



 **VENTURE DEEP ELLUM SELF STORAGE** FOR SALE

214.378.1212

3215 HICKORY ST
DALLAS, TX

NICK HOOVER
NHOOVER@VENTUREDFW.COM

COLIN BEAMS
CBEAMS@VENTUREDFW.COM

LOCATION

3215 HICKORY ST

SIZE

LAND
58,397 SF

TRAFFIC COUNTS

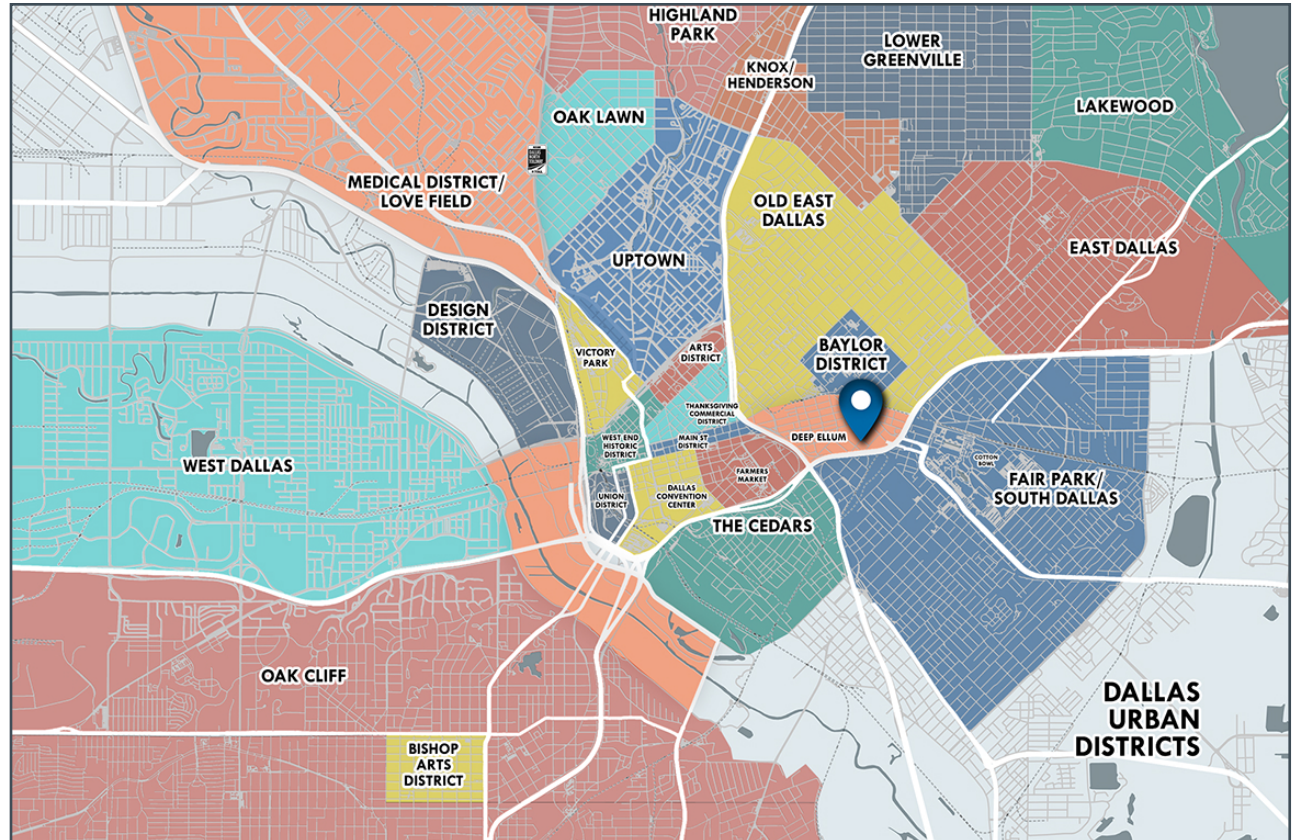
I-30 CANTON ST
167,531 VPD 10,417 VPD

ZONING

PD 269 - TRACT A
MAX HEIGHT OF 200 FT
FAR OF 4.0 - 6.0

PROPERTY HIGHLIGHTS

- ★ OPPORTUNITY ZONE
- ★ 3,000+ NEW JOBS COMING TO AREA (UBER)
- ★ LOCATED IN ONE OF THE FASTEST GROWING URBAN NEIGHBORHOODS IN THE COUNTRY

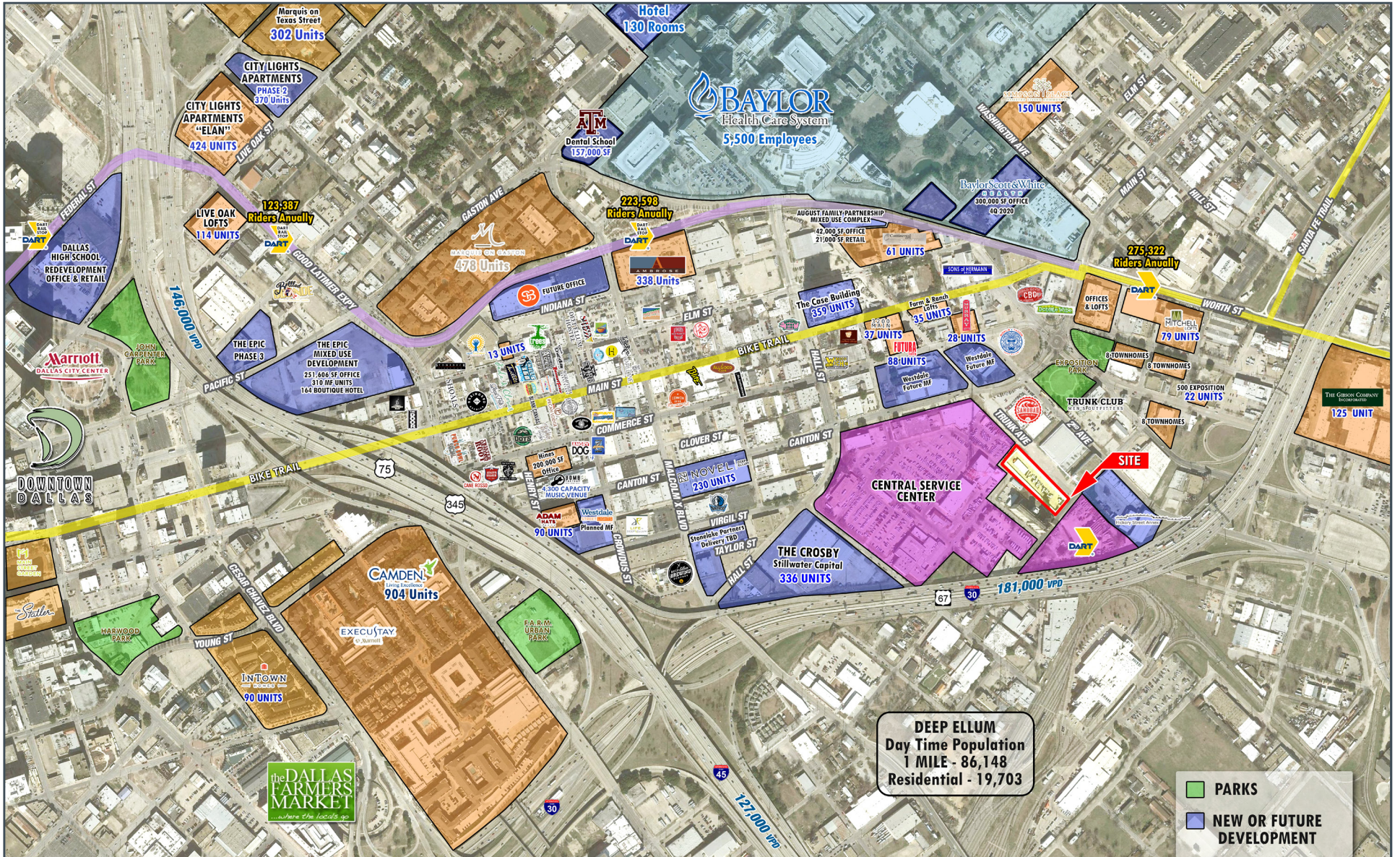


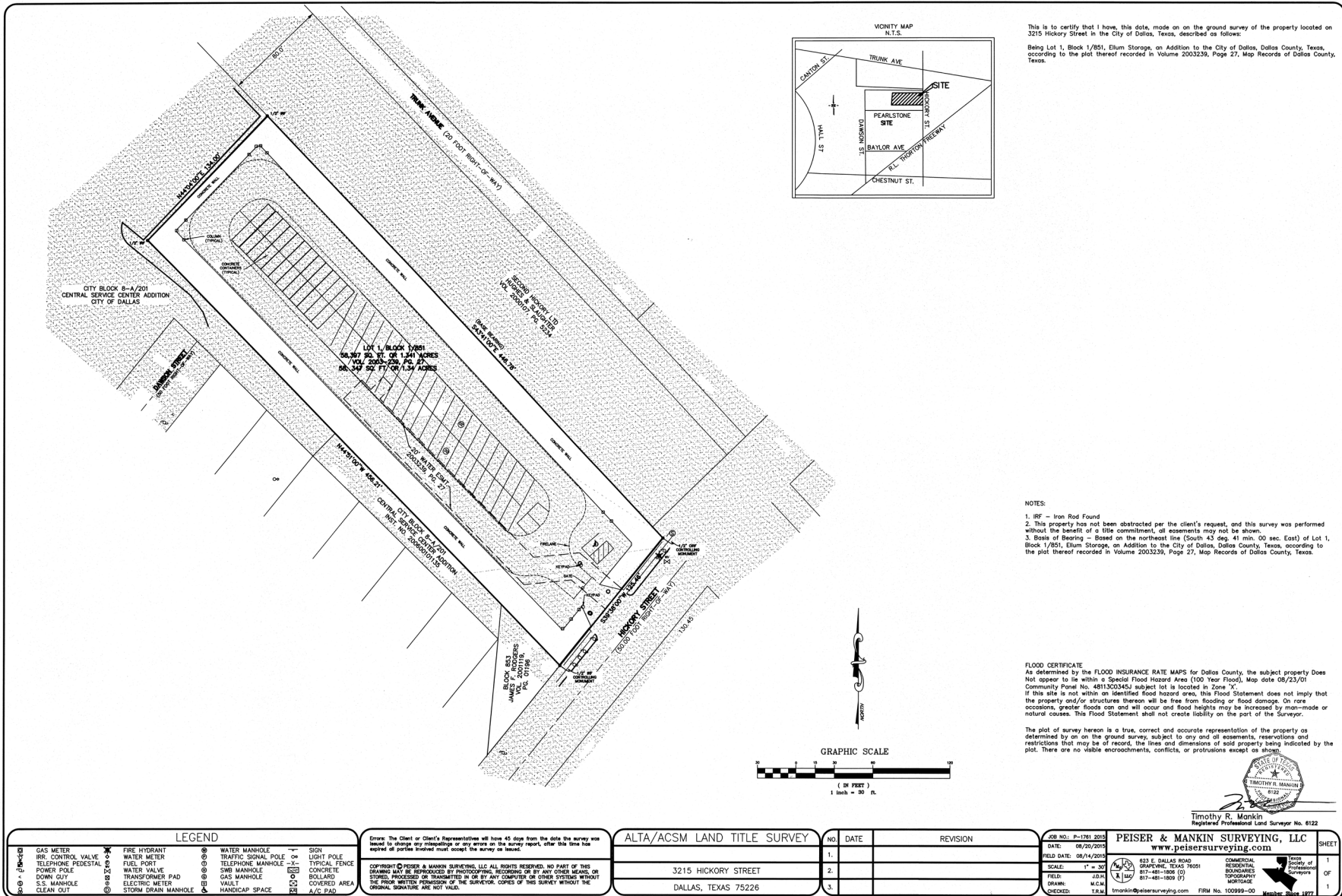
2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,522	165,500	380,717
EST. DAYTIME POPULATION	31,551	233,831	416,818
EST. AVG. HH INCOME	\$71,507	\$108,164	\$114,921

AREA ATTRACTIONS





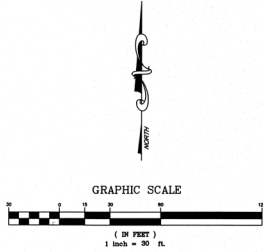


This is to certify that I have, this date, made an on the ground survey of the property located on 3215 Hickory Street in the City of Dallas, Texas, described as follows:
 Being Lot 1, Block 1/851, Elum Storage, an Addition to the City of Dallas, Dallas County, Texas, according to the plot thereof recorded in Volume 2003239, Page 27, Map Records of Dallas County, Texas.

- NOTES:
1. IRF - Iron Rod Found
 2. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
 3. Basis of Bearing - Based on the northeast line (South 43 deg. 41 min. 00 sec. East) of Lot 1, Block 1/851, Elum Storage, an Addition to the City of Dallas, Dallas County, Texas, according to the plot thereof recorded in Volume 2003239, Page 27, Map Records of Dallas County, Texas.

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 08/23/01 Community Panel No. 4811300345J subject lot is located in Zone 'X'.
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

The plot of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot. There are no visible encroachments, conflicts, or protrusions except as shown.



LEGEND			
⊕	GAS METER	⊕	FIRE HYDRANT
⊕	IRR. CONTROL VALVE	⊕	WATER METER
⊕	TELEPHONE PEDESTAL	⊕	FUEL PORT
⊕	POWER POLE	⊕	WATER VALVE
⊕	DOWN GUY	⊕	TRANSFORMER PAD
⊕	S.S. MANHOLE	⊕	ELECTRIC METER
⊕	CLEAN OUT	⊕	STORM DRAIN MANHOLE
⊕	WATER MANHOLE	⊕	TRAFFIC SIGNAL POLE
⊕	TRAFFIC SIGNAL POLE	⊕	TELEPHONE MANHOLE
⊕	SWS MANHOLE	⊕	GAS MANHOLE
⊕	VAULT	⊕	COVERED AREA
⊕	HANDICAP SPACE	⊕	A/C PAD
---	SIGN LIGHT POLE	---	TYPICAL FENCE
---	CONCRETE	---	BOLLARD
---	CONCRETE	---	COVERED AREA
---	A/C PAD		

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misstatements or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
 COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

ALTA/ACSM LAND TITLE SURVEY	
3215 HICKORY STREET	
DALLAS, TEXAS 75226	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO. P-1761-2015	DATE: 08/20/2015	FIELD DATE: 08/14/2015	SCALE: 1" = 30'	FIELD: J.D.M. M.C.H.	DRAWN: M.C.H.	CHECKED: T.R.M.	FIRM No. 100999-00	MEMBER Since 1977
PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com 823 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1809 (O) 817-481-1809 (F)								COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY SURVEYING
								SHEET 1 OF 1



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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 lease; 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
Nick Hoover	664008	nhoover@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Colin Beams	624650	cbeams@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date