

NEQ - COLLINS RD. & CLAY RD.

SUNNVALE, TX | DALLAS COUNTY | SUNNYVALE I.S.D | COMMERCIAL PROPERTY FOR SALE

ELLIOTT NEWSOM
ENewsom@db2re.com
214.526.3626 x 149

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

EDWARD BOGEL
EBogel@db2re.com
214.526.3626 x 102

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:
± 6.994 AC



TRAFFIC COUNTS:
U.S. 80: 99,590 VPD
Collins Rd.: 23,554 VPD



ZONING:
General Business

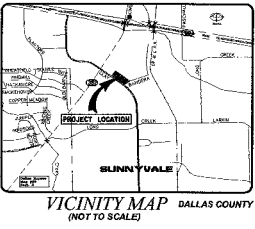
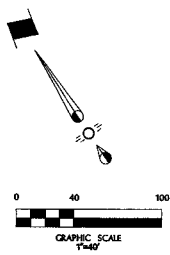


UTILITIES:
Water & Sewer Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	3,527	56,443	159,220
2024 Average HH Income	\$93,616	\$107,579	\$98,078
2024-2029 Median HH Income	\$75,453	\$83,730	\$77,016

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Davidson & Bogel Real Estate, LLC 2024



- LEGEND: Symbols for sewer pipe, fire hydrant, meter, sign, light standard, etc.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS:

10. The following matters and all terms of the documents creating or offering evidence of the matter:
Ba. Easement and right of way from Dan M. Henard, Jr., Andy E. Henard, Larry G. Henard and Joe J. Henard to Town of Sunnysvale, dated June 6, 1995, filed December 22, 1995, recorded in Volume 85248, Page 1733, Real Property Records, Dallas County, Texas (Affects Tract 14 as shown)
Bc. Easement and right of way from Clay Bandera Partners, LP to Town of Sunnysvale, dated August 14, 2006, filed August 18, 2006, recorded under Document No. 200600305171, Real Property Records, Dallas County, Texas. (Affects Tract 14 as shown)
Bd. Royalty and/or mineral interests of every kind and character in and under the herein described property reserved in instrument from Don M. Henard, Jr., Andy E. Henard, aka Joe John Henard; Larry G. Henard; and Andy E. Henard, individually and as all of the general partners of D.U.L.L.A. Land to Clay Bandera Partners, LP, dated February 23, 2006, filed February 23, 2006, recorded under Document No. 20060068180, Real Property Records, Dallas County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument. (Affects Tract 14 and is blanket in nature)

NOTES:
The subject tract abuts the occupied northeast right of way line of Clay Road and the occupied northwest right of way line of Bandera Lane.

PROPERTY DESCRIPTION:

TRACT 14:
BEING a 6.994 acre tract of land situated in the T. D. Coates Survey, Abstract No. 331, in the Town of Sunnysvale, Dallas County, Texas, and being of that tract described in the deed to Clay Bandera Partners, LP, recorded in County Clerk's Document No. 20060068180, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:
COMMENCING at a 1/2 inch iron rod found at the intersection of the northeast right of way line of Clay Road (a 100 foot right-of-way) as described in right-of-way Deed Dedication to the Town of Sunnysvale dated June 6, 1995 and recorded in Volume 85248, Page 1724 in the Dallas County Deed Records, and the southeast right-of-way line of Collins Road also known as State Highway 302 (a 100 foot right-of-way) and also being the west corner of a tract of land conveyed to Paul E. Cosh by deed recorded in Volume 98068, Page 2344, Deed Records, Dallas County, Texas;
THENCE South 56 degrees 07 minutes 13 seconds East along the common line of said Clay Road and said Cosh tract, a distance of 400.00 feet to a 5/8 inch iron rod set for corner, said corner being the south corner of said Cosh tract and the west corner of said 6.994 acre tract for the POINT OF BEGINNING of the herein described tract;
THENCE North 33 degrees 50 minutes 03 seconds East along the southeast line of said Cosh tract, a distance of 300.00 feet to a 5/8 inch iron rod set for corner, said corner lying in the southeast line of said Cosh tract and also being the west corner of Lot 19 of Records to the map or plat thereof recorded in Volume 2001154, Page 34 of the Map Records of Dallas County, Texas;
THENCE South 56 degrees 07 minutes 13 seconds East along the southwest line of said Stone Canyon Addition (Phase One), a distance of 834.44 to a 5/8 inch iron rod set for corner, said corner being an ell corner in Lot 126 of said Stone Canyon Addition (Phase One);

THENCE South 33 degrees 52 minutes 47 seconds West along the most southerly southwest line of said Lot 126, a distance of 560.00 feet to a 5/8 inch iron rod set for corner, said corner being an interior corner of herein described tract, and also being the beginning of a curve to the right, said curve having a radius of 1,200.00, a delta of 11 degrees 43 minutes 30 seconds, and a chord which bears South 50 degrees 15 minutes 29 seconds East, for a chord distance of 245.14 feet;
THENCE along the southwest line of said Lot 126 and along said curve to the right, an arc length of 245.17 feet to a 1/2 inch iron rod found for corner, said corner being the south corner of Lot 45 of Stone Canyon Phase One, an addition to the Town of Sunnysvale, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2003011, Page 314 of the Map Records of Dallas County, Texas, said set rod also lying in the northwest right-of-way line of Bandera Lane (a 40 foot right-of-way);
THENCE South 48 degrees 47 minutes 54 seconds West along the northwest right of way line of said Bandera Lane, a distance of 200.07 feet to a 5/8 inch iron rod set for corner of this tract, said corner being the intersection of the northeast right-of-way line of said Bandera Lane and the northeast right-of-way line of aforesaid Clay Road and also being the beginning of a curve to the left, said curve having a radius of 950.00 feet, a delta of 11 degrees 25 minutes 02 seconds, and a chord distance of 189.30 feet;
THENCE along the northeast right-of-way line of said Clay Road and said curve to the left, an arc length of 189.30 feet to a 1/2 inch iron rod found for corner, said corner lying in the northeast right-of-way line of said Clay Road;
THENCE North 56 degrees 07 minutes 13 seconds West along the northeast right-of-way line of said Clay Road, a distance of 834.09 feet to the POINT OF BEGINNING and containing 304,642 square feet or 6.994 acres of land, more or less.

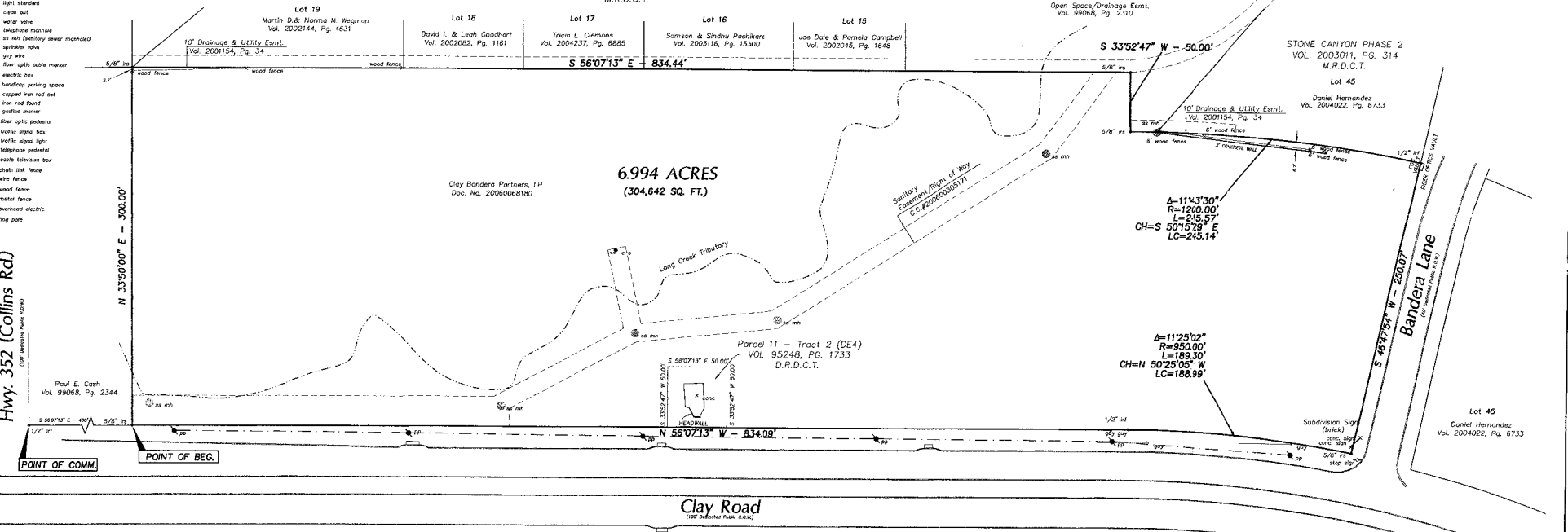
STONE CANYON PHASE 1
VOL. 2001154, PG. 34
M.R.D.C.T.

Lot 19: Martha D. & Norma M. Wegman, Vol. 2002144, Pg. 4631
Lot 18: David L. & Leah Goodhart, Vol. 2002082, Pg. 1161
Lot 17: Tricia L. Clemens, Vol. 2004237, Pg. 6885
Lot 16: Samson & Sindhu Pasickart, Vol. 2003116, Pg. 15300
Lot 15: Joe Dale & Pamela Campbell, Vol. 2002045, Pg. 1648

Open Space/Drainage Easmt. Vol. 99068, Pg. 2310

STONE CANYON PHASE 2
VOL. 2003011, PG. 314
M.R.D.C.T.

6.994 ACRES (304,642 SQ. FT.)



SURVEYORS CERTIFICATION

To: 400 Barnes Bridge Partners, LP; Amegy Bank National Association, its successors and assigns, Chicago Title Insurance Company, and North American Title Company

I hereby certify that on the 7th day of March, 2007,
a. this survey was made on the ground in conjunction with the field notes shown on this survey and shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and above ground observable improvements thereon (ii) any and the distance thereon to the nearest facing exterior property lines of the subject property, (iii) the location of rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property, (iv) abutting dedicated public streets providing access to the subject property together with the width and name thereof, and (v) other significant items on the subject property;
b. except as shown on the survey, there are no (i) encroachments upon the subject property by above ground observable improvements on adjacent property, (ii) encroachments on adjacent property, streets or alleys by any above ground observable improvements on the subject property, (iii) encroachments by above ground observable improvements onto easements located on subject property (iv) party walls, or (v) conflicts or protrusions;

c. physical ingress to and egress from the subject property is provided by Clay Road (100' ROW) and Bandera Lane (40' ROW), the same being paved, dedicated public right(s)-of-way maintained by the Texas Department of Transportation,
d. the plotted building set back lines on the subject property are located as shown hereon;
e. no part of the subject property lies within a flood plain or flood prone area or a flood way of any body of water as scaled on the Flood Insurance Rate Maps; and
f. this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 13, 14 (and if applicable 15) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Professional Land Surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

By: Brockette-Davis-Drake, Inc.
Michael B. Marx
Registered Professional Land Surveyor 5181



NOTING:
The subject property is zoned OB. Setback, height, and floor space area restrictions cannot be disclosed, because said restrictions depend on the use of the property. For more information, contact Steve Gilbert at the City of Sunnysvale (972-203-4188).

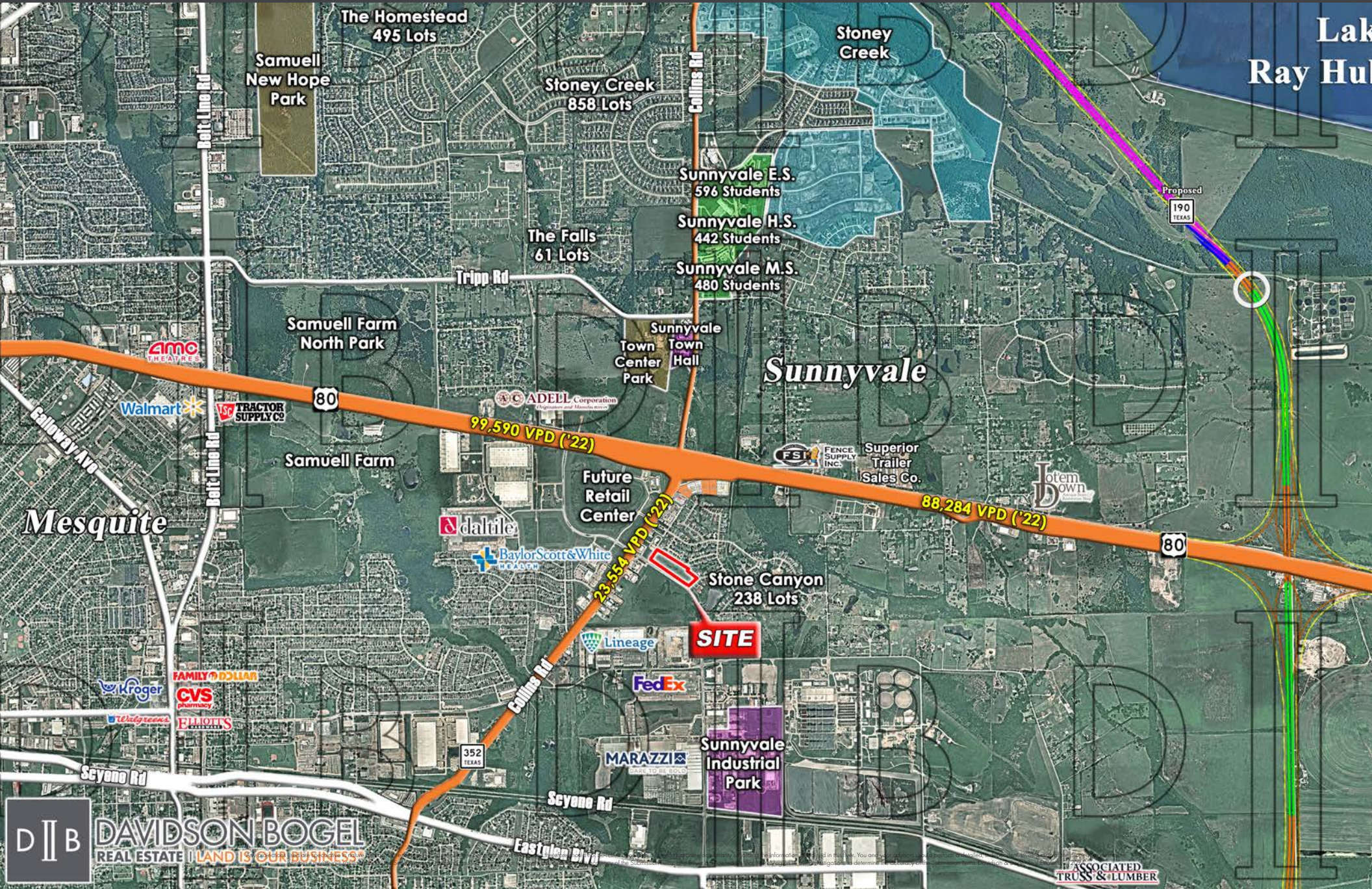
ALTA/ACSM LAND TITLE SURVEY
TRACT 14, CLAY-BANDERA
CITY OF SUNNYSVALE
DALLAS COUNTY, TEXAS
BROCKETTE - DAVIS - DRAKE, INC.
CONSULTING ENGINEERS
Civil & Structural Engineering/Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
(214) 824-3647, fax (214) 824-7064

FLOOD STATEMENT:
According to Community Panel No. 48113C0300 J and 48113C0305 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Flood Zone X, which is not a special flood hazard area. For the portion of the property not within an identified special flood hazard area, 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.

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COLLINS RD. & CLAY RD.

WIDE AERIAL



COLLINS RD. & CLAY 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
COLLINS MEIER	714822	EMAIL@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
ELLIOTT NEWSOM	790752	ENEWSOM@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
Collins Meier	714822	cmeier@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

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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

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