



161 LAND - 2 PARCELS UP TO 9 ACRES FOR SALE

SWC & SEC FORUM & 161 GRAND PRAIRIE, TX



8235 Douglas Ave Suite 720 Dallas, Texas 75225 T 214.378.1212 venturedfw.com

LOCATION

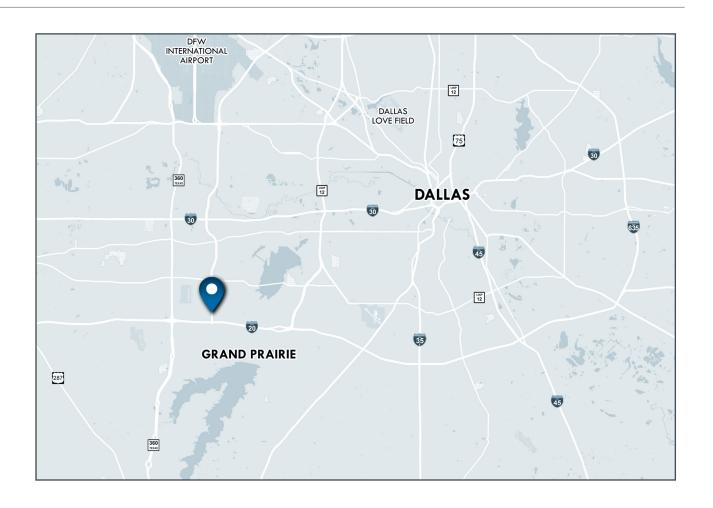
SWC & SEC FORUM DR & 161 GRAND PRAIRIE, TX

SIZE

TRACT 1 TRACT 2 9.19 AC 8.423 AC

TRAFFIC COUNTS

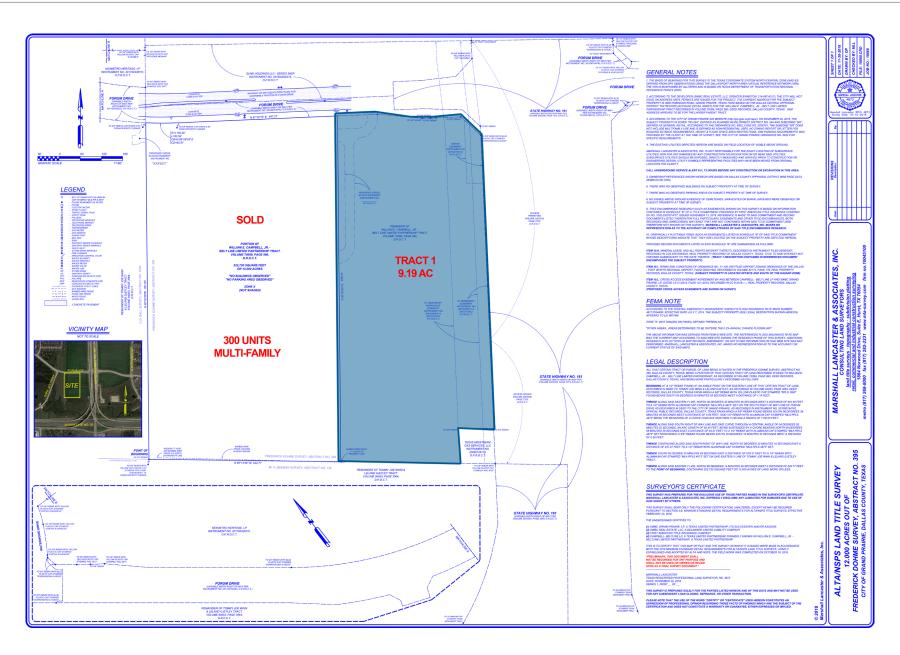
SH-161 MAYFIELD RD 43,038 VPD 2015 4,750 VPD 2014



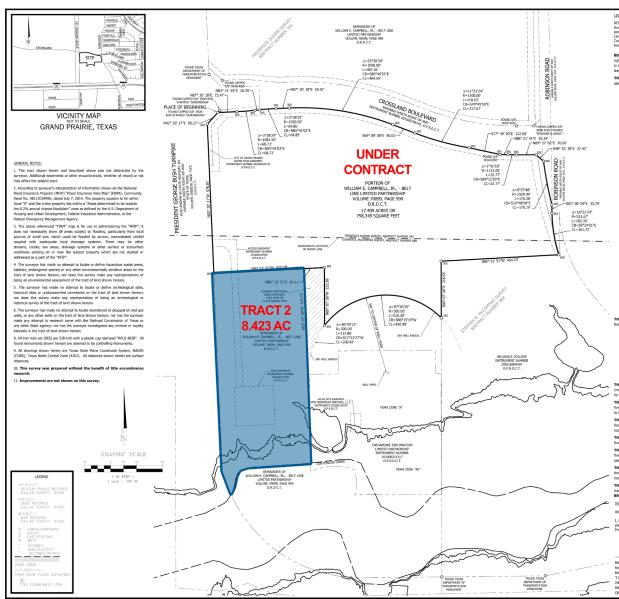
2018 DEMOGRAPHIC SUMMARY

	5 MILES	10 MILES	15 MILES	30 MIN DRIVE TIME
EST. POPULATION	265,844	927,209	1,833,509	3,741,321
EST. DAYTIME POPULATION	64,047	328,758	852,264	1,879,198
EST. AVG. HH INCOME	\$72,841	\$78,211	\$76,817	\$87,617









LEGAL LAND DESCRIPTION:

BEING 17-409 acros (755,349 square feet) of land in the Frederick Dohme Survey, Abstract No. 375 and Stephen B. McCommas Survey, Abstract No. 858, Copt of cand Prairie, Daties County, Teans, and 17-479 acros (755,349 square feet) of land being a portion of that certain face of land decoder in a Witnering Your and Wester's Lincol Indian County (2, 7-26 kg). County, Tosas (D.R.D.C.T.); said 17-499 acros (758,349 square feet) of land being more particularly described, by meter and bounds, se follows:

BEGINNING five-eighths inch iron not with plastic cap stamped "CURONDONA" found for the intersection of the existing East right of way line of President Recorpe Bush Tumpike, also known as State Highway 161 (veriable width right of wwy), as recorded in Verlaum 2001/391, per 2737, Official Article Recorps, Dalls Scorn, Peas (of P.B.D.C.), with the existing South infriet of way line of Crossland Boulevard (variable width right of vavy), as recorded in Instrument Number 2010/0019474Q, O.P.R.D.C.T.;

THENCE with the common line between the remainder of said Campbell tract and with the existing South right-of-way line of said Crossland Boulevard for the following 13 courses:

 North 87 degrees 30 minutes 18 seconds East, departing the existing East right-of-way line of said President George Bush Tumples, a distance of 37.40 feet to a five-eighths inch into not with plastic cap stampoof YRFS-6438' set for corner, same being the beginning of a curve to the left, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 68.72 feet;

 Easterly with said curve to the left, having a radius of 1081.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 68,73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner:

 norm of degrees of immutes 49 securities case, a detailed of 16.53 or except of inversigning into from own passic cap stamped "REX-4839" set for comer, same being the beginning of a curve to the right, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 64.85 feet;

4. Easterly with said curve to the right, having a radius of 1020.50 feet, through a central angle of 03 degrees 38 minute 29 seconds, for an arc distance of 64.86 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

5. North E7 degrees 30 minutes 18 seconds East, a distance of 50,91 feet to a fine-eliginfs inch iron not with plastic cap stamped 1950,6 983° set for comes, same being the beginning of a curve to the right, whose long chord bears South 90 organies 99 minutes 2 seconds East, a distance of 44,59 feet;

6. Easterly with said curve to the right, having a nature of 1000,000 feet, through a contrast angle of 22 degrees 20 minutes 34 seconds, East, a distance of 47,61 feet on a five-eligible five his nor of with plastic cap paramed 1995.6 483° set for

34 seconds, for an ard distance of 407.41 feet to a five-eighths inch inton nod with plastic cap stampod TRP15.4838* set to corner;

7. South 69 degrees 69 minutes 08 seconds East, a distance of 90.01 feet to a five-eighths inch inton nod with plastic cap stampod TRP15.4839* set for corner, same being the beginning of a curve to the left, whose long chord bears 5outh 74 degrees 59 minutes 59 seconds East, a distance of 217.67 feet.

degrees 49 minutes 50 seconds East, a distance of 217.67 feet;

8. Easterly with said curve to the left, having a radius of 1100.00 feet, through a central angle of 11 degrees 21 minutes
24 seconds, for an arc distance of 218.03 feet to a five-eighths inch iron rod with plastic cap stamped TRPLS 4838" set for

corner; 9. South 77 degrees 49 minutes 20 seconds East, a distance of 122.00 feet to five-eighths inch iron rod found for corner;

10. South 80 degrees 21 minutes 41 seconds East, a distance of 30.34 feet to a five-eighths inch inon not with plastic cap stamped "TSU", 480" is set for cores, some brough the beginning of a care to the left, whose long out-of bear 50.00th 89 degrees 13 minutes 50 excords East, a distance of 31.77 feet;
11. Easterly with ead curve to the left, having a notious of 11.12.00 feet, through a contral angle of 00 degree 41 minutes 58 seconds, for an addressed 25.77 feet to a five-eighth in oith min and with plastic cap stamped "RMS 480" set for the seconds, for an and designed 25.77 feet to a five-eighth in oith min and with plastic cap stamped "RMS 480" set for the seconds, for an and collection of 25.77 feet to a five-eighth in oith min and with plastic cap stamped "RMS 480" set for the seconds.

corner;

12. North 89 degrees 57 minutes 02 seconds East, a distance of 76.06 feet to a five-eighths inch iron rod with plastic cap

atamond "RISS -488" set for concey.

13. South 46 degrees 25 minutes 19 seconds (sat, a distance of 17.42 feet to a five-eighths inch into not with plastic cap atamond "RISS -488" set for concey, same being the interaction of the existing South right of way line of said Crossland bookward with the existing Most right of said Crossland bookward with the existing Most right of said considered with right of said considered Most right right in Said Considered Most right rig

chord bears South 10 degrees 48 minutes 58 seconds East, a distance of 170.19 feet; THENCE with the common line between the remainder of said Campbell tract and with the existing West right-of-way line of said Robinson Road for the following 3 courses:

 Southerly with said non-tangent curve to the left, having a radius of 1509.49 feet, through a central angle of 06 degrees 27 minutes 48 seconds, for an arc distance of 170.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" and for company.

 South 01 degree 00 minutes 09 seconds East, a distance of 33.79 feet to a five-eighths inch iron rod with plastic cap samped "RRS-4833" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 09 degrees 24 minutes 01 second East, a distance of 16.1.72 feet;

 Southerly with said non-tangent curve to the left, having a radius of 551.67 feet, through a central angle of 16 degrees 51 minutes 24 seconds, for an arc distance of 162.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for comer;

THENCE South 86 degrees 52 minutes 51 seconds West, departing the existing West right-of-way line of said Robinson Road and crossing said Campbell tract, a distance of 494.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for comer;

er corner;

HENCE South 0.0 degrees 0.7 minutes 0.6 seconds East, continue crossing said Campbell tract, a distance of 218.65 feet to a

excludits inch incomed with district an stamped 1981.5.4838° set for corner, same being the beginning of a non-tangent curve

THENCE Westerly, continue crossing said Campbell tract and with said non-tangent curve to the left, having a radius of 300.00 feet, through a central angle of 97 degrees 26 minutes 30 seconds, for an arc distrace of \$10.20 feet to a five-eighths inch iron root with plastic goa stranger (PSPL) \$433° et for corner;

THENCE North 00 degrees 07 minutes 06 seconds West, continue crossing said Campbell tract, a distance of 223.58 feet to five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for comer;

THENCE South 86 degrees 52 minutes 51 seconds West, continue crossing said Campbell tract, a distance of 422.19 feet to a five eighths inch iron rad with plastic cap stamped "RPLS 4838" set for comer, same being the existing East right-of-way line of said President George Bosh Turnples.

THENCE North 02 degrees 30 minutes 21 seconds West with the common line between the remainder of said Campbell tract and the existing last right-of-way line of said President Compete Bush Turniple, a distance of 576.81 neet to a five-digitish inch inon rod with plastic cap stamped 78PLS 4835° set for corner;
THENCE North 24 dozines 30 minutes 17 seconds 5ast, continue with the common line between the remainder of said Campbell

text and the existing Bast right-of-way line of said President George Bosh Tumpike, a distance of 60.27 feet to the **PLACE OF BEGINNING**, and containing a circulated area of 17.409 acres (758,349 square feet) of land.

SURVEYORS CERTIFICATE TO:

WILLIAM E. CAMPBELL, JR., - BELT LINE LIMITED PARTNERSHIP, and their heirs and assigns:

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based where made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 18, Condition 2 Survey.

PRELIMINARY

July 12, 2018

Michael Dan Davis DATE: Registered Professional Land Surveyor No. 4838 BANNISTER REGISHERING, LLC T.B.P.L.S. REGISTRATION NO. 10193823 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 Office (817) 842-2004





PIC. 1:

Being 17.409 acres or (758,349 square feet) out c
Being 17.409 acres or (758,349 square feet) out c
Frederick Dohme Survey, Abstract No. 395 and
Stephen B. McCommas Survey, Abstract No. 888
City of Grand Prairie, Dallas County, Texas

CATEGORY 1B CONDITION 2 LAND TITLE SURVEY

PROJECT NO.: 116-18-005

SCALE: 1" = 100'

DRAWN BY: sa

CKD BY: md2

SHEET NUMBER

1 OF 1







8235 Douglas Ave Suite 720 Dallas, TX 75225 T 214.378.1212 venturedfw.com

THEO THOMPSON

Director of Client Relations 214.378.1212 tthompson@venturedfw.com

MIKE GEISLER

Managing Parter 214.378.1212 mgeisler@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212 Phone
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Theo Thompson	503986	tthompson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/Tenant/Seller/Landlord Initials		Date	



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- 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.

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Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
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