



SEQ - S.H. 114 & WILLIAM D. TATE AVE.

GRAPEVINE, TX | TARRANT COUNTY | GRAPEVINE - COLLEYVILLE I.S.D

*PAD SITES: FOR SALE OR LEASE, CAN BE SUBDIVIDED*

**JONATHAN COOPER**

JCooper@db2re.com

214.526.3626 x 139

**NOAH WILLIAMS**

NWilliams@db2re.com

214.526.3626 x 133

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.2022



## PROPERTY INFORMATION



### SIZE:

Site 1: ± 1.791 AC Land  
± 7,069 SF Building

Site 2: ± 1.393 AC Land  
± 6,169 SF Building



### TRAFFIC COUNTS:

S.H. 114: 123,000 VPD  
William D. Tate Ave: 57,000 VPD



### ZONING:

Retail



### UTILITIES:

Available To Site

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	4,579	52,102	131,781
% Proj Growth 2021-2026	0.4%	0.6%	0.9%
2021 Average HH Income	\$86,212	\$141,910	\$156,369
2021 Median HH Income	\$71,417	\$114,617	\$120,712

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# SOUTH ELEVATION

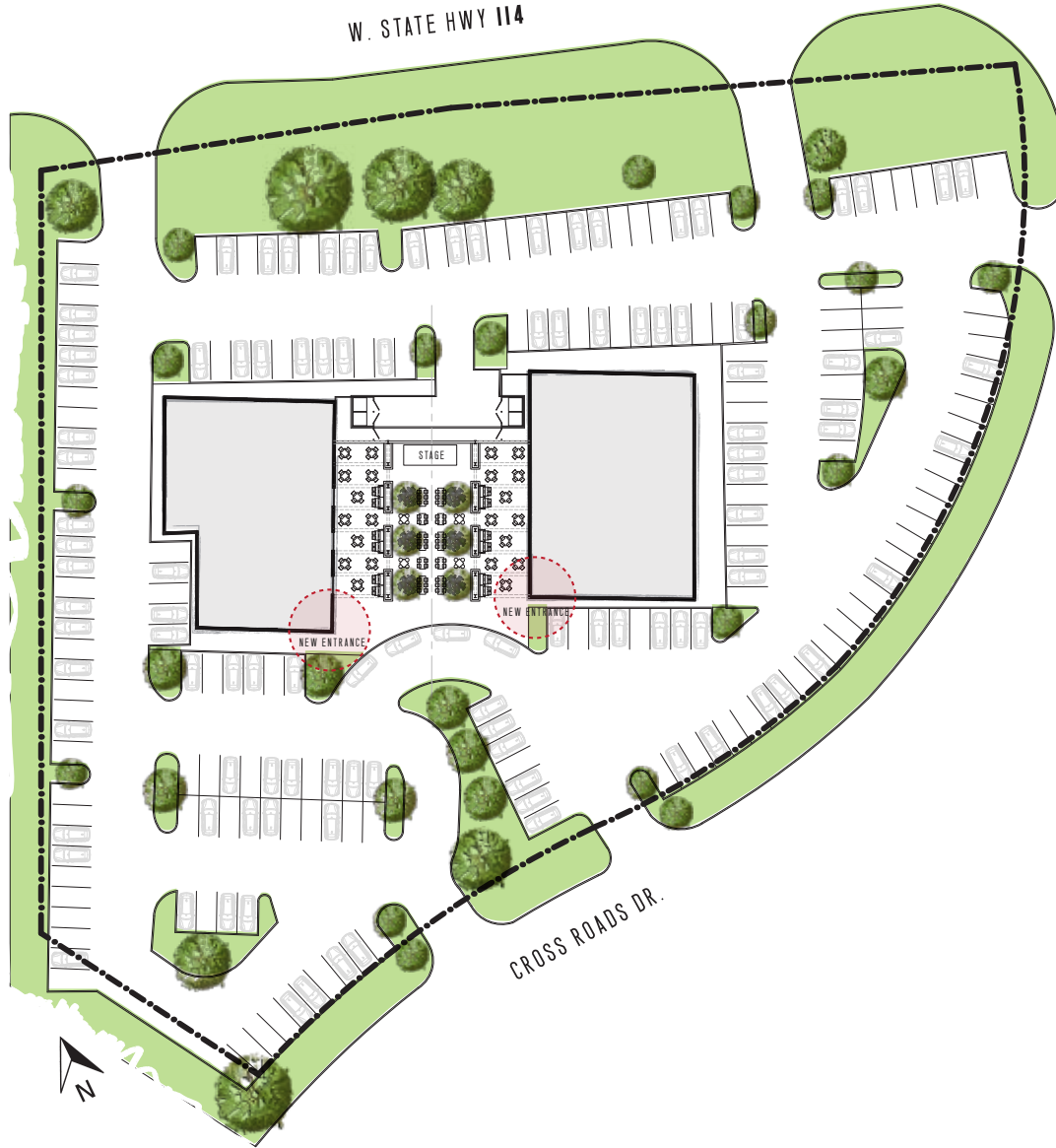


**1031 W HIGHWAY 114**  
GRAPEVINE, TX

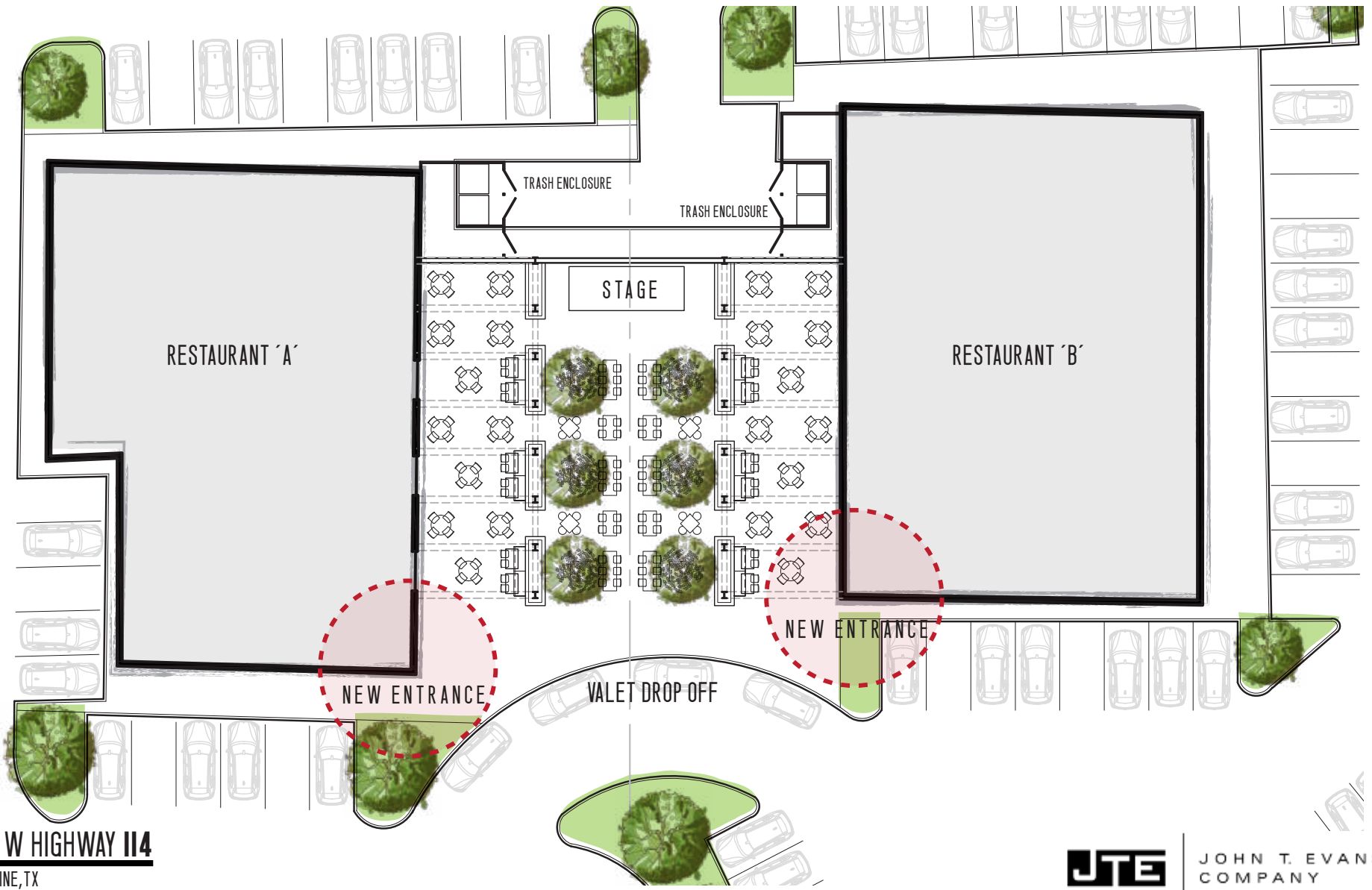


JOHN T. EVANS  
COMPANY

**1031 W HIGHWAY 114**  
GRAPEVINE, TX



JOHN T. EVANS  
COMPANY



**1031 W HIGHWAY 114**  
 GRAPEVINE, TX

**JTE** | JOHN T. EVANS  
 COMPANY



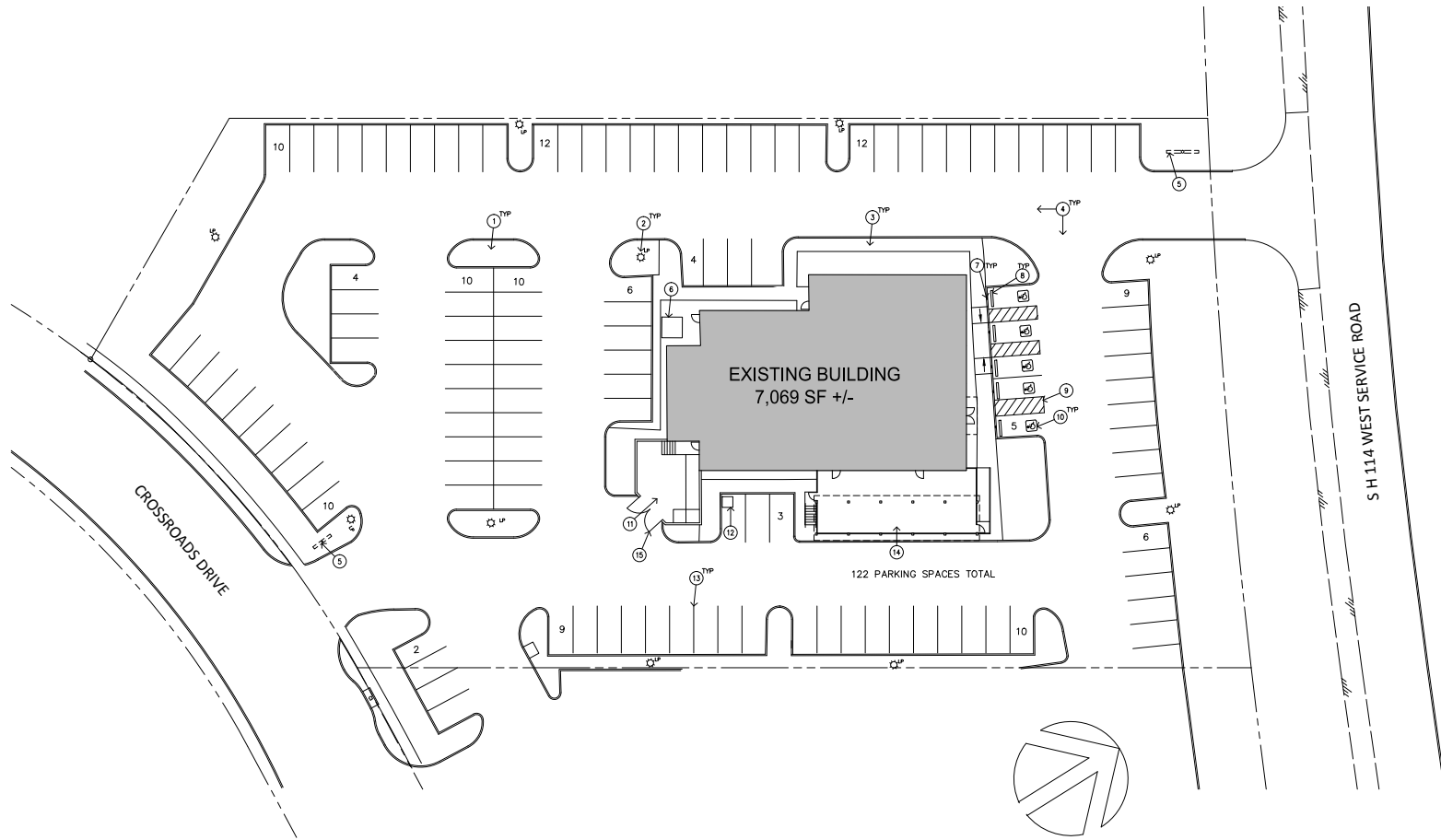


GENERAL NOTES:

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR NEW CONCRETE ACCESSIBLE PARKING AND WALK DEMOLITION, GRADING, AND PAVING ALONG THE NORTH SIDE OF THE BUILDING.
2. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR PLANTING AND IRRIGATION INFORMATION.

KEYED NOTES:

- ① EXISTING PLANTING AREAS---REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS.
- ② EXISTING POLE-MOUNTED SITE LIGHTING TO REMAIN.
- ③ EXISTING CONCRETE WALKS TO REMAIN.
- ④ EXISTING CONCRETE DRIVES AND PARKING AREAS TO REMAIN.
- ⑤ EXISTING SIGN POLES TO REMAIN---NEW SIGN CABINETS TO BE PROVIDED BY TENANT.
- ⑥ EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- ⑦ EXISTING POLE-MOUNTED ACCESSIBILITY PARKING SIGNS TO BE REVISED.
- ⑧ EXISTING CONCRETE WHEEL STOPS TO BE REUSED.
- ⑨ NEW 4" WIDE WHITE REFLECTIVE PAINT MARKINGS FOR ACCESSIBLE AISLES AND SPACES.
- ⑩ NEW BLUE AND WHITE REFLECTIVE PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- ⑪ EXISTING SERVICE COURT TO REMAIN.
- ⑫ EXISTING GREASE INTERCEPTOR TO REMAIN.
- ⑬ EXISTING PARKING SPACE MARKING TO REMAIN.
- ⑭ NEW OUTDOOR PATIO ADDITION BY OTHERS---SHOWN FOR REFERENCE ONLY.
- ⑮ REPLACE EXISTING WOOD SLATS WITH NEW 1 X 4 WESTERN RED CEDAR SLATS WITH CLEAR SEALER AND RE-PAINT EXISTING GATE POSTS AND FRAME PNT-6.



REVISIONS
△ 07-11-17

**DAYLIGHT GOLF**  
GRAPEVINE, TEXAS  
1041 HIGHWAY 114 WEST

10280 N Central Expressway  
Suite 258 Dallas, Texas 75231  
Telephone: 817-903-6663  
dons@dfsarchitect.com



Signature  
07-11-17

Sealed

Date 07-11-17

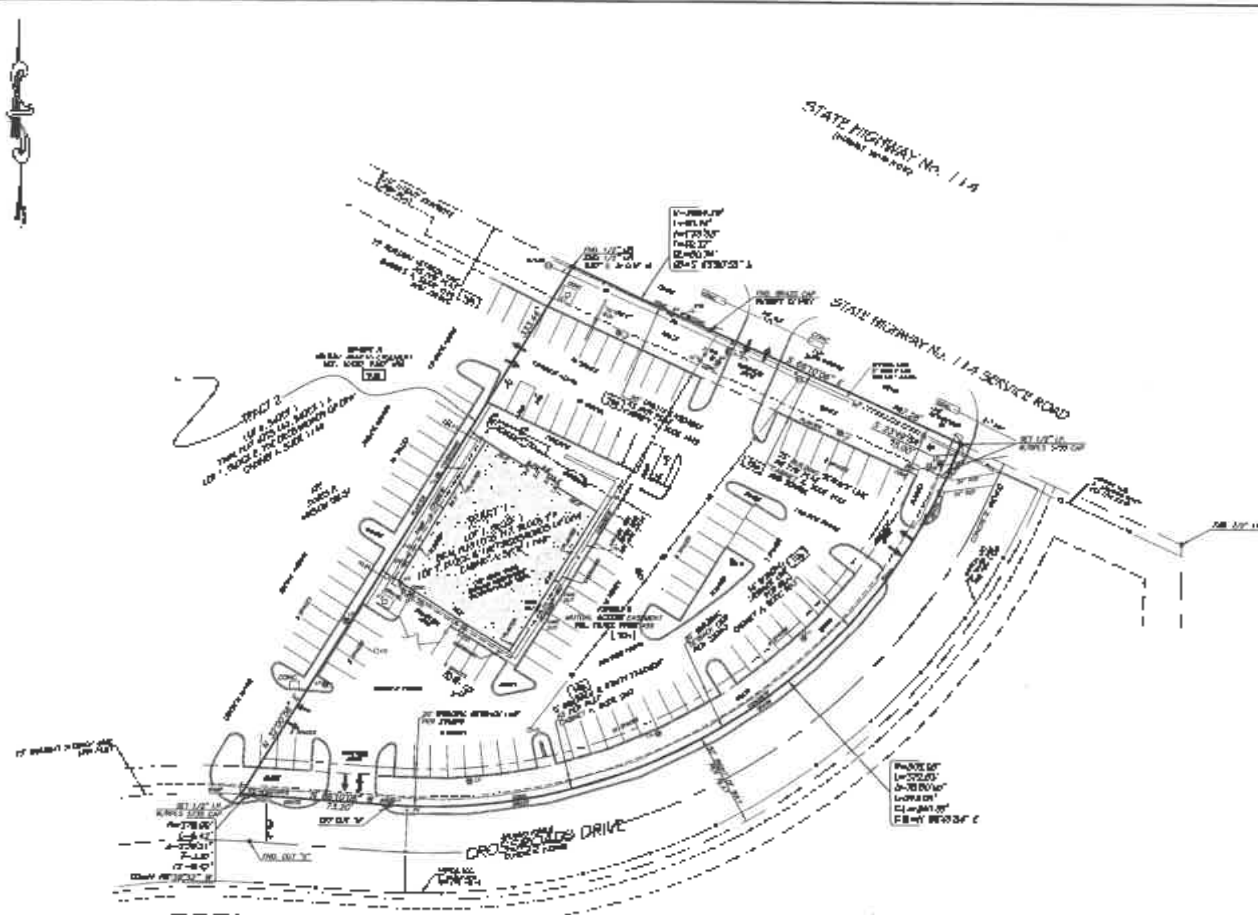
Scale 1" = 20'

Drawn DS, CM, RA

Job

Sheet

A-1.0



**SURVEYOR'S CERTIFICATE**  
 State of Georgia, County of DeKalb

I, the undersigned, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor for the County of DeKalb, State of Georgia, and that I have personally conducted the survey herein shown, and that the same is a true and correct copy of the original field notes and computations, and that the same have been carefully checked and found to be correct.

Witness my hand and the seal of my office this 1st day of August, 2022.

\_\_\_\_\_  
 Surveyor

1. This is to certify that this map or plan was prepared by me or under my supervision and that the same is a true and correct copy of the original field notes and computations, and that the same have been carefully checked and found to be correct.
2. The survey was conducted in accordance with the Georgia Surveying Code, and the same is a true and correct copy of the original field notes and computations, and that the same have been carefully checked and found to be correct.
3. The survey was conducted in accordance with the Georgia Surveying Code, and the same is a true and correct copy of the original field notes and computations, and that the same have been carefully checked and found to be correct.
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**LEGEND**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

**CURVE DATA:**  
 CURVE NO. 1  
 BEARING: 118° 00' 00"  
 DISTANCE: 100.00'  
 CURVE NO. 2  
 BEARING: 118° 00' 00"  
 DISTANCE: 100.00'

CURVE DATA	
CURVE NO. 1	
BEARING:	118° 00' 00"
DISTANCE:	100.00'
CURVE NO. 2	
BEARING:	118° 00' 00"
DISTANCE:	100.00'
CURVE NO. 3	
BEARING:	118° 00' 00"
DISTANCE:	100.00'



**NOTICE TO BUYER:**  
 The Buyer is advised that this map or plan is a true and correct copy of the original field notes and computations, and that the same have been carefully checked and found to be correct.



**SMITH ROBERTS DALGEMER LLC**  
 ENGINEERS • SURVEYORS • PLANNERS

**OUTBACK STEAKHOUSE**  
 1084 STATE HIGHWAY 114 WEST  
 CRAWFORD, DEKALB COUNTY  
 STATE OF GEORGIA  
 ALLEN/BOGEL LAND TITLE SURVEY

STAKE NO. 4455

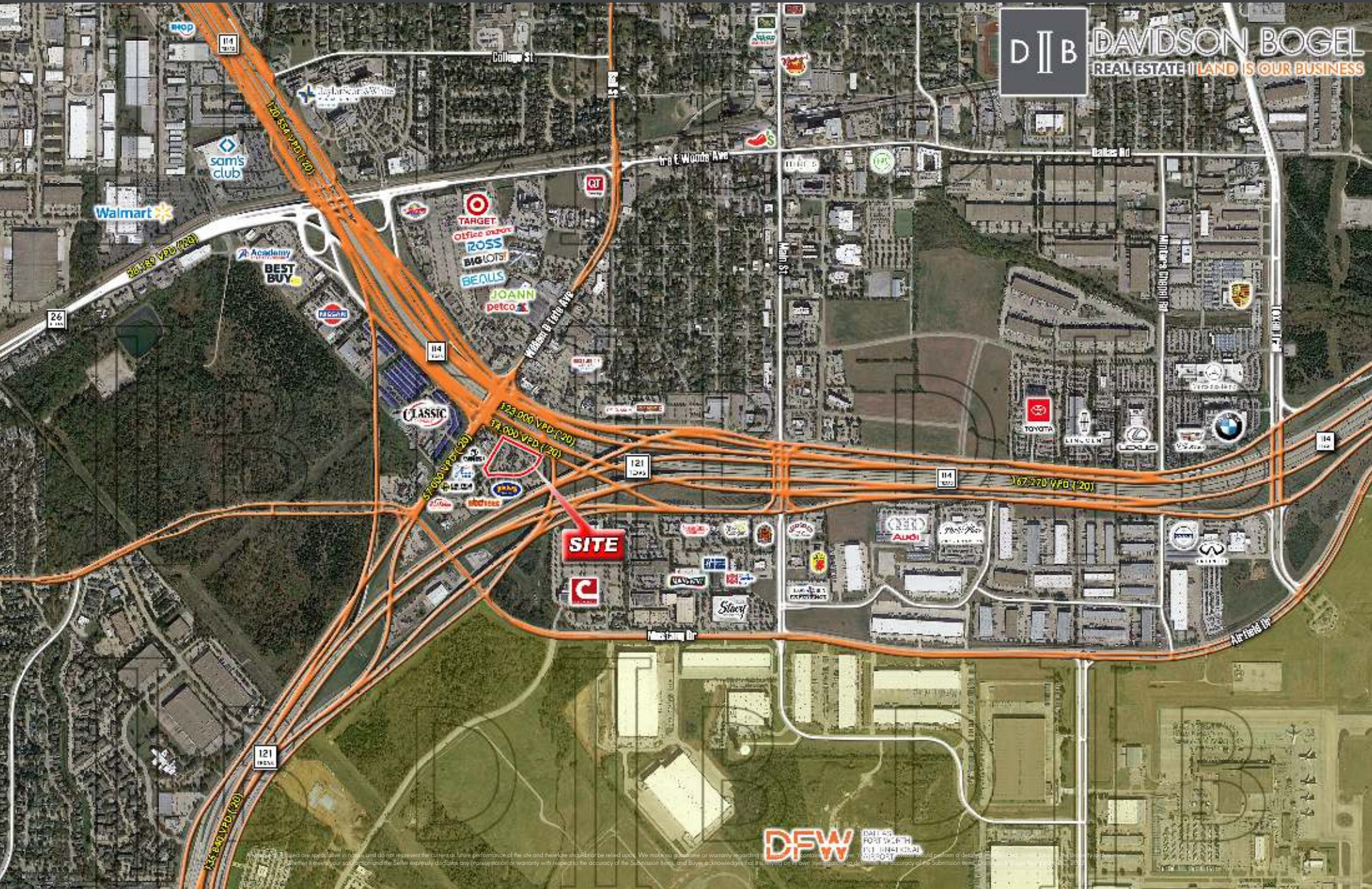
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## WIDE AERIAL



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

123,000 VPD (20)  
57,000 VPD (20)  
67,000 VPD (20)

**SITE**

**DFW** DALLAS FORT WORTH  
11411 KIRBY

All information is based on a preliminary site plan and does 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 accuracy of the information contained herein. Your DFW REAL ESTATE GROUP agent should perform a detailed site analysis to determine the feasibility of the project and 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 investigation to determine the accuracy of the Submission Items. Dated: 10/15/2024

# S.H. 114 & WILLIAM D. TATE AVE.

## 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.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>JONATHAN COOPER</b>	<b>475232</b>	<b>JCOOPER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>NOAH WILLIAMS</b>	<b>743029</b>	<b>NWILLIAMS@DB2RE.COM</b>	<b>214-526-3626</b>
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:
  - 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
Jonathan Cooper	475232	jcooper@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



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Designated Broker of Firm	License No.	Email	Phone
Noah Williams	743029	nwilliams@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

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date