

**± 1.3 AC PAD SITE** FOR SALE / LEASE

214.378.1212

NWC FRANKFORD RD & SH 190  
DALLAS, TX

KEN REIMER  
KREIMER@VENTURELANDGROUP.NET



PROPERTY HIGHLIGHTS

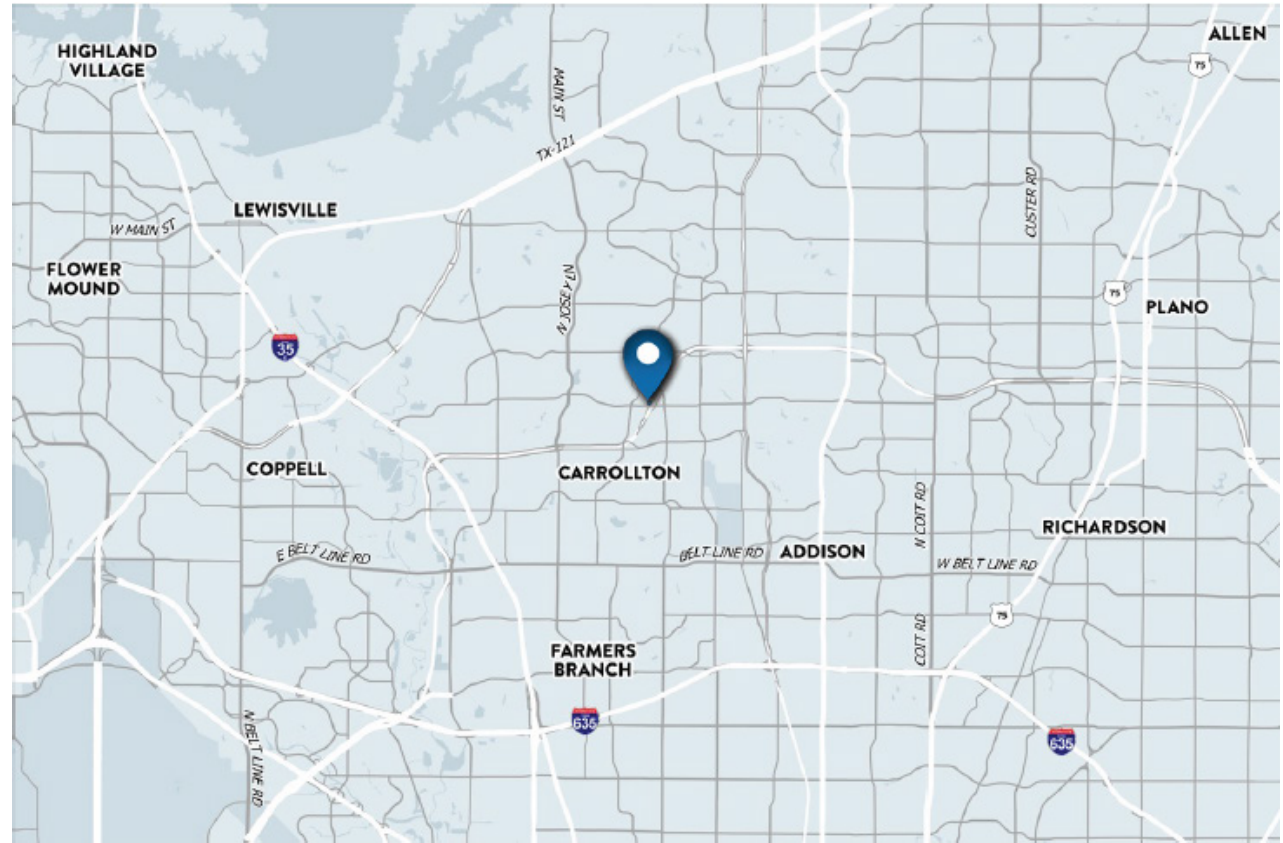
- ★ **HARD CORNER OF PGBT & FRANKFORD RD**
- ★ **HIGH TRAFFIC COUNTS: PGBT - 123,633 VPD & FRANKFORD RD 18,517 VPD**
- ★ **3-MI POPULATION: 63,845**
- ★ **CLOSE PROXIMITY TO ADDISON AIRPORT**

ZONING

**CR - COMMUNITY RETAIL PERMITTED USES**  
 DAYCARE, BANK, MEDICAL OFFICE,  
 NEIGHBORHOOD OFFICE, AUTO SERVICE,  
 CARWASH, FUEL, RESTAURANT, QSR

UTILITIES

**WATER & SEWER - AVAILABLE AT SITE**

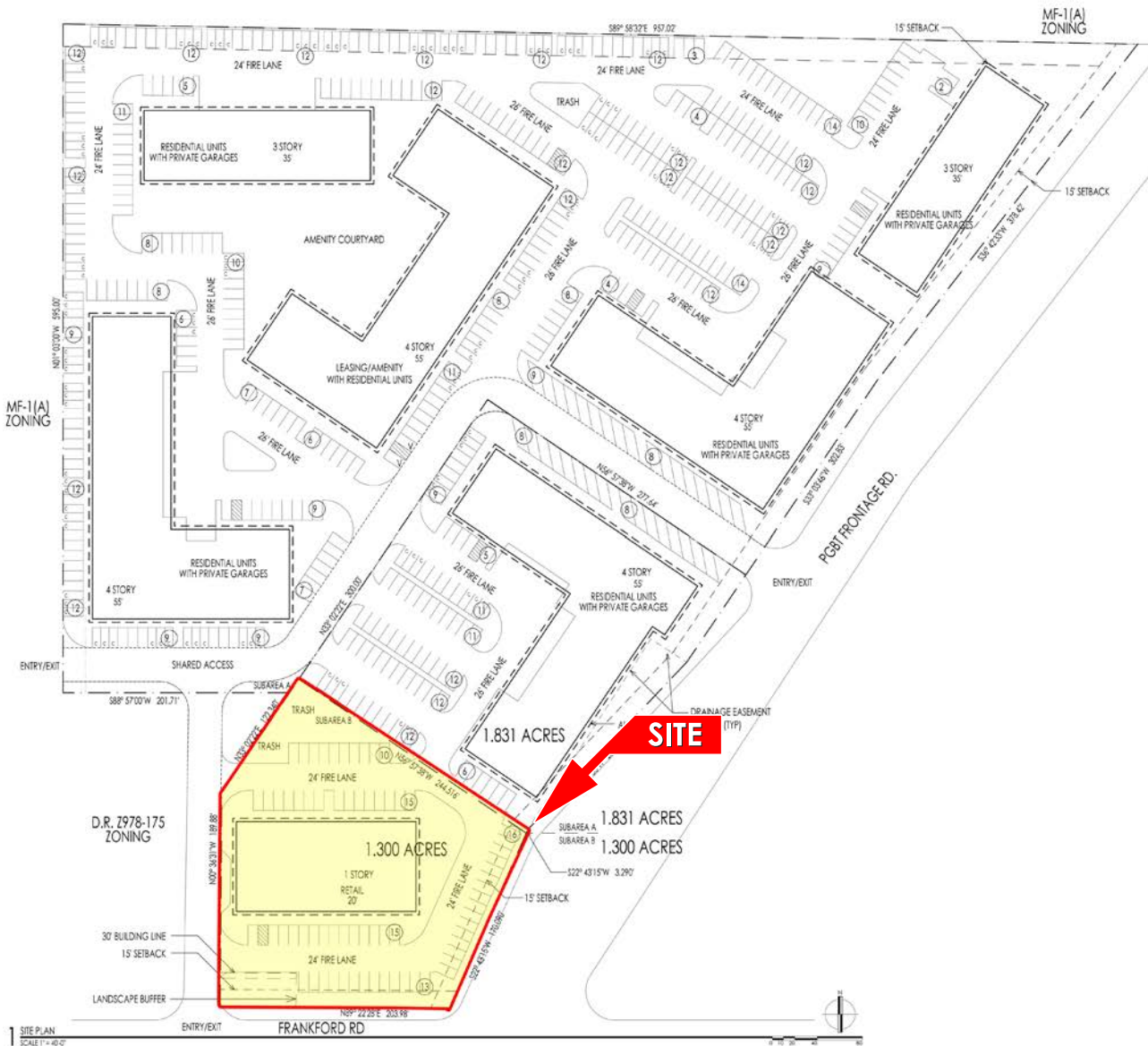


2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,721	80,322	230,723
EST. DAYTIME POPULATION	3,306	139,303	364,245
EST. AVG. HH INCOME	\$85,173	\$105,606	\$107,994

AREA ATTRACTIONS





**PROJECT DATA TABLE**

**SITE AREA**

A. 454,050 SF, 10.424 AC

B. 55,448 SF, 1.260 AC

TOTAL 509,498 SF, 11.724 AC

**USE**

A. APARTMENTS

B. RETAIL/RESTAURANT

**DENSITY**

A. 380 DWELLING UNITS (36.37 d./ac)

B. 12,500 GSF RETAIL / RESTAURANT

**LCI COVERAGE**

A. 40%

B. 41%

**STRUCTURE HEIGHT**

A. 55'

B. 24'

**MAXIMUM BUILDING AREA**

A. 117,814 SF

B. 12,800 SF

**MAXIMUM FLOOR-AREA RATIO**

A. N/A

B. 22

**PARKING REQUIRED**

A. 654 SPACES (1 BED + 1.4 UNITS FOR GUESTS)

B. 63 SPACES (1 SPACE/200 SF)

**PARKING PROVIDED**

A. 649 SPACES 30 CLASS 1 BIKE SPACES (5 PARKING SPACE REDUCTION)

B. 65 SPACES

**VICINITY MAP**

**UNIT COUNTS**

Floor	MF		
Unit Type			
S1	34		
A1	117		
A2(A)	38		
A2(B)	0		
1 BEDROOM	288	217	57.11%
B1(A)	63		
B2(A)	54		
2 BEDROOM	0	147	38.68%
3 BEDROOM	0	18	4.21%
<b>TOTAL UNIT COUNT</b>		<b>380</b>	



**FRANKFORD AND PGBT**  
DALLAS, TEXAS  
INTEGRATED REAL ESTATE GROUP

ISSUED FOR REVIEW ONLY  
NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

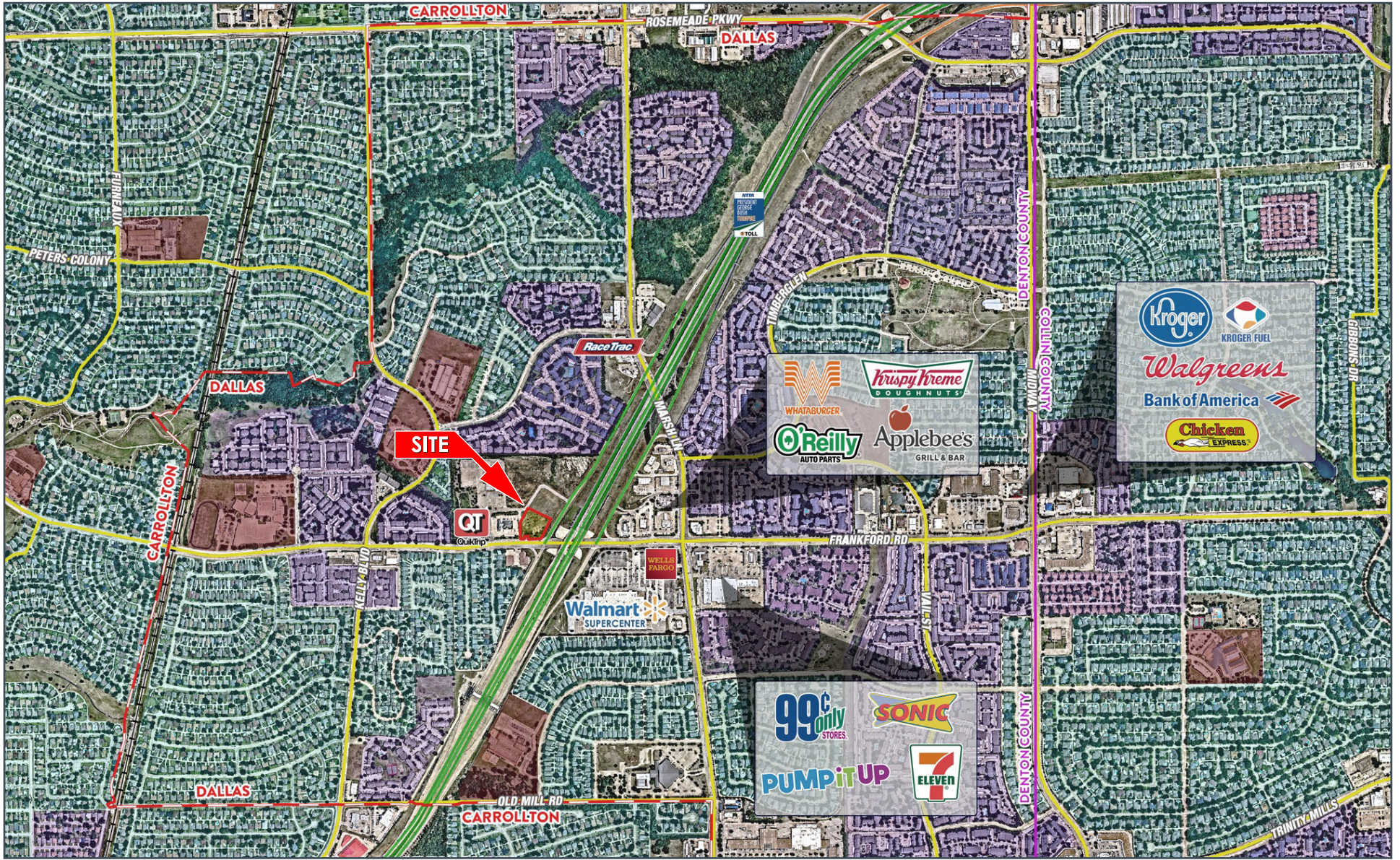
PROJECT #  
**19017**

DATE  
**07-15-2020**

SHEET #  
**A1-01**

DEVELOPMENT PLAN









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### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Kenneth Edward Reimer</u>	<u>428933</u>	<u>kreimer@venturelandgroup.net</u>	<u>214-378-1212</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
<u>Licensed Supervisor of Sales Agent/Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
_____	_____	_____	_____
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
_____	_____	_____	_____
		<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
		_____	_____