



RESTAURANT PAD FOR SALE

214.378.1212

3301 GUS THOMASSON RD
MESQUITE, TX

SCOTT ESPENSEN
SCOTTE@VENTUREDFW.COM

LARRY LEON
LLEON@VENTUREDFW.COM

PARTNER **XTEAM**
RETAIL ADVISORS

LOCATION

NWQ ALPHA RD AND INWOOD RD
MESQUITE, TX

SIZE

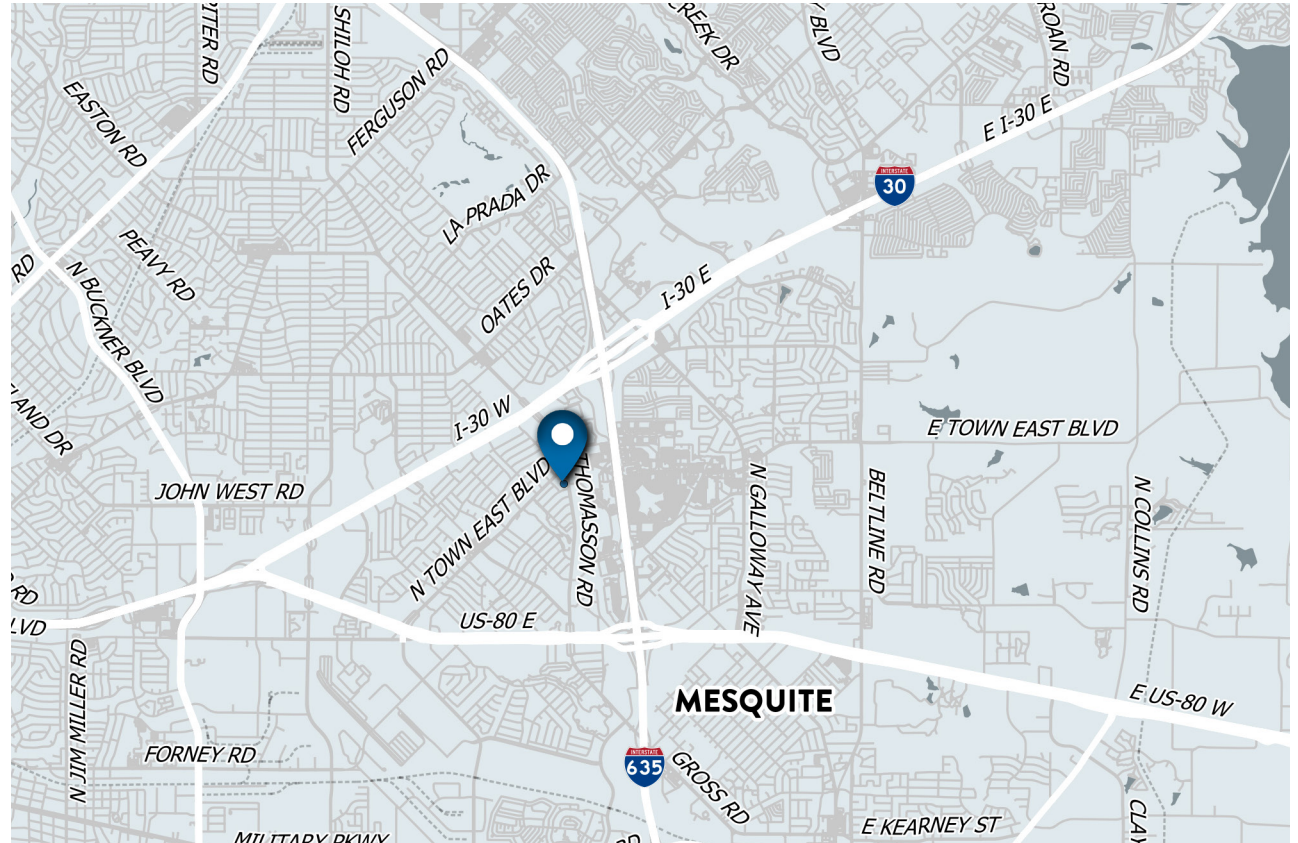
BUILDING	ACRES
11,567 SF	3.17

TRAFFIC COUNTS

N TOWN EAST BLVD	GUS THOMASSON RD
26,069 VPD	24,210 VPD

PROPERTY HIGHLIGHTS

- ★ 281' OF FRONTAGE ALONG GUS THOMASSON RD & 257' OF FRONTAGE ALONG TOWN EAST BLVD
- ★ HIGH 3-SIDED PYLAR VISIBLE FROM TOWN EAST & GUS THOMASSON

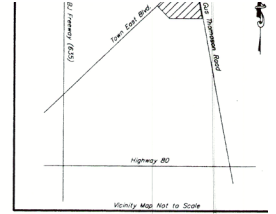
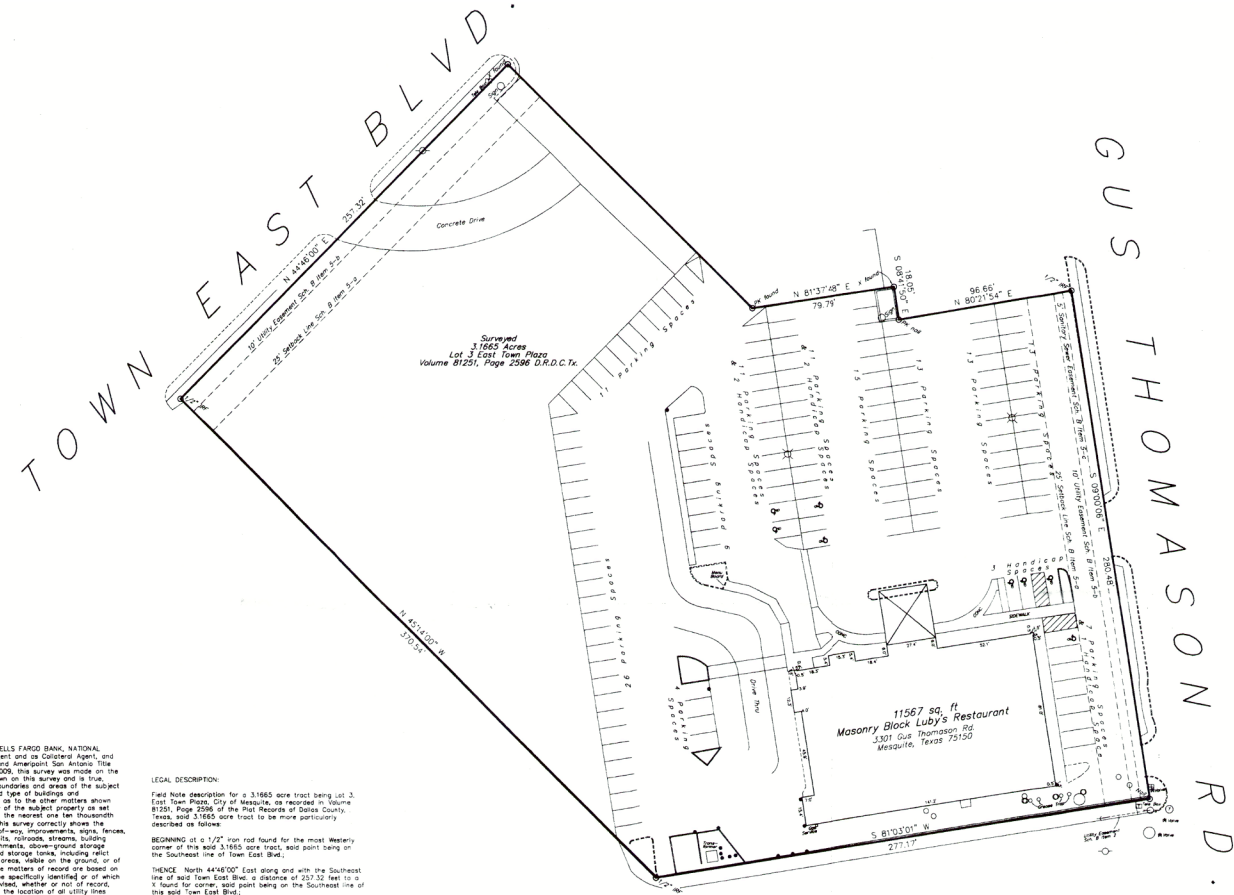


2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,411	125,609	341,127
EST. AVG. HH INCOME	\$50,385	\$48,920	\$51,568

AREA ATTRACTIONS





SURVEYOR'S CERTIFICATE:
 I hereby certify to LUBY'S, INC., WELLS FARGO BANK, NATIONAL ASSOCIATION, as Administrative Agent and as Colored Agent, and Chicago Title Insurance Company and Annapolis Title Insurance Company that on December 24, 2009, this survey was made on the ground as per the face here shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to all other matters shown thereon, that the area or quantity of the subject property as set forth in the survey is accurate to the nearest one foot (0.3048006) of an acre, and that this survey correctly shows the location of all easements, rights-of-way, improvements, wells, fences, drainage ditches, impoundments, pits, roads, streams, building setbacks, utility lines, encroachments, above-ground storage tanks, and evidence of underground storage tanks, including reflect flag pipes and relief containment areas, visible on the ground, or of record, (Surveyor may add that the matters of record are based on the title commitment which shall be specifically identified or of which I have knowledge or have been advised, whether or not, of record, affecting the subject property and the location of all utility lines, sewer, or which may serve, the subject property (whether the same are located upon the subject property or not) and except as shown hereon, that the subject property has such easements, improvements, pits, drainage ditches, building setbacks, lines, utility works, encroachments, above-ground storage tanks, or evidence of underground storage tanks, including reflect flag pipes and relief containment areas.
 Encroachments as used herein include encroachments or protrusions onto the subject property by improvements on adjacent property, rights-of-way or easements or encroachments or protrusions onto adjacent property rights-of-way, easements or the subject property by any improvements on the subject property and any conflicts or overlaps of the lines and bounds of the subject property and those of adjacent property, easements or rights-of-way.
 The subject property has unrecorded ingress and egress to and from Town East Blvd, and Gus Thomasson Road and such streets are paved, dedicated public rights-of-way maintained by the City of Mesquite.
 No part of the subject property lies within a 100-year flood plain or in an identified "flood prone area" or which is subject to "special flood hazard", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Act of 1973, as amended.
 There are no reflect flag pipes or other evidence of underground storage tanks located on the subject property.

LEGAL DESCRIPTION:
 Field Note description for a 3.1665 acre tract being lot 3, East Town Plaza City of Mesquite, as recorded in Volume 81251, Page 2596 of the Plat Records of Dallas County, Texas, said 3.1665 acre tract to be more particularly described as follows:
 BEGINNING at a 1/2" iron rod found for the most westerly corner of the said 3.1665 acre tract, said point being on the Southeast line of Town East Blvd.;
 THENCE North 44°16'00" East along and with the Southeast line of said Town East Blvd. a distance of 252.52 feet to a 1" found for corner, said point being on the Southeast line of the said Town East Blvd.;
 THENCE North 81°37'48" East a distance of 79.79 feet to a 1" found for corner;
 THENCE South 80°21'54" East a distance of 86.66 feet to a 1" found for corner;
 THENCE North 80°21'54" East a distance of 86.66 feet to a 1/2" iron rod found for corner, said point being on the West line of Gus Thomasson Road;
 THENCE South 09°00'00" East along and with Gus Thomasson Road a distance of 280.48 feet to a 3/4" nail found for corner, said point being on the West line of said Gus Thomasson Road;
 THENCE South 81°03'01" West a distance of 277.17 feet to a 3/4" iron rod found for corner;
 THENCE North 43°14'00" West a distance of 370.54 feet back to the PLACE OF BEGINNING and containing 3.1665 acres of land.

Surveyed
 3.1665 Acres
 Lot 3, East Town Plaza
 Volume 81251, Page 2596 D.R.D.C. Tx.

Schedule B:
 Easements as shown on Title Commitment No. 20091377
 1. Easement from Henry S. Miller, Jr., Trustee to Texas Power and Light Company, dated October 30, 1970, filed July 22, 1971, recorded in Volume 81420, Page 884, of the Real Property Records of Dallas County, Texas. (shown)
 2. Easement from Henry S. Miller, Jr., Trustee to the City of Mesquite, dated November 28, 1973, filed December 18, 1973, recorded in Volume 81246, Page 1108, of the Real Property Records of Dallas County, Texas. (can not determine)
 3. The following easements and/or building lines, as shown on plat referenced in Volume 81251, Page 2596, Map Record, Dallas County, Texas 10-41:
 a) 25 foot building line along the Northeast and East property lines. (shown)
 b) 10 foot utility easement along the Northwest and East property lines. (shown)
 c) 5 foot sewer sewer easement along the East Property line. (shown)

This is to certify that this map or plat and survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NPS in 1990 and include items 1-4, 6, 7(a), 8-10, 11(a), 13-16 of Table "A" inured. Pursuant to the provisions of the Uniform Instrumentation and Circulation Act and in effect on the date of this certification, undersigned further certifies that the Surveyor has used instruments and adequate survey personnel were employed to achieve results comparable to those outlined in the "Minimum Detail, Accuracy and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 485490, LETTER OF MAP REVISION (LDMR), EFFECTIVE DATE August 23, 2001, NFIP No. 4813203702, THIS TRACT LIES WITHIN ZONE X.

LEGEND	
---	Cur Bldg
○	Well
▨	Water Meter
⊠	Light Pole
⊞	Public Meter
■	Boundary
⊕	Fire Hydrant
⊗	Asphalt Center Line
⊙	Gas Meter
⊚	Sanitary Sewer Manhole
⊛	Storm Sewer Manhole
⊜	Electric Manhole
⊝	Water Meter
⊞	Water
⊠	Power
⊡	Over Line
⊢	Over Line
⊣	Over Line
⊤	Over Line
⊥	Over Line
⊦	Over Line
⊧	Over Line
⊨	Over Line
⊩	Over Line
⊪	Over Line
⊫	Over Line
⊬	Over Line
⊭	Over Line
⊮	Over Line
⊯	Over Line
⊰	Over Line
⊱	Over Line
⊲	Over Line
⊳	Over Line
⊴	Over Line
⊵	Over Line
⊶	Over Line
⊷	Over Line
⊸	Over Line
⊹	Over Line
⊺	Over Line
⊻	Over Line
⊼	Over Line
⊽	Over Line
⊾	Over Line
⊿	Over Line
⊿	Over Line

Walker & Associates Surveying, Inc.
 1920 Sybil Lane / Tyler, Texas 75703
 Phone: 936-534-9000 / Fax: 936-534-9618

**SURVEY OF 3.1665 ACRES
 LUBY'S CAFETERIA MESQUITE (77)
 LOT 3 EAST TOWN PLAZA
 CITY OF MESQUITE
 DALLAS COUNTY, TEXAS**

DRAWN BY: C.H.J.	DATE: January 6, 2010
FB./PG.: COLLECTOR/ J.R.	JOB NO.: J9979
G:\J9979\BOUNDARY\BOUNDARY.DWG SHEET 1 OF 1	







8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

SCOTT ESPENSEN

Senior Vice President
214.378.1212
scotte@venturedfw.com

LARRY LEON

Principal
214.435.4400
lleon@venturedfw.com

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

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or sale; or withdrawal without notice.



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
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Scott Espensen	545512	scotte@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Larry Leon	162664	lleon@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date