



OneExchange



JLA Treasures
ESTATE SALES - AUCTIONS - APPRAISALS
ACTION Lock Doc
NPI Technologies
CUSTOM RODS & DRAPERIES

D II B DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®

Glenville Dr

Plano Rd

BENNING

SITE

SENDERRA

speed commerce



FLAMINGO ISLAND



Curves

Anatolia



Arapaho Rd

Arapaho Rd



NWC - ARAPAHO RD. & PLANO RD.

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

SIMON BEAKLEY
SBeakley@db2re.com
214.526.3626 x 122

RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

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:
± 2.98 AC



TRAFFIC COUNTS:
Plano Rd.: 38,950 VPD
Arapaho Rd.: 29,720 VPD



ZONING:
PD 4322 - Commercial



UTILITIES:
Utilities To Site

DEMOGRAPHICS

| | 1 Mile | 2 Miles | 3 Miles |
|-------------------------|----------|----------|----------|
| 2024 Population | 26,602 | 85,271 | 149,932 |
| % Proj Growth 2024-2029 | -0.61% | -0.55% | -0.22% |
| 2024 Average HH Income | \$81,535 | \$81,521 | \$92,556 |
| 2024 Median HH Income | \$54,152 | \$53,449 | \$59,337 |

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

| Duck Creek Use Type | How Permitted P-Permitted S-Special Use | Supplemental Use Regulations |
|--|---|---|
| Use | | |
| Residential | | |
| Adaptive Reuse | P | See Subsection II.D.4.a.ii.a), Adaptive Reuse. |
| Live/Work | S | See Subsection II.D.4.a.ii.b), Live/Work. |
| Non-Residential | | |
| Antenna, Accessory | P | See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors. |
| Antenna, Commercial | P | |
| Antenna, Commercial, in Excess of Three Antennas | S | |
| Antenna, Freestanding | P | |
| Antenna, Mounted | P | |
| Art Gallery | P | |
| Assisted Living Facility | S | |
| Bakery | P | |
| Bank or Financial Institution | P | |
| Barber or Beauty Salon | P | Skin and nail care as accessory use only. |
| Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine | S | |
| Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine | P | |
| Boarding Kennel | S | See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors. |
| Catering Service | P | |
| Child Care Center | S | See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors. |
| Church | P | |
| Collaborative Co-Working Space | P | |
| Commercial Entertainment, Indoor | S | |
| Commercial Entertainment, Outdoor | S | |
| Construction Field Office | P | |
| Contracting Operation | P | |
| Cultural/Community Center | P | |
| Data Center | P | |

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

| Duck Creek Use Type | How Permitted P-Permitted S-Special Use | Supplemental Use Regulations |
|---|---|--|
| Distribution Center | P | |
| Electrical Substation | S | |
| Event Center | S | |
| Fine Arts Studio | P | |
| Food Truck Park | S | |
| Fraternal Organization | P | |
| Health Club | P | |
| Helipad | S | |
| Home Occupation | P | See Article I, Title Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors. |
| Hospital | S | |
| Hotel, Full Service | P | |
| Hotel, Other | S | |
| Independent Living Facility | S | |
| Large Scale Retail/Service Store | S | |
| Laundry or Dry Cleaning Service | P | Not to exceed 6,000 SF per location. |
| Laundry Pick Up Station | P | |
| Mailing Service | P | |
| Manufacturing Facility | P | |
| Manufacturing Facility, Artisanal | P | |
| Manufacturing High-Tech | P | |
| Martial Arts School | P | |
| Massage Establishment | S | |
| Microbrewery | P | See Subsection II.D.4.a.ii.c), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption. |
| Mortuary or Funeral Home | S | |
| Motor Vehicle Parts and Accessory Sales | P | |
| Nursing or Convalescent Home | S | |
| Office | P | |
| Parking Garage | P | |
| Parking Surface Lot | S | |

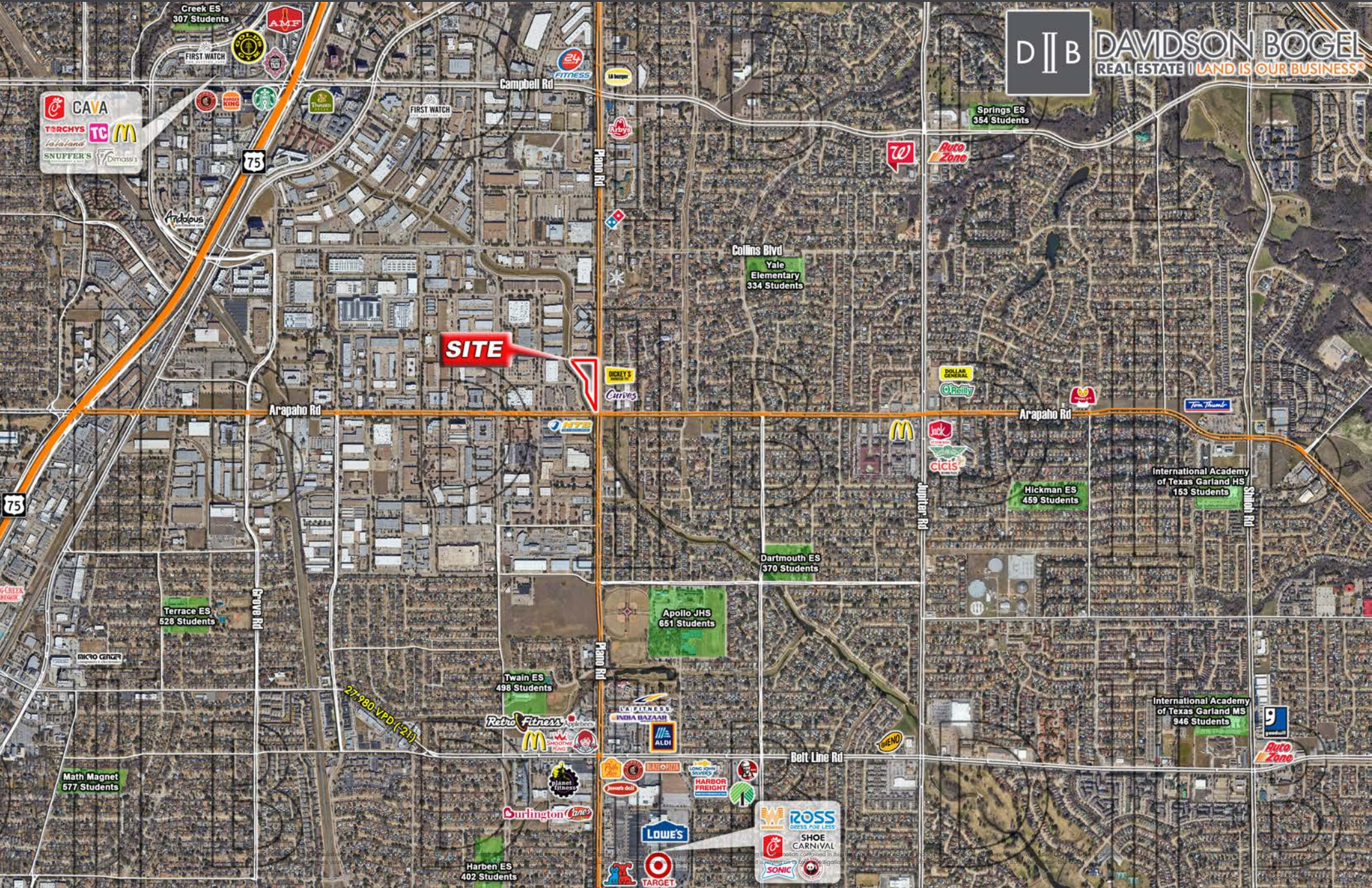
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, 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

| Duck Creek Use Type | How Permitted P-Permitted S-Special Use | Supplemental Use Regulations |
|--|---|---|
| Parking Surface Lot or Garage - Municipal | P | |
| Performing Arts Center | S | |
| Pet Sales and Grooming | P | See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors. |
| Photography or Art Studio | P | |
| Print Shop, Major | P | |
| Print Shop, Minor | P | |
| Private Club | S | Subject to Chapter 4, Code of Ordinances, as amended or its successors. |
| Private Recreational Club | S | |
| Public Building | P | |
| Radio, Recording or Television Studio | P | |
| Radio or Television Station | P | |
| Repair Shop, Household Items | P | |
| Repair Shop, Personal Items | P | |
| Research Laboratories and Facilities | P | |
| Restaurant Without Drive-Through or Curb Service | P | Encourage frontage, outdoor dining or patio along Duck Creek available for patrons |
| Retail Sales | P | |
| School, Parochial (Not Located on Same Lot as Religious Institution) | S | |
| School, Parochial (Located on Same Lot as Religious Institution) | P | |
| School, Private | S | |
| Technical Training School | P | |
| Temporary open air market | S | Subject to Article VIII, Chapter 12 of Code of Ordinances of the City of Richardson, as amended. |
| University or College | P | |
| Veterinary Office | P | See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors. |
| Warehouse | P | |
| Wholesale Establishment | P | |
| Winery/Distillery | P | See Subsection II.D.4.a.ii.c), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption. |

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

ARAPAHO RD. & PLANO RD.

WIDE AERIAL



ARAPAHO RD. & PLANO 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 |
| SIMON BEAKLEY | 653368 | SBEAKLEY@DB2RE.COM | 214-526-3626 |
| SALES AGENT/ASSOCIATE | LICENSE NO. | EMAIL | PHONE |
| CHRISTOPHER 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:

- 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 |
| Simon Beakley | 653368 | sbeakley@db2re.com | 214.526.3626 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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 |
| 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