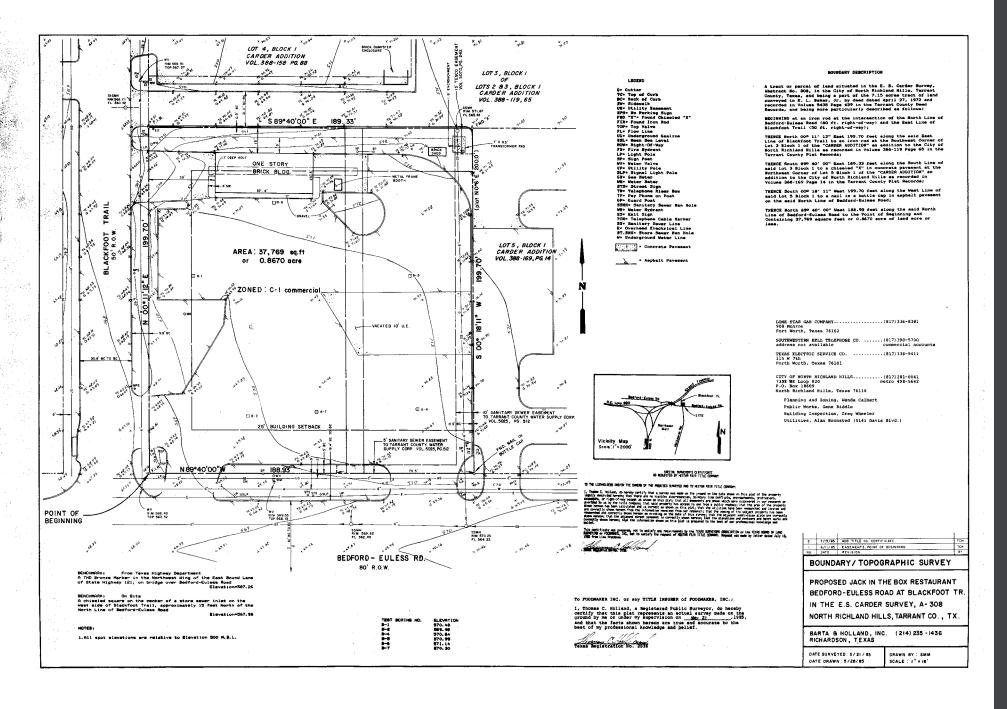
UTILITIES:

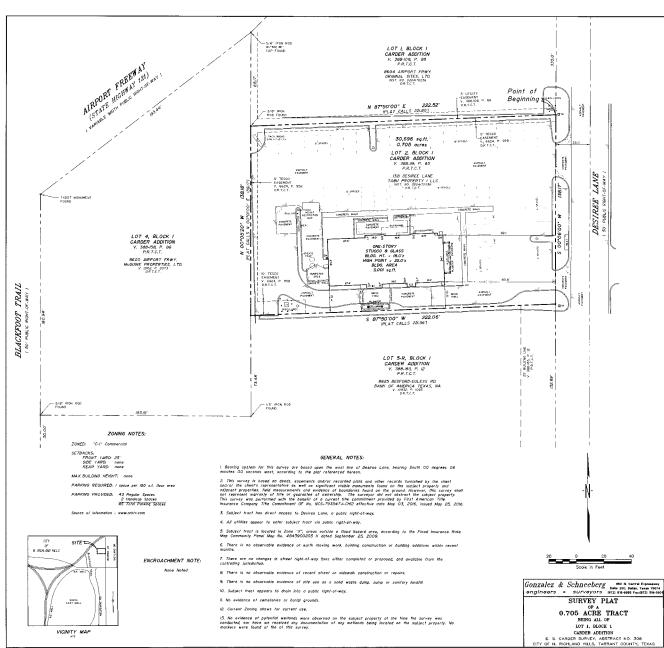
Available

# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	12,548	51,987	110,582
% Proj Growth 2023-2028	0.36%	0.19%	0.02%
2023 Average HH Income	\$78,177	\$88,383	\$97,389
2023 Median	\$59,032	\$63,858	\$72,723

Any projections used are speculative in nature and do not represent the current or future performance of this 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 the property to determine whether it meets your suitations and the Self-ties repressly disclaims 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.





#### PROPERTY DESCRIPTION:

Describts of a 0.705 ears had at least short in the E. S. Coder Survey, Abstract No. 300, Torract County, Texes and being of a Cel 27. Block of Coder Addition, in addition to the Colly of Admights, Texis according, the plot thread texteded in Vedicine 388-90, Page 65, That Records, Torract County, Texas; said 0.705 care tract being more particularly sectorized by meter and busines as Octobers;

BESINING, at a point at the northeast corner of said Lot 2, Block b, said point also being the southeast corner of Lot 1, Block b, Carder Addition, as addition to the City of Armyton, Texas according to the plot heterol recorded in Volume 350-00, Page 88, Plot Resords, Tarroof County, Texas, said point also being on the west riphi-of-way line of Cetare-Lene 150 feet visibil.

THENCE, South 00 degrees 06 mileules 00 seconds West, with said west right-of-way like, a distance of 138.07 feet to a point at the southwest corner of said Lot 2. Block & sold point data being the northwest corner of Lot 5.R. Block & Corner foothin, on addition in the City of Asington, Texas according to the point thereof recorded in Volume 390-103, Page 12, Past Records, Tarvant Coonty, Texas;

THEMICE, South 67 degrees 50 initiates 00 seconds West, terring said west right-of-way like and with the common life of said Lofe 2 and 5-8, Block 1, a distance of 22206 feet (light calls 22366 feet) for a point of the sunfmeat corner of said Lofe 2 Block 2, and parties sen give normary must northern scare of said Lofe 3.0 Block 1, and an extension of the Control of Anna Control of the Cont

THESICE, North CO degrees CS princips 20 security 20 security mess among the city List 2 and 4, Stock 1, a distinct of SSSE less plant of the Ann CO displace of messles CO security CS per 1 and 2 for 3 for 1 and 2 for a for 1 and 1 an

THENCE, North 97 degrees 50 minutes OO seconds East, leaving said east line of Lot 4, Black I and with the common line of said Lots I and 2, Black I, a distance of 222.52 feet (plot calls 221.80 feet) to the PONT OF BEGIN

CONTAMING, 30,696 square feel or 0.705 acres of land, more or less.

NOTE: A new legal description has been written to accurately reliect our findings on the date of this survey.

#### SURVEYOR'S CERTIFICATION

To: Spirit Master Funding X, LLC, a Delaware limited Nability company, Spirit Realty Capilol, Inc., a Maryland corporation, First American Title Insurance Company, and The Mailthews Company, Inc. and their respective affiliates, successors and assigns,

This is to estify that this map or tall and the survey on which it is based were maps in constance with the 2006 Minimum Standard Debut Descriments for ALTA/STSS (Lost ITMS SURVEY), public settlement and whichest by ALTA and MSPS, and includes Henri I, 2, 3, 4, 6(d. 6(d.) 7(d.) 7(d.) 7(d.) 3, 3, 103, 13, 14, 16, 17 and 20 of Table A inverso. The Minimor's war completed on June 2, 2007.

Date of Plat or Map: June 8, 2016

ROBET W. Schnebbry, Tesse P.P.L.S. No. 4803.
Tesse Surveying Firm Res. No. 100762-00
660 N. Centrol Expression, Size 250
Phins, Tesse 20035 Fast 1879. U.S. 6800 is
emil: 15841-150-660-690-empiners.com
0555 No. 6503-60-60-60
Odele June 8, 2016
Odele of Lost Festerion, June 13, 2016

The property described and shown hereon is the same property described in First American Title insurance Company Title Commitment GF No. NCS-793647-I-CHI2 effective date May 03, 2016, issued May 25, 2016.

#### NOTES REGARDING SCHEDULE B EXCEPTIONS:

IOI. Texas Electric Service Company Essements recorded in Volume 6624, Page 959, of the Official Public Records, of Tarrant County, Texas affect the subject fract and the easements are pioled hereon.

10b. Term, Condition, and Standalons in the Cation and Substitution Agreement by any between Gual Tac Hammader L.C.C. Deleaves immedia Soulity company on the Progenty L.C.C. a Deleaves immed Guality company recorded in County Clerk's File No. 2024/17294, of the Official Public Records, of Tarrant County, Texas offices the souliest funct but on an optotical berson as they are blanch in network.

TO, Trans. Condition, and Studentine in the Trapertie Agreement by and better Traperties Agreement by and better Traperties Agreement by and better the Studentia and Good Traperties Indianal Conference Tender Basilian processing and Conference Tender Basilian (Conference Tender Basilian) are settled to the Conference Tender Basilian (Conference Tender Basilian) and Conference Tender Basilian (Conference Tender Basilian (Co

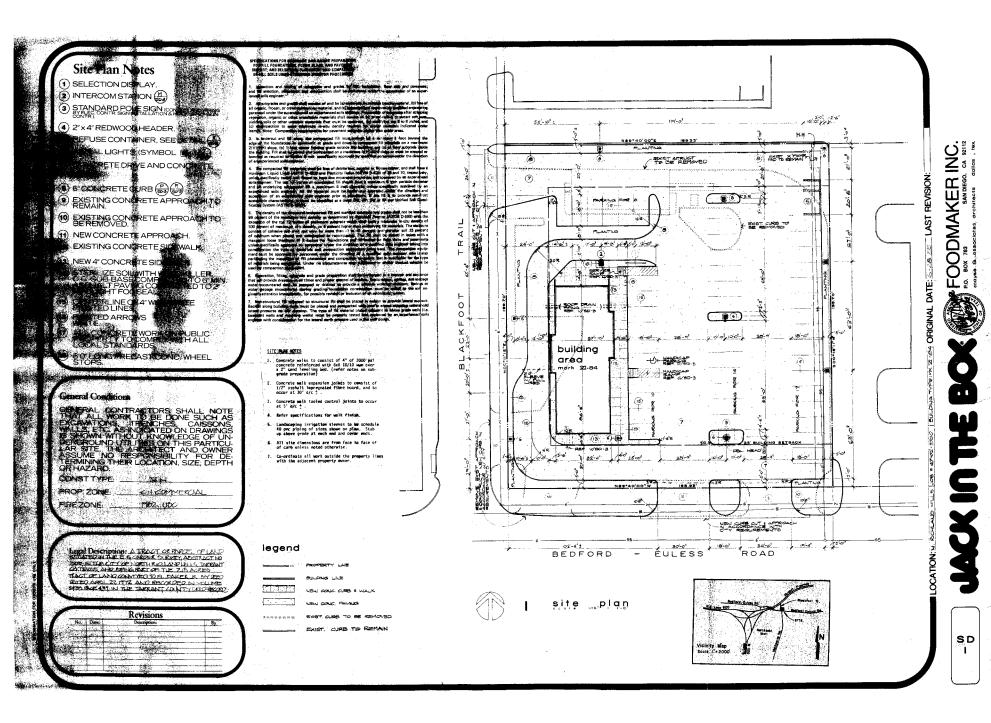
#### LEGEND LEGENO POWER POLE WATER METER WATER VALVE LIGHT STANDARD TRANSFORMER FRE HYGRANT CLEANOUT INHIGATION CONTROL VALVE JUNCTION BOX WATER VALUE I SHEET 1 OF 1 "ALTA/NSPS LAND TITLE SURVEY" PREPARED FOR: ⊹ THE MATPHEWS COMPANY WATER VAULT GAS METER GAS VALVE METAL SIGN POWER POLE ANCHOR 0. SANITARY SEWER MANHOLE OVERHEAD POWER LINE FENCE AIR CONDITION UNIT TELEPHONE RISER CABLE RISER ELECTRIC METER GRATE INLET FLOOD LIGHT MONITORING WELL Spirit Realty Capital, Inc.

1321 Desiree Lane

N. Richalnd Hills, TX (Taco Bueno)

DATE: June 8, 2016 DWN, BY: GSES

APPROVED:

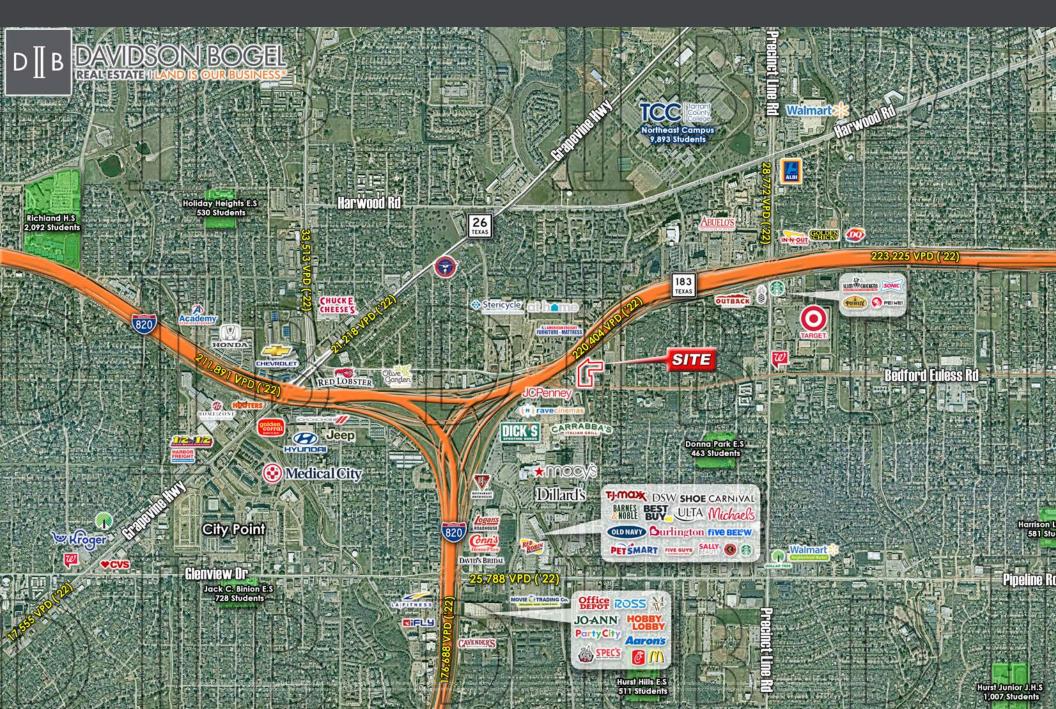






# S.H. 820 & W. BEDFORD EULESS RD.

WIDE AERIAL



# S.H. 820 & W. BEDFORD EULESS 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 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.

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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.

#### 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
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Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord	I Initials Date	