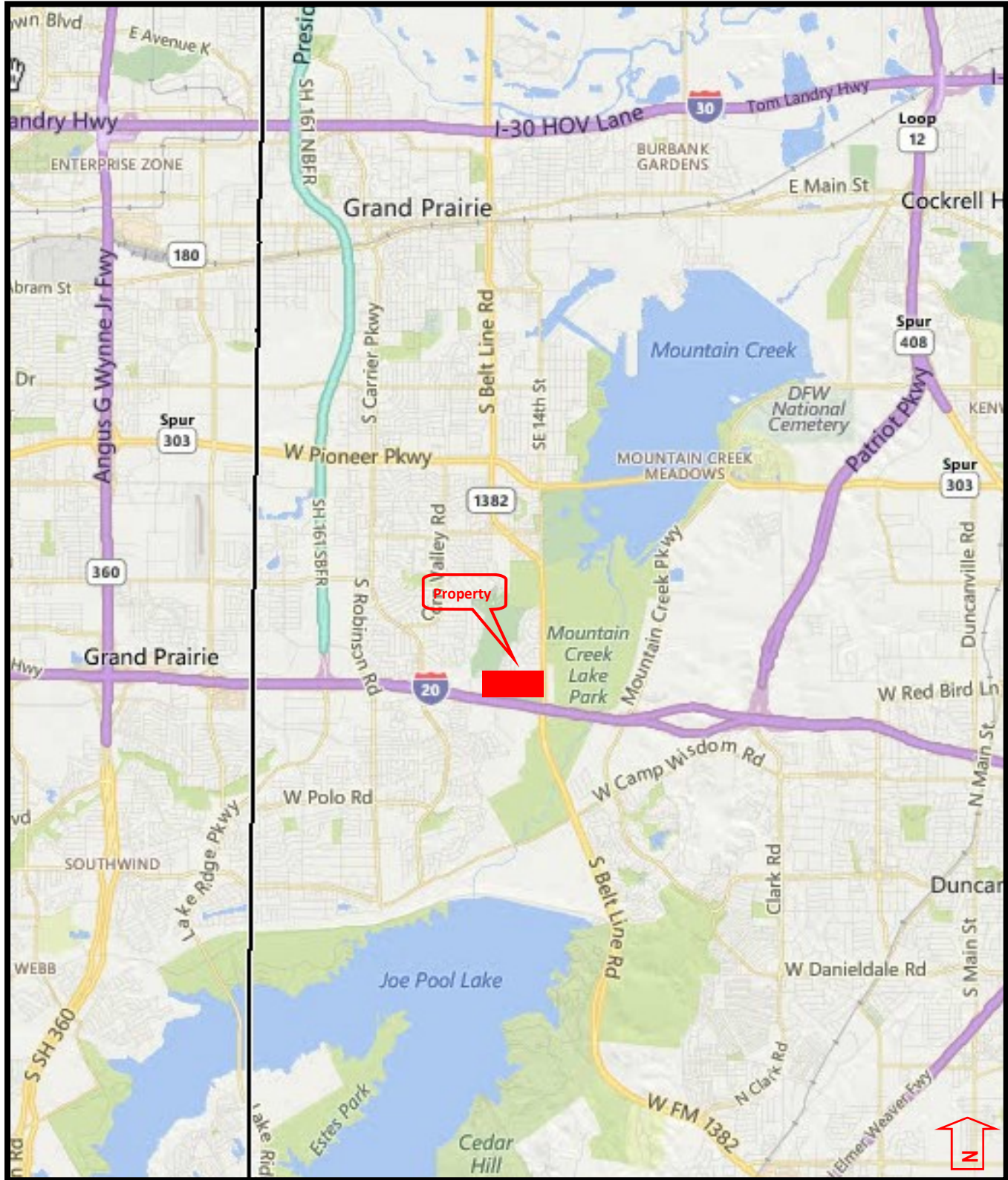
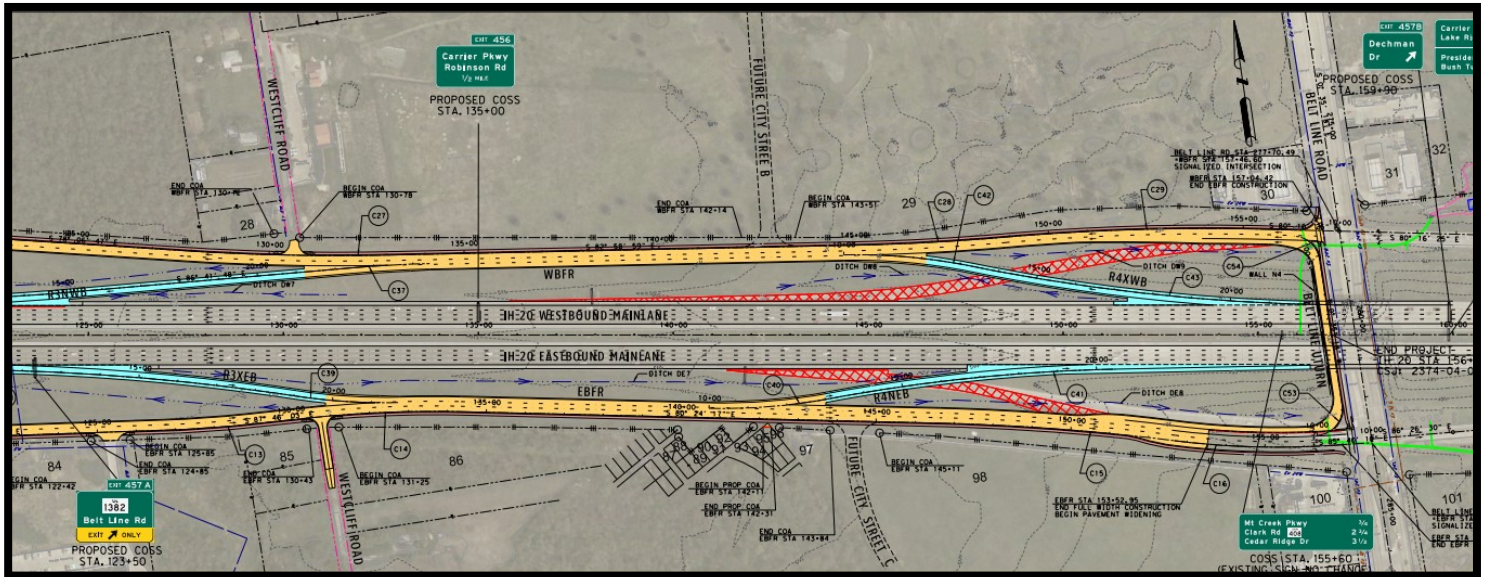


**Commercial/Mixed Development Site
NW Quadrant IH-20 & Belt Line Road, Grand Prairie
± 44 Acres**

- Location:** NWQ IH-20 & Belt Line Road (FM 1382), Grand Prairie, Dallas, County, Texas, 75052. This is in east Grand Prairie, potentially being the gateway development into the city as motorists travel westbound from the Dallas area. This is a great regional location with great access and exposure.
- Street/Access:** IH-20 is a modern divided interstate highway with 4 through lanes in each direction. The Property is at similar grade as the main lanes giving excellent visibility. There is a TxDOT frontage road and ramp project that will be complete in early 2020 to modernize the on/off ramps and install one way frontage roads at this location. New frontage road access will be permitted upon request. A project summary is included in this brochure. Belt Line Road (FM 1382), is a modern artery with 3 through lanes in each direction and common center left turn lane. The property also has frontage on Westcliff Road & E. Fish Creek Road, both two-lane asphalt paved streets.
- Demographics:** See Full Demographics page herein. Rooftops are dense to the west, but the east is dominated by the watershed of Mountain Creek Lake.
- Size/Shape:** ±44 acres per tax accounts. The property has ±2348' of total frontage on IH-20 & ±686' of frontage on S. Belt Line Road (FM 1382).
- Terrain:** Rolling terrain, no creeks, some small ponds including one spring fed pond, no FEMA flood plain or floodway, small native trees. A contour map is included herein.
- Zoning:** The tract is zoned commercial on the east side, and commercial/multi-family on the west side in two older PDs. The city is open to commercial retail and multi-family mixed uses.
- Easements:** No unusual easements are known to exist, but a Survey would provide final proof.
- Utilities:** City water & City sewer mains are located adjacent to the Property. The city sewer is near the Belt Line/IH-20 intersection and civil engineering says that should gravity sewer the whole site. A buyer is responsible for verifying any existing utility lines are satisfactory for their specific use.
- Development:** Seller envisions mixed use development with commercial retail on the eastern ±25 acres, and multi-family western ±19 acres. Seller plans to develop the multi-family sections.
- Pricing:** Seller will entertain proposals on any section of the property. Seller will consider sale, JV, etc..
- Contact:** Wayne Burgdorf, CCIM of SVN Trinity Advisors (represents Seller)
Phone: 817-288-5556; E-mail: wayne.burgdorf@svn.com





TxDOT Project Summary:

Name: IH 20 Frontage Road Project, from SH-161 to Belt Line Road

Information: www.keepitmovingdallas.com

Key to Color Coded Map:

Yellow Roads: New one way frontage roads to be constructed. No major grade changes.

Aqua Ramps: New on/off ramps to be constructed.

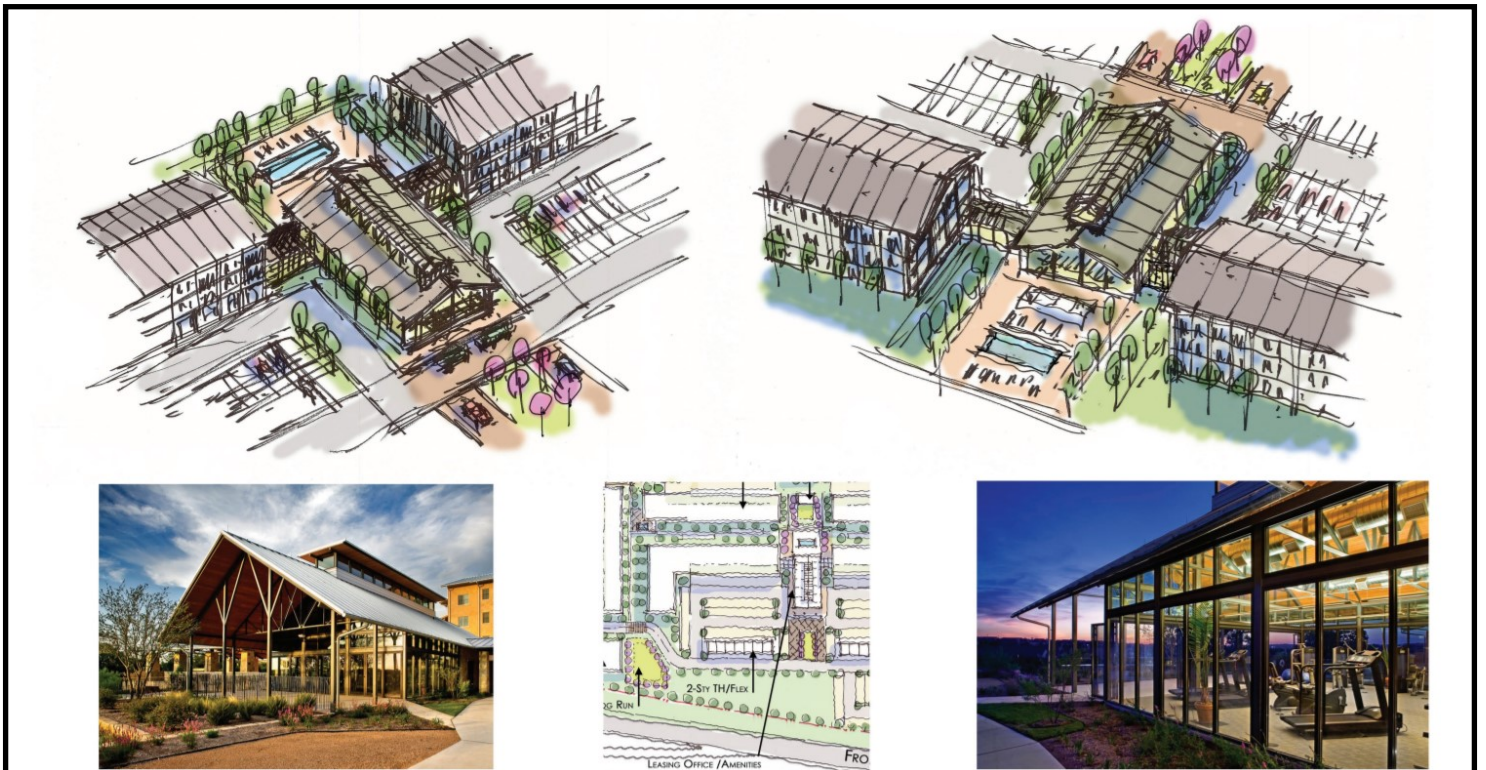
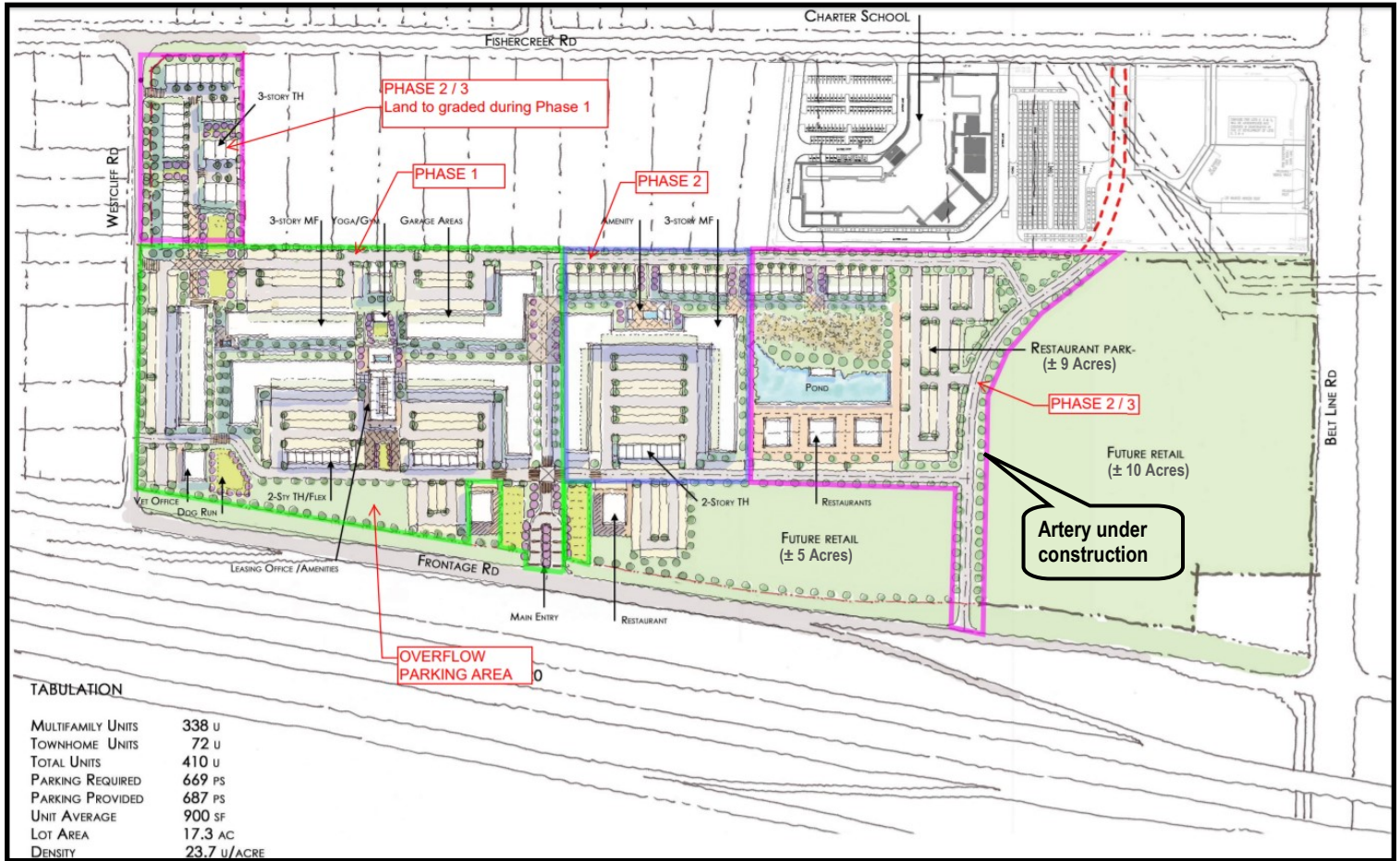
Red Hashed Ramps: Old on/off ramps to be removed

ROW: Unchanged at subject, no additional ROW needed.

Main Lanes: Unchanged

Timing: Phase I is Belt Line to Carrier Parkway, construction planned from Spring/2017 - Spring/2019.

Control of Access: New Access per Administrative Action based on Engineering.



Neustar Demos

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	6,927	73,815	202,340
2019 Estimate	6,633	70,632	192,531
2010 Census	6,374	67,646	181,960
Growth 2019-2024	4.43%	4.51%	5.09%
Growth 2010-2019	4.06%	4.41%	5.81%
2019 Population Hispanic Origin	1,795	30,588	78,890
2019 Population by Race:			
White	4,149	44,482	116,795
Black	1,432	17,887	54,402
Am. Indian & Alaskan	43	830	2,032
Asian	868	5,784	14,929
Hawaiian & Pacific Island	9	140	332
Other	132	1,509	4,042
U.S. Armed Forces:	12	34	73
Households:			
2024 Projection	2,326	24,037	65,773
2019 Estimate	2,230	22,975	62,515
2010 Census	2,156	21,899	58,688
Growth 2019 - 2024	4.30%	4.62%	5.21%
Growth 2010 - 2019	3.43%	4.91%	6.52%
Owner Occupied	2,078	15,534	40,769
Renter Occupied	152	7,441	21,746
2019 Avg Household Income	\$120,369	\$81,280	\$77,021
2019 Med Household Income	\$105,423	\$66,826	\$63,200



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

DFW Trinity Advisors, LLC	9004520	steve.fithian@svn.com	(817)288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	0407418	steve.fithian@svn.com	(817)288-5525
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	0407418	steve.fithian@svn.com	(817)288-5525
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wayne Burgdorf	0359895	wayne.burgdorf@svn.com	(817)288-5556
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

IABS 1-0 Date