



NEQ TOLLWAY & FRANKFORD

FREESTANDING RESTAURANT BUILDING AVAILABLE AT PROMINENT
NORTH DALLAS INTERSECTION

4635 Frankford Road, Dallas, TX 75287

PROPERTY OVERVIEW

- Freestanding Existing Boston Market Restaurant Available 2020
– Do Not Disturb Tenant
- Located at the Northeast Quadrant of the Dallas North Tollway
& Frankford Road - one of the most dense trade areas in
all of DFW
- Outparcel to Heavily Trafficked Grocery-Anchored Shopping
Center
- Pad Size: 0.571 Acre
- 3,000 SF Located on the Going-to-Work Side of Frankford
- For Lease Only

LEASING INFORMATION

Call for rates

TRAFFIC COUNTS

Dallas North Tollway	213,985 VPD
Frankford Road	47,989 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	43,786	199,732	440,418
Daytime Population	6,229	96,209	237,467
Households	19,209	88,588	185,850
Average Income	\$96,099	\$95,568	\$99,760
Median Age	36.90	37.50	37.50

MAJOR AREA RETAILERS



For More Information
Please Contact:

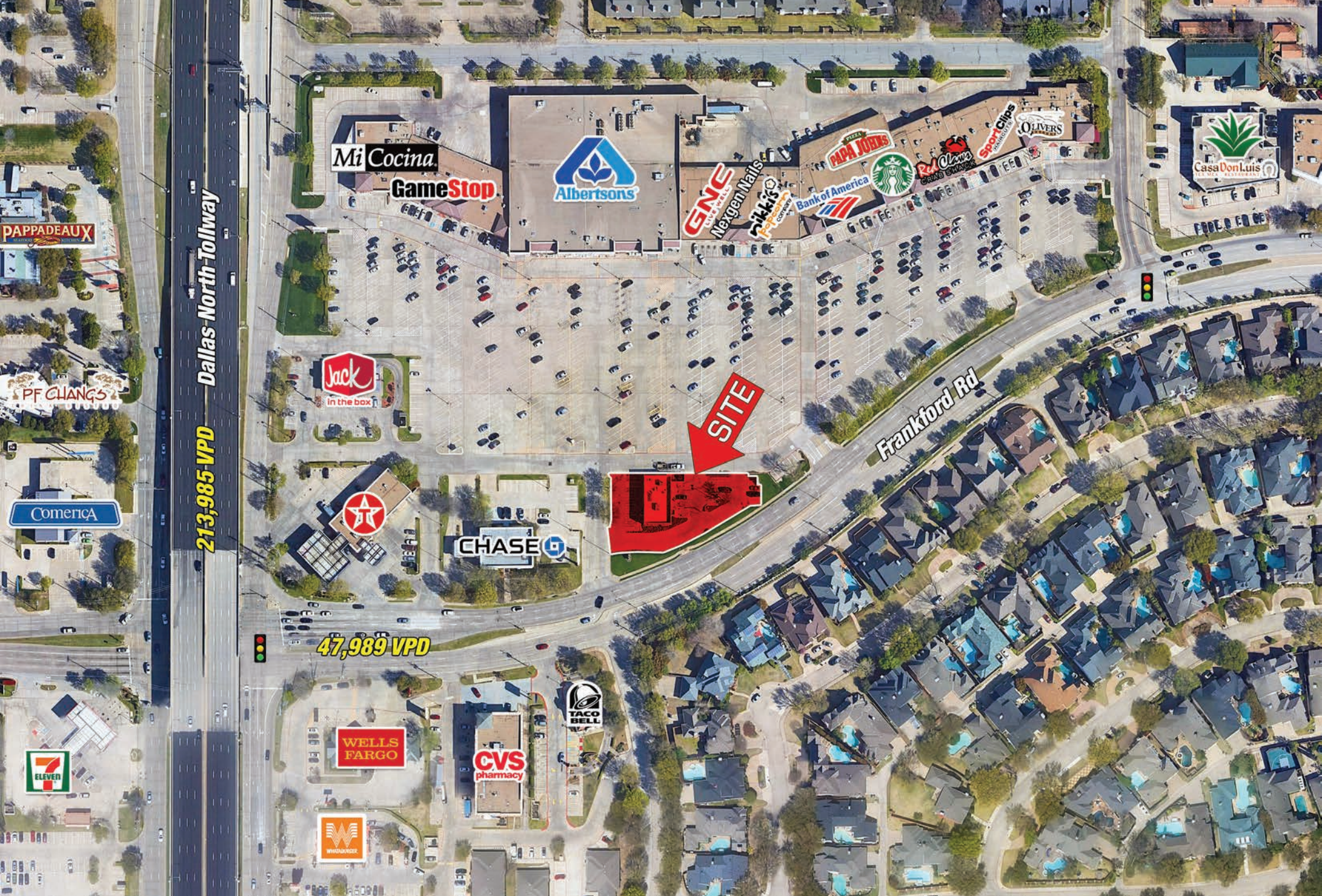
Thad Beckner

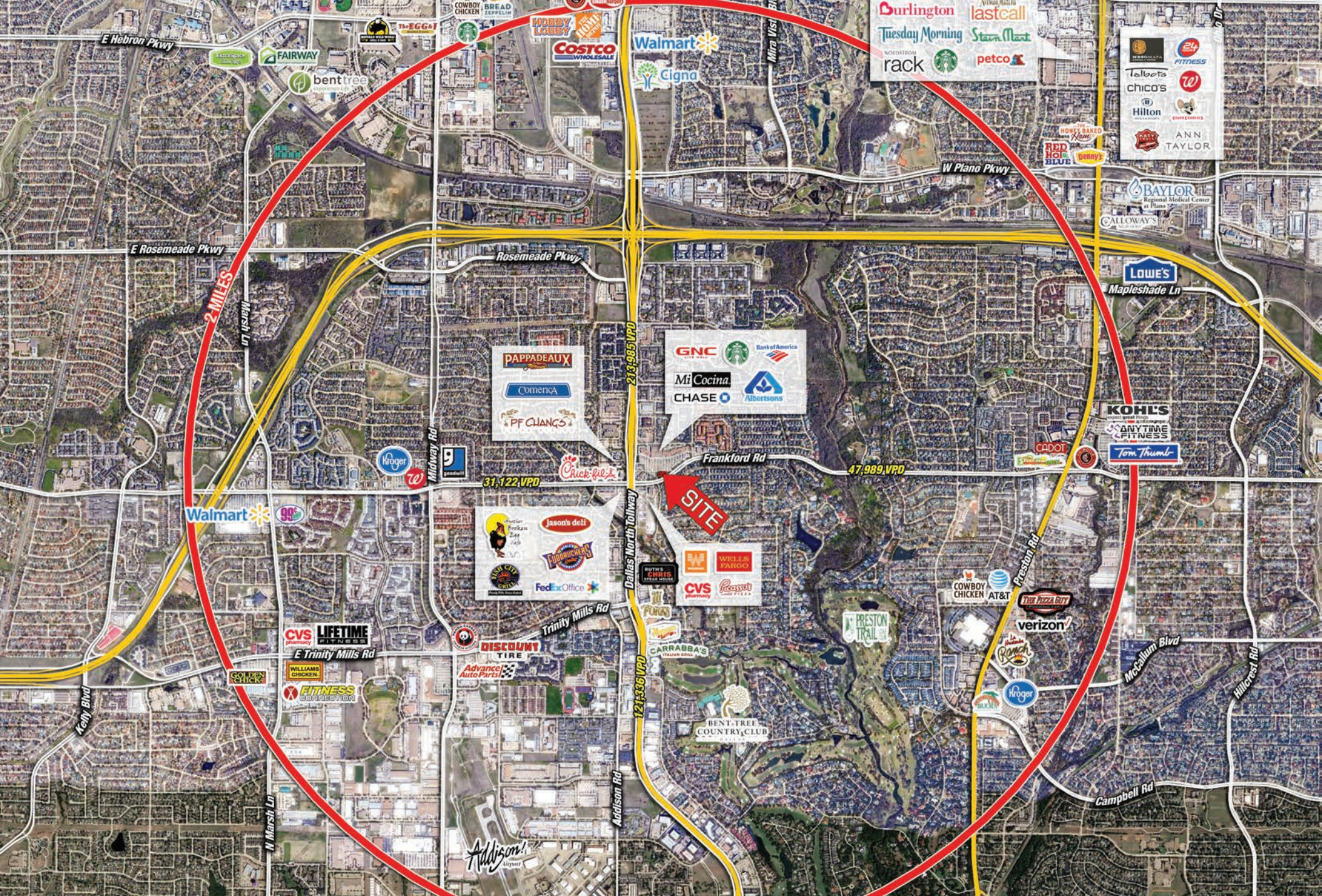
(972) 764-5404

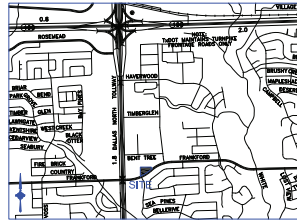
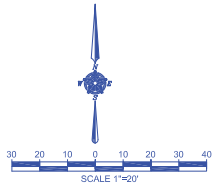
tbeckner@inroadsrealty.com



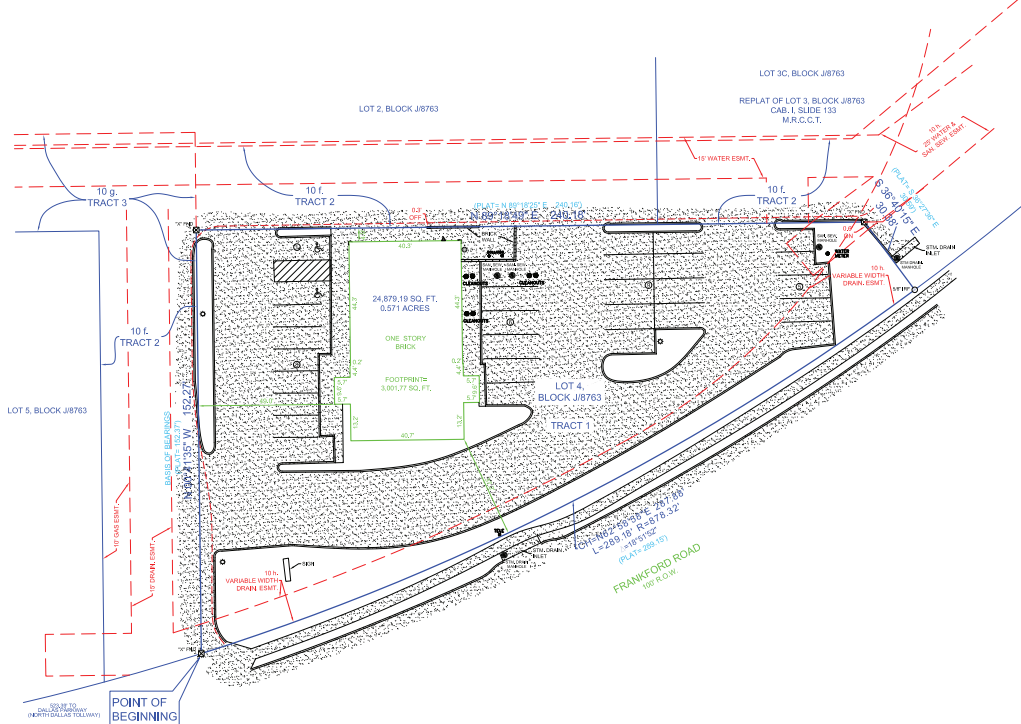
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VICINITY MAP - NOT TO SCALE



PROPERTY DESCRIPTION

TRACT 1: (Fee Simple)

Being all of Lot 4, Block J/8763 of Frankford Crossing, an addition to the City of Dallas, Collin County, Texas, according to the plat thereof as recorded in Cabinet H, Slide 455, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found, said corner being in the north right-of-way line of Frankford Road (100 foot right-of-way), said corner also being a southeast corner of Lot 2, Block J/8763, of said Frankford Crossing;

THENCE North 00 degrees 41 minutes 35 seconds West, along an east line of said Lot 2, Block J/8763, a distance of 152.27 feet to an "X" cut in concrete found for corner, said corner being an Inner ell corner of said Lot 2, Block J/8763;

THENCE North 89 degrees 18 minutes 49 seconds East, along a south line of said Lot 2, Block J/8763 and along the south line of Lot 3A, Block J/8763 of Replat of Lot 3, Block J/8763, an addition to the City of Dallas, Collin County, Texas, recorded in Cabinet I, Slide 133, Map Records, Collin County, Texas, a distance of 240.18 to an "X" cut in concrete found for corner, said corner being an Inner ell corner of said Lot 3C, Block J/8763;

THENCE South 36 degrees 40 minutes 15 seconds East, along a southwest line of said Lot 3C, Block J/8763, a distance of 30.38 feet to a 5/8 inch iron rod found for corner, said corner being in the north right-of-way line of said Frankford Road, and being the beginning of a curve to the right having a central angle of 18 degrees 51 minutes 52 seconds and a radius of 878.32 feet, a chord bearing of South 62 degrees 58 minutes 58 seconds West, and chord distance of 287.88 feet;

THENCE southwesterly along said curve to the right, along the north right-of-way line of said Frankford Road, an arc distance of 289.18 feet back to the POINT OF BEGINNING and containing 24,878.19 square feet or 0.571 acres of land,

TRACT 2: (Non-Exclusive Easement Estate)

Non-exclusive easements for ingress, egress and parking purposes over and across the parking areas, driveways and access roads and any and all other areas devoted to public use as created by that certain Declaration of Restrictions and Grant of Easements filed June 08, 1992, recorded under CC# 92-0037550, as amended by Instruments filed November 11, 1992, recorded under CC# 92-0080498, Land Records of Collin County, Texas, filed September 09, 1994, CC# 94-0083587, filed March 27, 1995, CC# 95-0019959, filed June 01, 1995, CC# 95-0036807, all Land Records, Collin County, Texas

TRACT 3: (Non-Exclusive Easement Estate)

Non-exclusive easements rights as created in "Non-Exclusive Easement Agreement" by and between Frankford and the Tollway Limited Partnership and Foodmarker, Inc. dated July 30, 1992, filed August 14, 1992, under CC# 92-0055061, Real Property Records, Collin County, Texas,

EXCEPTIONS TO THE TITLE COMMITMENT

AS RELIED UPON AND PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO. NCS-981636-HOU1 WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2019 AND
AN ISSUED DATE OF OCTOBER 08, 2019.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10 e.	Terms, provisions, conditions, and conditions contained in Common Area Maintenance Agreement executed by and between Texas Commerce Bank, N.A. and Albertson's Inc., dated 06/04/1992, filed 06/08/1992, recorded in CC# 92-0037552, Real Property Records, Collin County, Texas. Amendments filed 03/30/1994, recorded in CC# 94-0030495 and filed 09/09/1994, recorded in CC# 94-0083586, Real Property Records, Collin County, Texas.	YES	NO (NOT SURVEY RELATED)
10 f.	Terms, provisions, conditions, and easements contained in Declaration of Restrictions and Grant of Easements executed by and between Texas Commerce Bank, N.A. and Albertson's Inc., dated 06/04/1992, filed 06/08/1992, recorded in CC# 92-0037550, Real Property Records, Collin County, Texas. First Amendment to Declaration of Restrictions and Grant of Easements, dated 11/10/1992, filed 11/11/1992, recorded in CC# 92-0080498, Real Property Records, Collin County, Texas. Amendment filed 09/09/1994, recorded in CC# 94-0083587, filed 03/27/1995, recorded in CC# 95-0019959 and filed 06/01/1995, recorded in CC# 95-0036807, Real Property Records, Collin County, Texas.	YES	YES
10 g.	Terms, provisions, conditions, and easements contained in Non-Exclusive Easement Agreement executed by and between Frankford and The Tollway Limited Partnership and Foodmarker, Inc. a Delaware corporation, dated 07/30/1992, filed 08/14/1992, recorded in CC# 92-0055061, Real Property Records, Collin County, Texas.	YES	YES
10 h.	The following easements and/or building lines, as shown on plat recorded in Cabinet H, Slide 455, Real Property Records, Collin County, Texas: 25' water and sanitary sewer easement Variable width drainage easement	YES	YES
10 i.	Terms, provisions, and conditions of lease between O Ch, Inc. and Boston Market Corporation as evidenced and affected by Memorandum of Lease, filed 10/27/2007, recorded in CC# 20071022001448310, Real Property Records, Collin County, Texas.	YES	NO (NOT SURVEY RELATED)

SURVEYOR'S CERTIFICATE

Certify To: Moran 1871, LLC, a Delaware limited liability company, First American Title, and First American Title Insurance Company, in connection with the transaction referenced in GF No. NCS-981636-HOU1.

I hereby certify that on the 24th day of October 2019, this survey was made on the ground as per the field notes 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 the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Frankford Road, same being a paved, dedicated public right-of-way maintained by The City of Dallas, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

REVISIONS

No.	Revision/Issue	Date
1	PARKING SPACE NUMBERING	11/6/19

LEGEND

GENERAL NOTES

1) According to the F.J.R.M. No. 48085C0480J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are based on west line of Lot 4, Block J/8763 of Frankford Crossing plat recorded in Cabinet H, Slide 455 of the Real Property Records of Collin County, Texas.



TEXAS HERITAGE
SURVEYING, LLC

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Firm No. 10169300

CATEGORY 1A CONDITION II
4635 FRANKFORD ROAD
LOT 4, BLOCK J/8763
FRANKFORD CROSSING
CITY OF DALLAS,
COLLIN COUNTY, TEXAS

Task No.

1902251-1

Drawn By

JACOB

Date

10/24/19

Scale

1"=20'





Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K