



SEC - E. CAMPBELL RD. & MURPHY RD.

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

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

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

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. 2021



PROPERTY INFORMATION



SIZE:

Land: ± 3.64 AC
 Building: ± 4,900 SF



TRAFFIC COUNTS:

Campbell Rd.: 10,260 VPD ('19)
 Murphy Rd.: 12,295 VPD ('19)



ZONING:

C-1: Neighborhood Shopping District



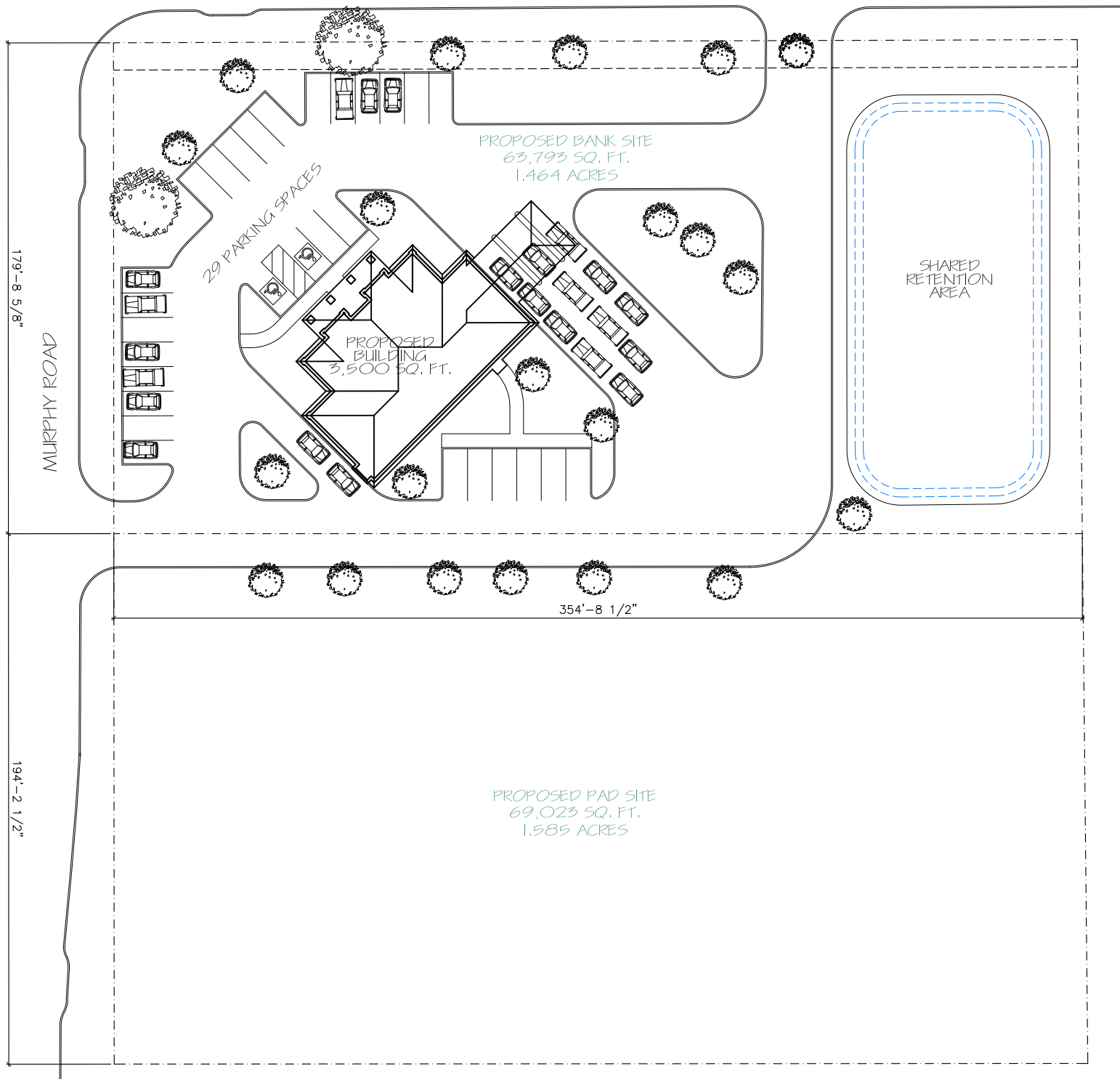
UTILITIES:

Available to Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2020 Population	9,902	41,356	87,892
% Proj Growth 2020-2025	0.9%	1.4%	1.3%
2020 Average HH Income	\$158,113	\$143,006	\$128,940
2020 Median HH Income	\$119,026	\$113,351	\$105,805

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179'-8 5/8"

MURPHY ROAD

29 PARKING SPACES

PROPOSED BUILDING
3,500 SQ. FT.

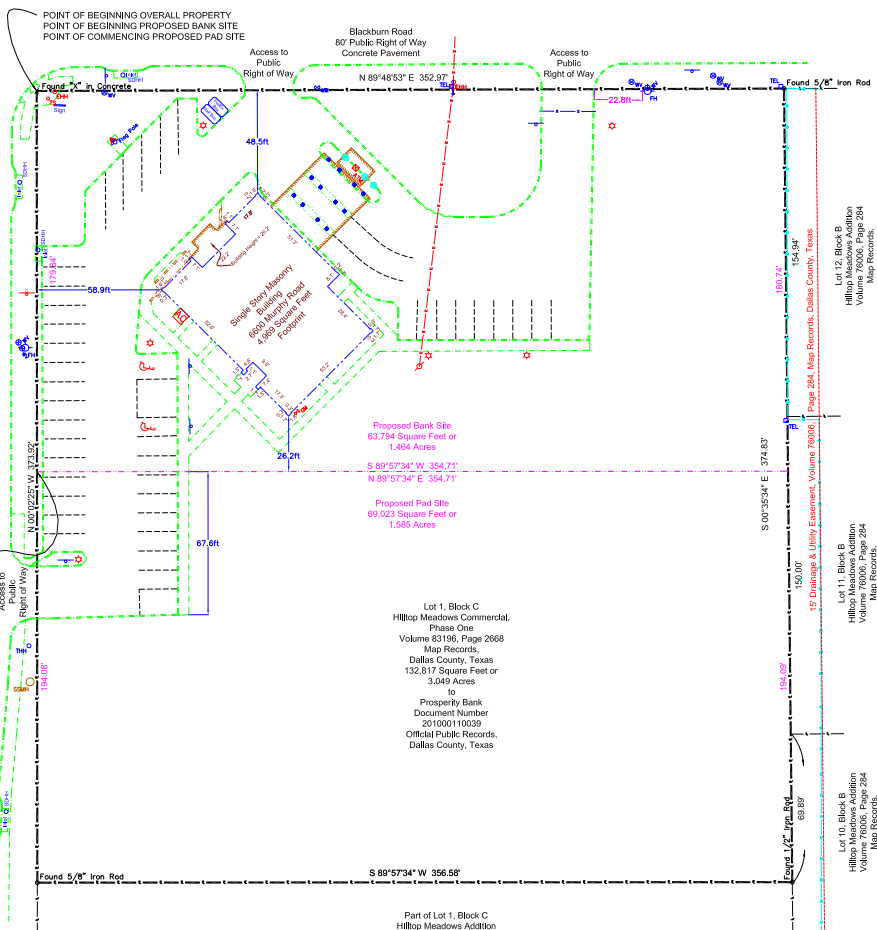
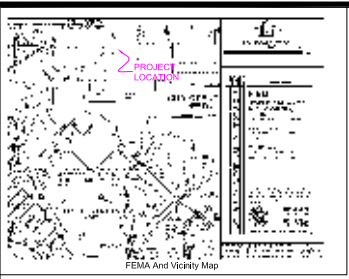
PROPOSED BANK SITE
63,793 SQ. FT.
1.464 ACRES

354'-8 1/2"

SHARED RETENTION AREA

194'-2 1/2"

PROPOSED PAD SITE
69,023 SQ. FT.
1.585 ACRES



LEGEND

- Boundary Line
Easement Line
Lot Line
Building Footprint
Chain Link Fence
Wall
Edge of Concrete
Concrete Curb & Gutter
Parking Lot Stripe
Covered Concrete
Height Gage
Overhead Electricity Line
Air Conditioner
Light Pole
Power Pole
Ground Light
Electricity Hand Hole
Traffic Signal
Automated Teller Machine
Bollard
Column
U. S. Mail Box
Fuel's Drop Box
Water Meter
Fire Hydrant
Water Valve
Big Pole
Gas Meter
Guy Wire
Storm Drain Hand Hole
Sign
Gas Pipeline Marker - Atmos Energy
Sanitary Sewer Manhole
Telephone Manhole
Telephone Riser
Handicapped Parking

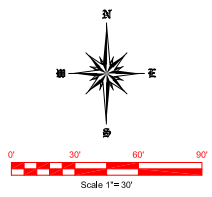
SKETCH SHOWING

All of Lot 1, Block C of Hilltop Meadows Commercial, Phase One, an addition to the City of Sachse, in Dallas County, Texas, as shown on the map recorded in Volume 83196, Page 2668 of the Map Records of Dallas County, Texas, embracing all of the tract of land described in the deed to Prosperity Bank recorded in Document Number 201000110039 of the Official Public Records, of Dallas County, Texas.

To: Prosperity Bank:

I, Allan Caviness, Registered Professional Land Surveyor Number 4365, State of Texas, do hereby certify that this sketch was prepared from the public records, and from an actual and accurate survey of the property performed on the ground by me and in July and August, 2015 and updated in May, 2018. The visible improvements are as shown hereon. Except as shown hereon, there are no apparent encroachments onto the property, nor are there any apparent protrusion therefrom. This survey meets the requirements of a Category 1A, Condition B survey as set forth by The Texas Society of Professional Surveyors. I did not abstract the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property. According to Community Panel Number 48113-C-0200-K, dated July 07, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a flood prone area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor. The basis of course for this survey is GPS observations made during the performance of this survey, based on Texas State Plane Coordinates North Central Zone NAD83.

Executed this the 19th day of May, in the year of our LORD 2018.



FIELD NOTES DESCRIPTION - OVERALL PROPERTY
State of Texas
County of Dallas
All of Lot 1 of Block C of Hilltop Meadows Commercial, Phase One, an addition to the City of Sachse, in Dallas County, Texas, as shown on the map recorded in Volume 83196, Page 2668 of the Map Records of Dallas County, Texas, and described in the deed to Prosperity Bank recorded in Document Number 201000110039 of the Official Public Records of Dallas County, Texas, being bounded on the west by Murphy Road, a 90 feet wide public right of way bounded on the north by Blackburn Road, an 80 feet wide public right of way bounded on the east by Hilltop Meadows Addition, an addition to the City of Sachse as shown on the map recorded in Volume 76006, Page 284 of said Map Records and bounded on the south by part of Lot 1 of Block C of said Hilltop Meadows Addition described in the deed to Anavada Ridge Properties, LLC, recorded in Document Number 201400260843 of the Official Public Records.

Beginning at an "X" mark in concrete found at the intersection of the east line of said Murphy Road with the south line of said Blackburn Road for the northwest corner of said Lot 1 of Block C of Hilltop Meadows Commercial;
Thence North 00 degrees 03 minutes 25 seconds East, along the north line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the south line of said Blackburn Road, a distance of 352.87 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 1 of Block C of Hilltop Meadows Commercial; and the northeast corner of said Block B.

Thence South 00 degrees 03 minutes 25 seconds East, along the east line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the west line of said Block B, a distance of 274.53 feet to a 5/8 inch iron rod found for the southeast corner of said Lot 1 of Block C of Hilltop Meadows Commercial; and the southeast corner of said Anavada Ridge Properties, LLC tract.

Thence South 89 degrees 03 minutes 25 seconds West, along the south line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the north line of said Anavada Ridge Properties, LLC tract, a distance of 265.58 feet to a 5/8 inch iron rod found in the east line of said Murphy Road for the southwest corner of said Lot 1 of Block C of Hilltop Meadows Commercial; and the northeast corner of said Anavada Ridge Properties, LLC tract.

Thence North 00 degrees 03 minutes 25 seconds West, along the west line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the west line of said Murphy Road, a distance of 373.58 feet to the point of beginning and containing 63,734 square feet or 1,464 acres of land.

FIELD NOTES DESCRIPTION - PROPOSED PAD SITE
State of Texas
County of Dallas
Part of Lot 1 of Block C of Hilltop Meadows Commercial, Phase One, an addition to the City of Sachse, in Dallas County, Texas, as shown on the map recorded in Volume 83196, Page 2668 of the Map Records of Dallas County, Texas, and described in the deed to Prosperity Bank recorded in Document Number 201000110039 of the Official Public Records of Dallas County, Texas, being bounded on the west by Murphy Road, a 90 feet wide public right of way bounded on the north by Blackburn Road, an 80 feet wide public right of way and bounded on the east by Hilltop Meadows Addition, an addition to the City of Sachse as shown on the map recorded in Volume 76006, Page 284 of said Map Records.

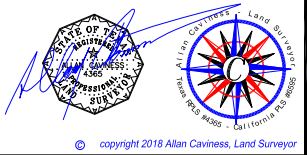
Beginning at an "X" mark in concrete found at the intersection of the east line of said Murphy Road with the south line of said Blackburn Road for the northwest corner of said Lot 1 of Block C of Hilltop Meadows Commercial;
Thence North 00 degrees 03 minutes 25 seconds East, along the north line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the south line of said Blackburn Road, a distance of 352.87 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 1 of Block C of Hilltop Meadows Commercial; and the northeast corner of said Block B.

Thence South 00 degrees 03 minutes 25 seconds East, along the east line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the west line of said Block B, a distance of 274.53 feet to a 5/8 inch iron rod found for the southeast corner of said Lot 1 of Block C of Hilltop Meadows Commercial; and the southeast corner of said Anavada Ridge Properties, LLC tract.

Thence South 89 degrees 03 minutes 25 seconds West, along the south line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the north line of said Anavada Ridge Properties, LLC tract, a distance of 265.58 feet to a 5/8 inch iron rod found in the east line of said Murphy Road for the southwest corner of said Lot 1 of Block C of Hilltop Meadows Commercial; and the northeast corner of said Anavada Ridge Properties, LLC tract.

Thence North 00 degrees 03 minutes 25 seconds West, along the west line of said Lot 1 of Block C of Hilltop Meadows Commercial, and the west line of said Murphy Road, a distance of 373.58 feet to the point of beginning and containing 63,734 square feet or 1,464 acres of land.

ALLAN CAVINESS, LAND SURVEYOR
7810 Boswell Court, Lipan, Texas 76442
Telephone 682-472-9284
caviness02@aol.com
"REMOVE NOT THE ANCIENT LANDMARK WHICH THY FATHERS HAVE SEEN" PROVERBS 22:28
LAND TITLE SURVEY
Prepared For
Prosperity Bank
12655 North Central Expressway, Suite 115
Dallas, Texas 75243
PROJECT: 6000 Murphy Road, Sachse DATE: May 19, 2018 Sheet 1 OF 1



EVOLVE BIOLOGICS® ANNOUNCES SITE SELECTION, LAND PURCHASE AND GROUNDBREAKING CEREMONY FOR FIRST MANUFACTURING FACILITY IN SACHSE,

BUSINESSWIRE



MISSISSAUGA, Ontario--(BUSINESS WIRE)--Evolve Biologics Inc. ("Evolve"), an innovative plasma-derived therapeutics company, today announced the site selection, land purchase and groundbreaking ceremony for its first manufacturing facility in Sachse, Texas. This state-of-the-art facility will be the first to use Evolve's innovative and proprietary technology, PlasmaCap EBA®, to commercially produce plasma-derived therapeutics, initially Intravenous Immunoglobulin (IVIG) and Human Serum Albumin (HSA).

An official groundbreaking ceremony is scheduled for December 8, 2021, at 10:30 am CT. Sachse City Mayor Mike Felix, City Manager Gina Nash, along with company representatives, local business leaders and officials, will attend the event. The new commercial facility will be located at: 5001 President George Bush Highway, Sachse, Texas 75048.

"Today marks another significant milestone for Evolve as we take the next step towards the commercialization of our products and our goal of bringing critical plasma proteins to patients who need them," said Jim Caggiano, Chief Executive Officer of Evolve. "Evolve's patented next-generation technology, PlasmaCap EBA, is poised to revolutionize the plasma-derived therapeutics industry by harvesting significantly higher yields of these valuable proteins from human plasma through a cleaner, more efficient process, when compared to existing fractionation technologies. The state-of-the art Sachse facility, powered by our PlasmaCap EBA technology, will be the foundation of our future growth and global strategy."

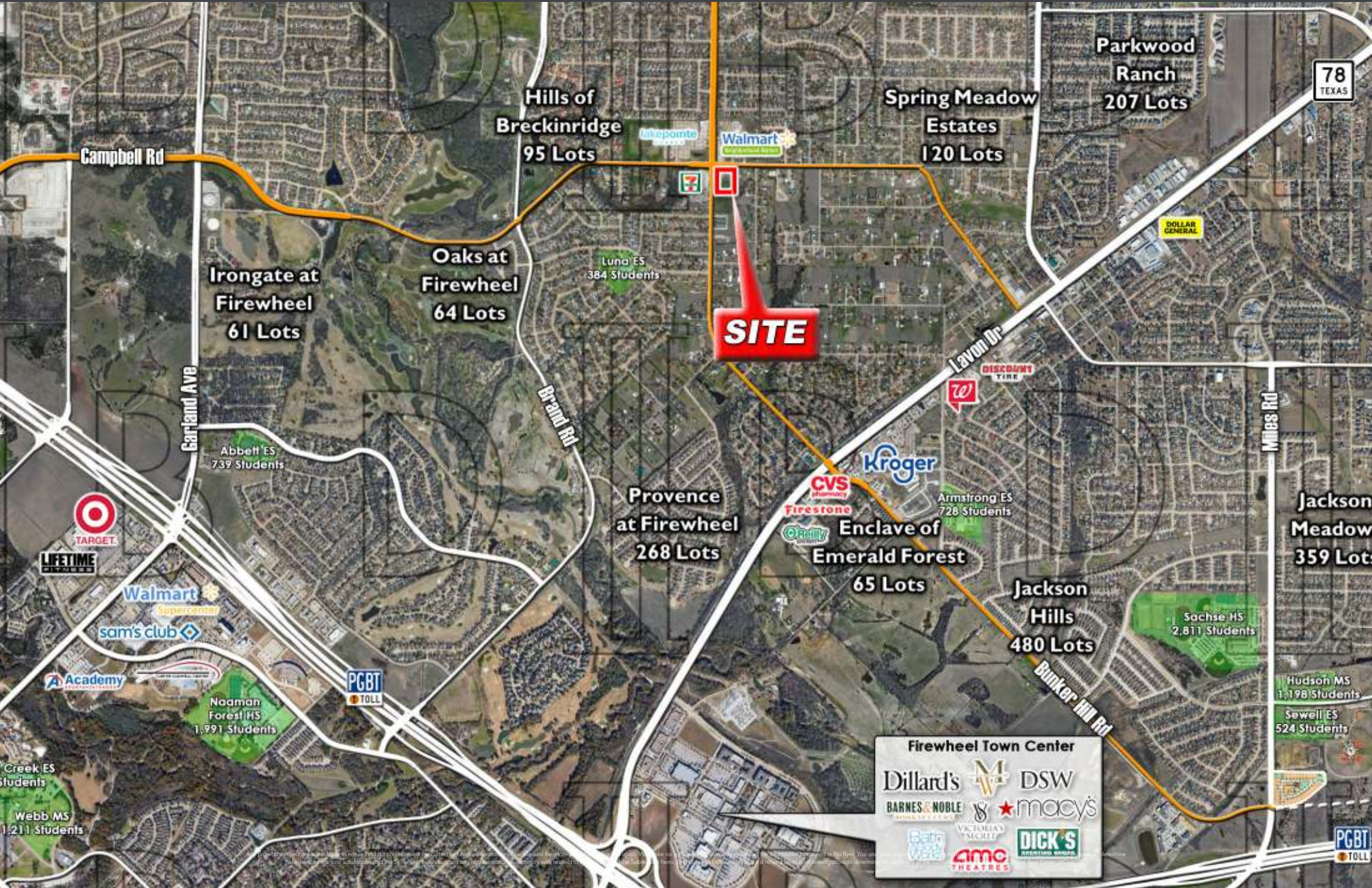
"We are thrilled to welcome Evolve Biologics to Sachse as they grow to bring innovative therapeutic solutions to patients across the globe and deepen their roots here in Sachse," said Gina Nash, City Manager for Sachse. "Evolve is a great addition to our local community, the region and the state of Texas. We welcome them as a neighbor, contributing to our local economy and supporting Texas's continued growth, particularly in the biotechnology space."

The new commercial facility will be over 200,000 sq ft and will initially have production capacity to process one million liters of plasma annually, with a planned expansion to two million liters. Evolve expects to hire approximately 300 new employees to work in the facility over the next three years. Evolve recently announced it had selected DPR Construction as its General Contractor for construction of the commercial facility, and has also partnered with several other industry-leading partners including Perkins & Will, a leading architectural firm, who have led completion of the design development, CRB, a leading engineering firm who played a key role in the design and construction of the last plasma fractionation facility built in the US and CBRE, who have overseen project management for the facility project to date, many based in the Texas area.

Mark Krause, Evolve's Senior Vice President of Operations, added, "We are excited to put our footprint in Texas, and specifically in Sachse, and we would like to thank our multiple local and regional partners for the opportunity to collaborate with this vibrant community and skilled workforce. We are looking forward to many future successes."

SEC - E. CAMPBELL RD. & MURPHY RD.

WIDE AERIAL



All Project presented are speculative in nature and do not represent the current or future performance of the land and therefore, no representation is made by the Seller. The Seller makes no representation or warranty regarding the accuracy of the information contained in this flyer. You are advised to conduct your own investigation to determine the accuracy of the information presented. The Seller makes no representation or warranty regarding the accuracy of the information presented. The Seller makes no representation or warranty regarding the accuracy of the information presented.

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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
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
COLLINS MEIER	714822	CMEIER@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:
 - 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
David Davidson Jr.	593731	ddavidson@db2re.com	214-526-3626
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

