

**FOR SALE**  
**COMMERCIAL LAND**  
**5907 & 5915 R.L. Thornton Freeway**  
**DALLAS, TEXAS**

**LOCATION:** The subject property is located at the southwest corner of R.L. Thornton Freeway (I-35E) and Burrell, just north of Laureland Road in Dallas.

**SIZE:** 1.209 Acres; 52,664.04 S.F.

**ZONED:** Regional Retail

**UTILITIES:** All utilities are available.

**FRONTAGE:** R.L. Thornton Fwy. - 210.26 ft.  
Burrell Drive - 165.00 ft.

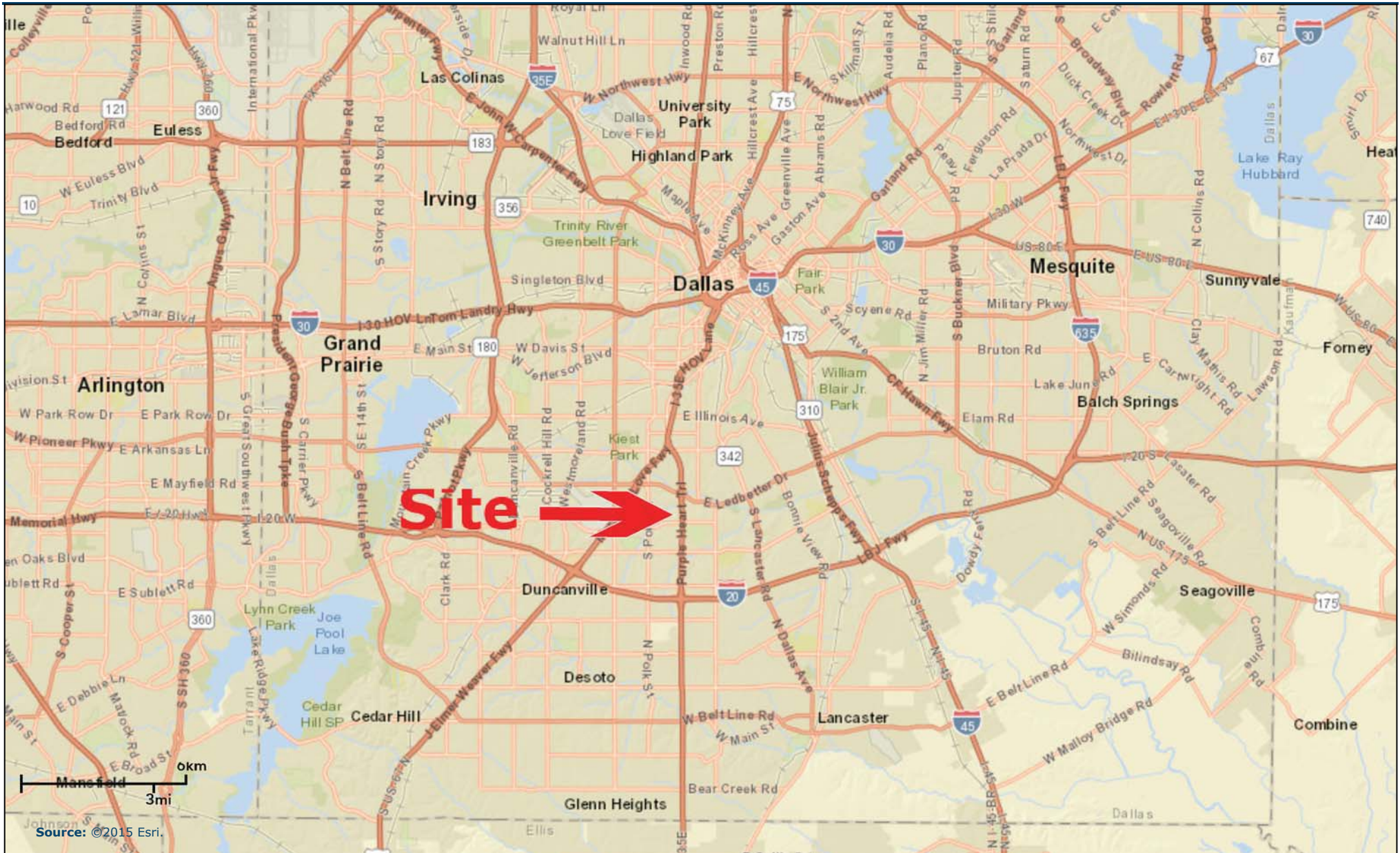
**PRICE:** \$14.00 Per S.F.; \$737,295.00

**COMMENTS:** Great property for retail and commercial businesses needing highway visibility exposure. Access is available to Laureland Road.

**FOR MORE INFORMATION**  
*Call*  
**JOE RUST COMPANY**  
**972-333-4143**

53k sf dallas-fs.docx

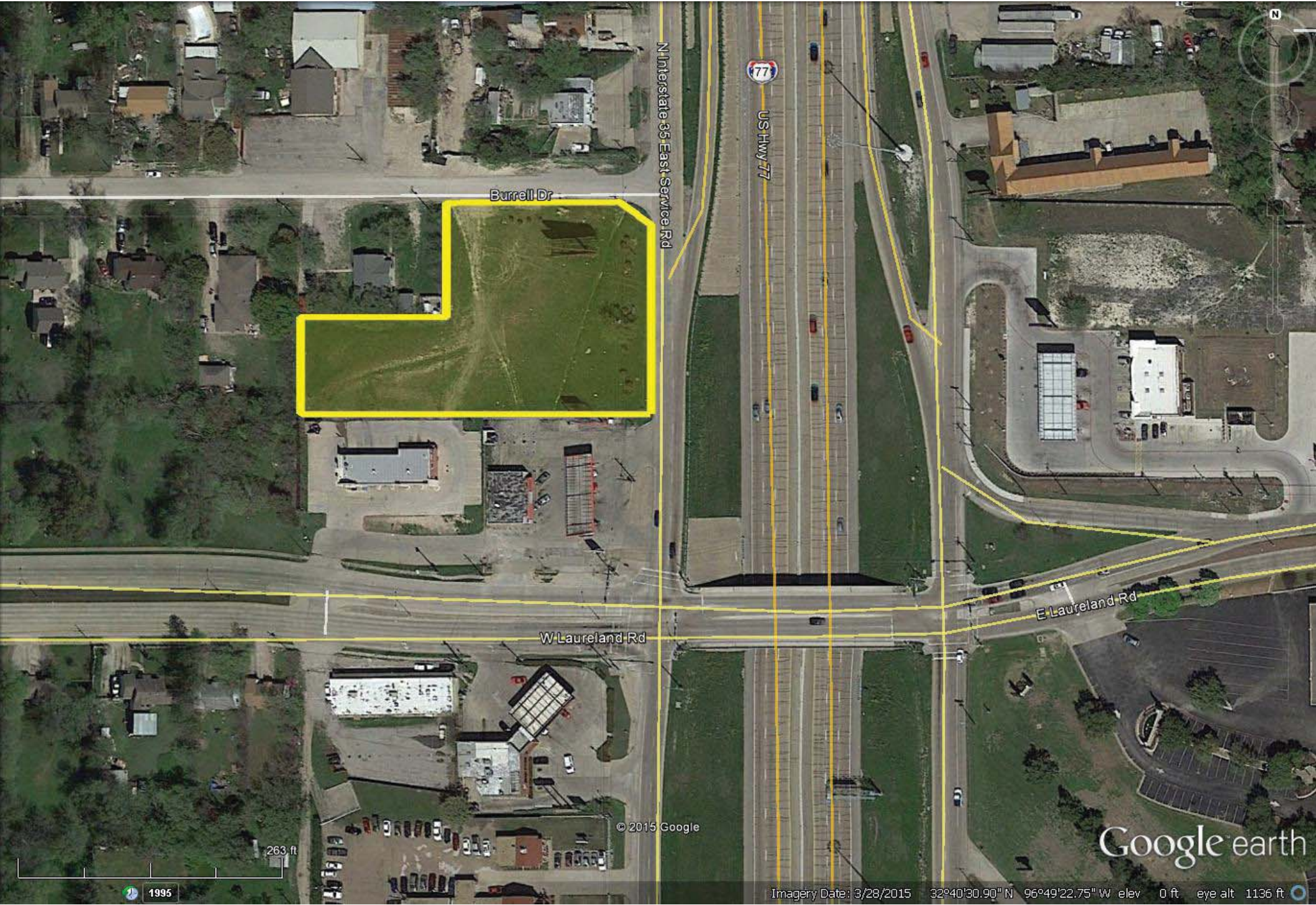
*Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.*











US Hwy 77

N Interstate 35 East Service Rd

Burrell Dr

W Laureland Rd

E Laureland Rd

© 2015 Google

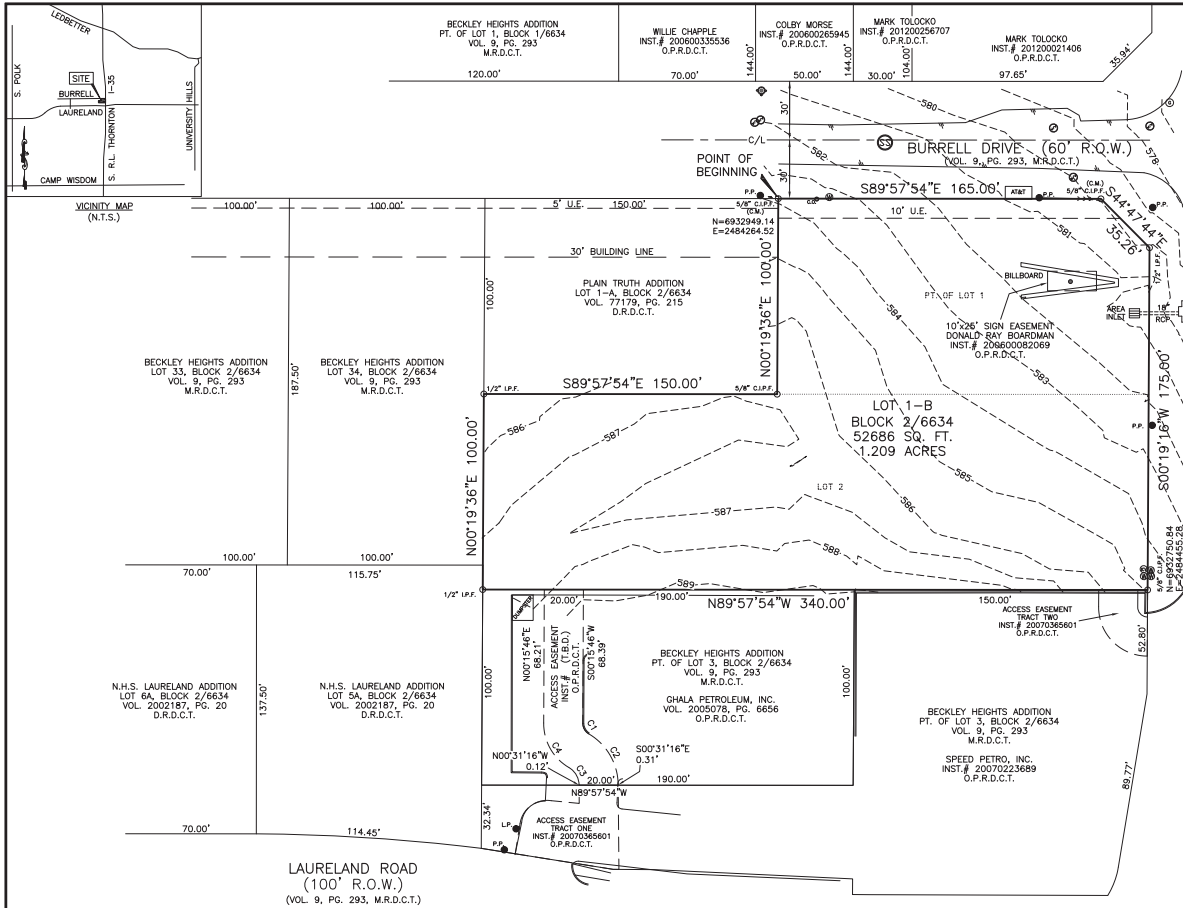
Google earth



1995

Imagery Date: 3/28/2015 32°40'30.90" N 96°49'22.75" W elev 0 ft eye alt 1136 ft





S. R.L. THORNTON FREEWAY (VARIABLE WIDTH R.O.W.)

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Ghala Petroleum, Inc. is the owner of a tract of land situated in the David Ricketts Survey, Abstract No. 1542, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block 2/6634 of Beckley Heights Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 9, Page 293 of the Map Records of Dallas County, Texas and as conveyed to Ghala Petroleum, Inc. by Warranty Deed recorded in Instrument No. 200003076666, Official Public Records of Dallas County, Texas and also being all of Lot 2, Block 2/6634 of said Beckley Heights Addition as conveyed to Ghala Petroleum, Inc. by Warranty Deed recorded in Volume 2005078, Page 6656 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

- Beginning at a 5/8" yellow capped iron pin found on the south right-of-way line of Burrell Drive (60' R.O.W.) for the northeast corner of Lot 1-A, Block 2/6634 of Plain Truth Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 77179, Page 215, Deed Records of Dallas County, Texas;
- Thence, South 89°57'54" East, along the south right-of-way line of Burrell Drive (60' R.O.W.), a distance of 165.00 feet to a 5/8" yellow capped iron pin found for corner;
- Thence, South 44°47'44" East, along the south right-of-way line of Burrell Drive (60' R.O.W.), a distance of 35.26 feet to a 1/2" iron pin found for corner at the intersection of the south right-of-way line of Burrell Drive and the west right-of-way line of S. R.L. Thornton Freeway (variable width R.O.W.);
- Thence, South 07°19'36" West, along the west right-of-way line of S. R.L. Thornton Freeway (variable width R.O.W.), a distance of 175.00 feet to a 5/8" yellow capped iron pin found for the southeast corner of said Lot 2 and the northeast corner of Lot 3, Block 2/6634, of said Beckley Heights Addition and also being the northeast corner of a tract of land as conveyed to Speed Petro, Inc. by deed recorded in Instrument No. 20070223689 of the Official Public Records of Dallas County, Texas;
- Thence, North 89°57'54" West, along the south line of said Lot 2 and the north line of said Lot 3, a distance of 340.00 feet to a 1/2" iron pin found on the east line of Lot 5A, Block 2/6634 of N.H.S. Laureland Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2002187, Page 20, Deed Records of Dallas County, Texas and for the southwest corner of said Lot 2 and the northwest corner of said Lot 3;
- Thence, North 07°19'36" East, along the west line of said Lot 3, the east line of said Lot 2 and the east line of Lot 3A, Block 2/6634 of said Beckley Heights Addition, a distance of 100.00 feet to a 1/2" iron pin found for the northwest corner of said Lot 3 and the south west corner of said Lot 1-A;
- Thence, South 89°57'54" East, along the north line of said Lot 3 and the south line of said Lot 1-A, a distance of 150.00 feet to a 5/8" yellow capped iron pin found for the southeast corner of said Lot 1-A;
- Thence, North 07°19'36" East, along the east line of said Lot 1-A a distance of 100.00 feet to the Point of Beginning and containing 52,686 square feet or 1.209 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ghala Petroleum, Inc., does hereby adopt this plat, designating the herein described property as **BURRELL - 35 ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
GHALA PETROLEUM, INC.  
By: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord
C1	6.41'	6.03'	60°56'47"	S29°18'17"E, 6.11'
C2	31.43'	30.39'	59°15'24"	S30°08'58"E, 30.05'
C3	10.74'	10.39'	59°15'24"	N30°08'58"W, 10.27'
C4	27.47'	26.03'	60°28'35"	N29°32'23"W, 26.21'

**SURVEYOR'S STATEMENT**

I, James Bart Carroll, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(3)(v)(i) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

James Bart Carroll  
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS  
COUNTY OF DALLAS

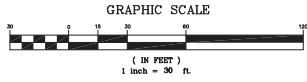
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public for the State of Texas  
My Commission expires \_\_\_\_\_

- LEGEND**
- C.I.P.F. - YELLOW CAPPED IRON PIN FOUND
  - I.P.F. - IRON PIN FOUND
  - (C.M.) - CONTROLLING MONUMENT
  - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
  - R.P.R.D.C.T. - REAL PROPERTY RECORDS DALLAS COUNTY TEXAS
  - FND - FOUND
  - U.E. - UTILITY EASEMENT
  - CONC. - CONCRETE
  - SS - SANITARY SEWER MANHOLE
  - FD - FIRE HYDRANT
  - WV - WATER VALVE
  - WM - WATER METER
  - P.P. - POWER POLE W/GUY WIRE
  - AS - ASPHALT
  - GM - GAS MANHOLE
  - IC - IRRIGATION CONTROL VALVE

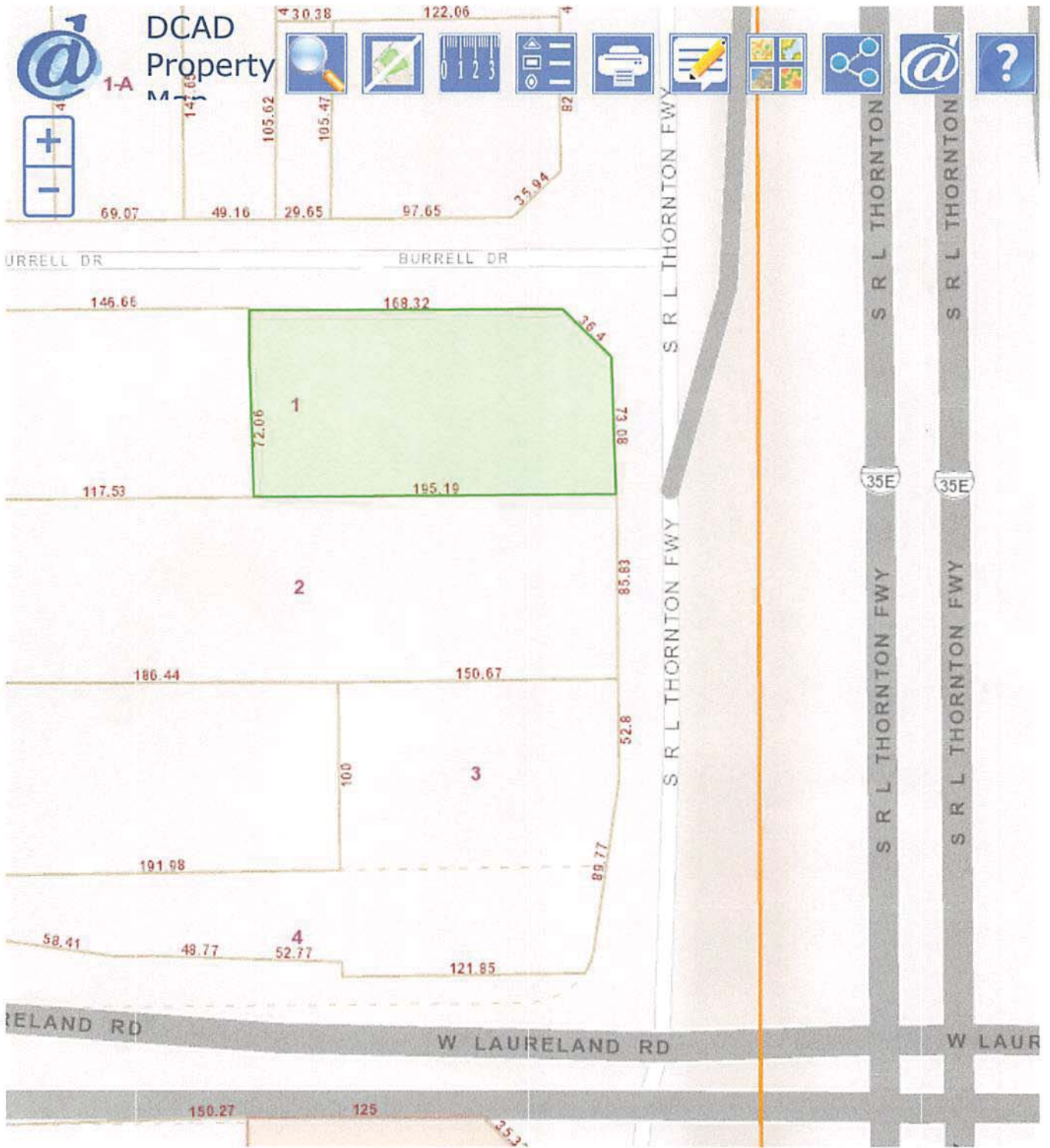
- GENERAL NOTES:**
1. Purpose of the plat is to create one lot from two existing lots.
  2. Bearings based on the south line of Burrell Drive by Beckley Heights Addition, Volume 9, Page 293, Map Records of Dallas County, Texas.
  3. Lot-to-lot drainage is not permitted without Engineering Section Approval.
  4. No structures existing. Property is vacant.
  5. TxDOT approval may be required for any driveway modification or new access point(s).
  6. State Plane coordinates based on the Texas State Plane Coordinate System NAD 83, Texas North Central Zone 4202.

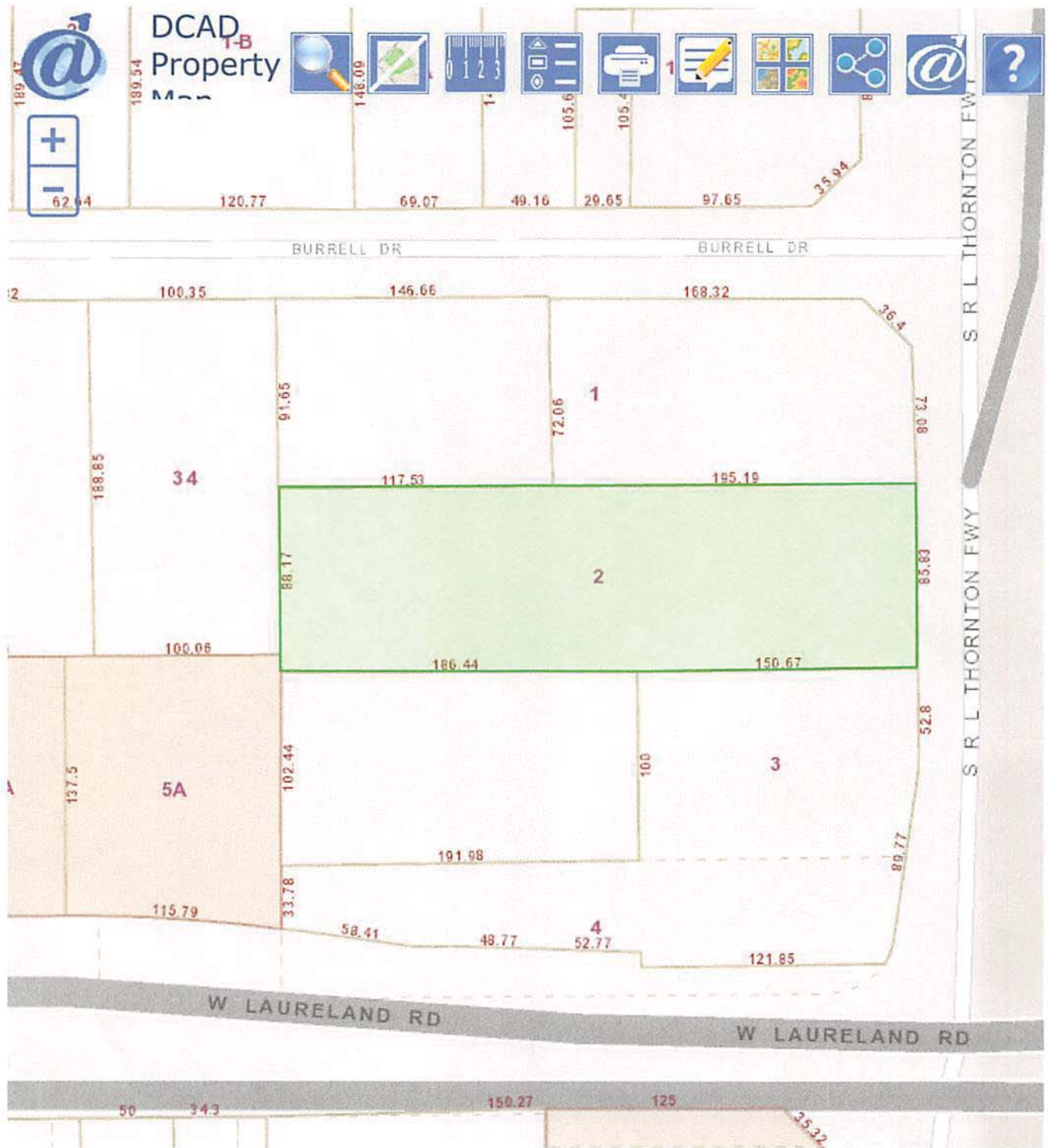


**CARROLL CONSULTING GROUP, INC.**  
P.O. BOX 11 LAVON, TEXAS 75166  
O: (214) 726-2041 C: (972) 742-4411  
JOB No. 1504 DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
2310-15 1"=30' DECEMBER 18, 2015 CP

OWNER:  
GHALA PETROLEUM, INC.  
7027 SOUTH R.L. THORNTON  
DALLAS, TEXAS 75232

**REPLAT**  
**BURRELL - 35 ADDITION**  
**LOT 1-B, BLOCK 2/6634**  
Being a replat of Part of Lot 1 & all of Lot 2  
Block 2/6634, of Beckley Heights Addition  
H. Wilburn Survey, Abstract No. 1542  
City of Dallas, Dallas County, Texas  
City Plan File No. S156-083

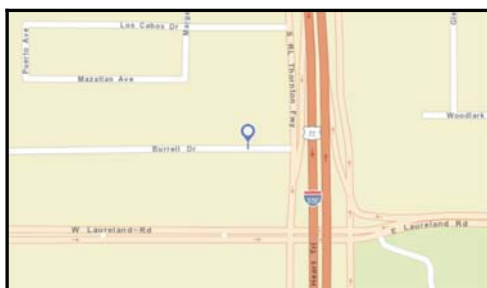
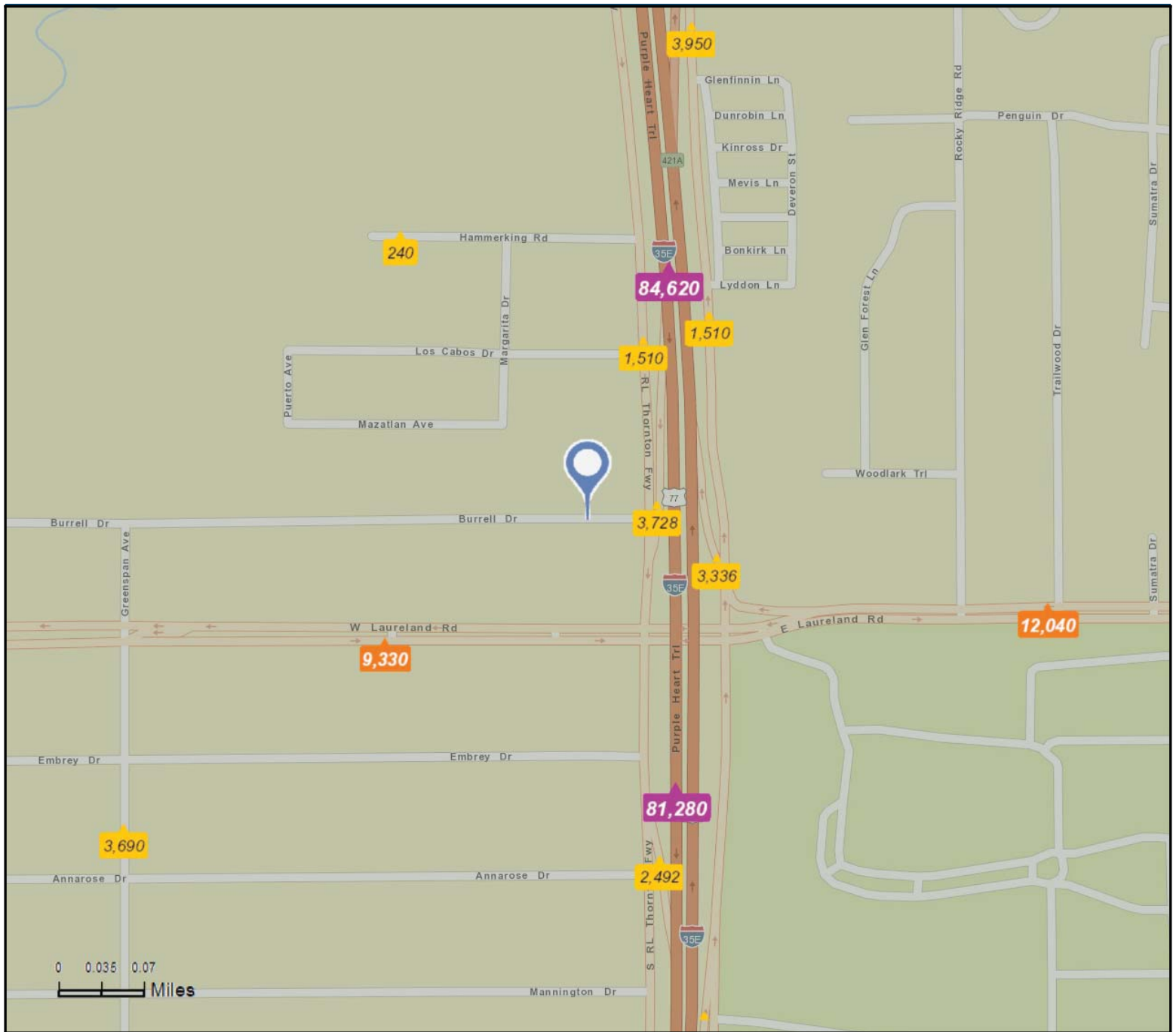






118 Burrell Dr, Dallas, Texas, 75232  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.67594  
 Longitude: -96.82366

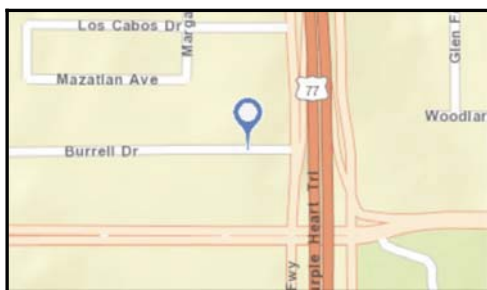
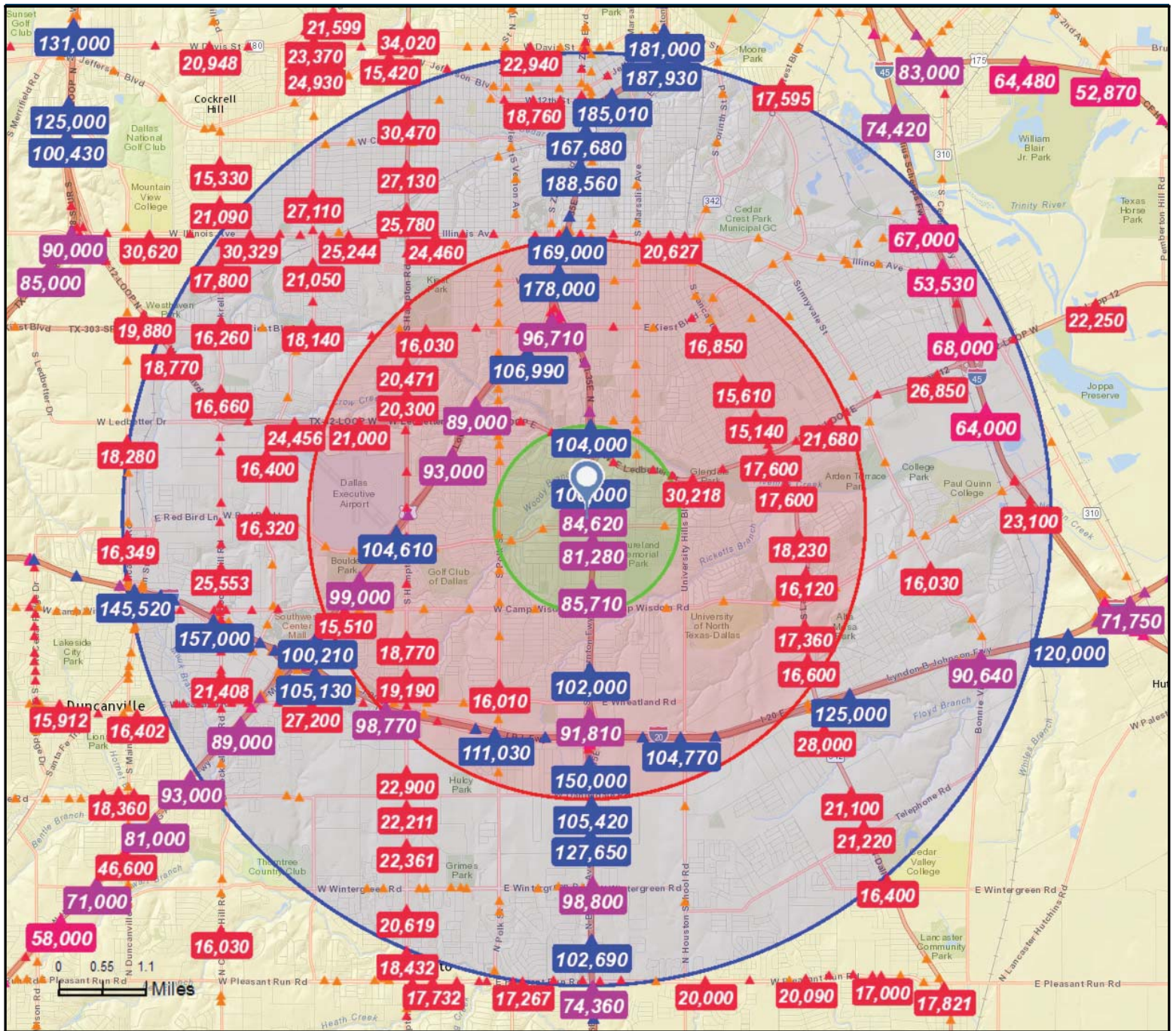


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies





- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies



# Executive Summary

1.21 Acres - RL Thornton Fwy  
 118 Burrell Dr, Dallas, Texas, 75232  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.67594  
 Longitude: -96.82366

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,326	88,807	242,605
2010 Population	8,790	93,480	259,162
2016 Population	9,037	97,146	270,572
2021 Population	9,429	102,104	285,373
2000-2010 Annual Rate	0.54%	0.51%	0.66%
2010-2016 Annual Rate	0.44%	0.62%	0.69%
2016-2021 Annual Rate	0.85%	1.00%	1.07%
2016 Male Population	46.5%	47.6%	47.8%
2016 Female Population	53.5%	52.4%	52.2%
2016 Median Age	38.9	33.6	32.4

In the identified area, the current year population is 270,572. In 2010, the Census count in the area was 259,162. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 285,373 representing a change of 1.07% annually from 2016 to 2021. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	16.8%	17.9%	26.2%
2016 Black Alone	64.9%	61.7%	52.0%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.5%
2016 Asian Alone	0.1%	0.8%	0.7%
2016 Pacific Islander Alone	0.1%	0.0%	0.0%
2016 Other Race	15.3%	17.1%	18.3%
2016 Two or More Races	2.3%	2.1%	2.3%
2016 Hispanic Origin (Any Race)	29.9%	32.8%	41.2%

Persons of Hispanic origin represent 41.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.5 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	2,834	29,161	79,532
2010 Households	2,935	30,634	86,024
2016 Total Households	2,968	31,481	88,780
2021 Total Households	3,066	32,897	93,110
2000-2010 Annual Rate	0.35%	0.49%	0.79%
2010-2016 Annual Rate	0.18%	0.44%	0.51%
2016-2021 Annual Rate	0.65%	0.88%	0.96%
2016 Average Household Size	3.02	3.04	3.02

The household count in this area has changed from 86,024 in 2010 to 88,780 in the current year, a change of 0.51% annually. The five-year projection of households is 93,110, a change of 0.96% annually from the current year total. Average household size is currently 3.02, compared to 2.98 in the year 2010. The number of families in the current year is 62,282 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

1.21 Acres - RL Thornton Fwy  
 118 Burrell Dr, Dallas, Texas, 75232  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.67594  
 Longitude: -96.82366

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$41,065	\$31,993	\$32,377
2021 Median Household Income	\$41,100	\$30,665	\$31,160
2016-2021 Annual Rate	0.02%	-0.84%	-0.76%
<b>Average Household Income</b>			
2016 Average Household Income	\$53,719	\$43,620	\$44,814
2021 Average Household Income	\$56,775	\$45,471	\$47,139
2016-2021 Annual Rate	1.11%	0.83%	1.02%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$18,186	\$14,690	\$15,067
2021 Per Capita Income	\$19,007	\$15,178	\$15,721
2016-2021 Annual Rate	0.89%	0.66%	0.85%

Current median household income is \$32,377 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$31,160 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$44,814 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$47,139 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$15,067 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$15,721 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,905	30,701	84,657
2000 Owner Occupied Housing Units	2,334	18,873	44,844
2000 Renter Occupied Housing Units	500	10,288	34,688
2000 Vacant Housing Units	71	1,540	5,125
2010 Total Housing Units	3,103	33,786	95,422
2010 Owner Occupied Housing Units	2,171	18,464	45,738
2010 Renter Occupied Housing Units	764	12,170	40,286
2010 Vacant Housing Units	168	3,152	9,398
2016 Total Housing Units	3,158	35,022	99,021
2016 Owner Occupied Housing Units	2,120	18,089	44,908
2016 Renter Occupied Housing Units	848	13,392	43,871
2016 Vacant Housing Units	190	3,541	10,241
2021 Total Housing Units	3,262	36,555	103,617
2021 Owner Occupied Housing Units	2,192	18,757	46,935
2021 Renter Occupied Housing Units	873	14,140	46,176
2021 Vacant Housing Units	196	3,658	10,507

Currently, 45.4% of the 99,021 housing units in the area are owner occupied; 44.3%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 95,422 housing units in the area - 47.9% owner occupied, 42.2% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 1.66%. Median home value in the area is \$89,194, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.32% annually to \$95,231.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



## 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)  
IABS 1-0