



161 LAND - 2 PARCELS UP TO 9 ACRES FOR SALE

SWC & SEC FORUM & 161 GRAND PRAIRIE, TX



8235 Douglas Ave Suite 720 Dallas, Texas 75225 T 214.378.1212 venturedfw.com

LOCATION

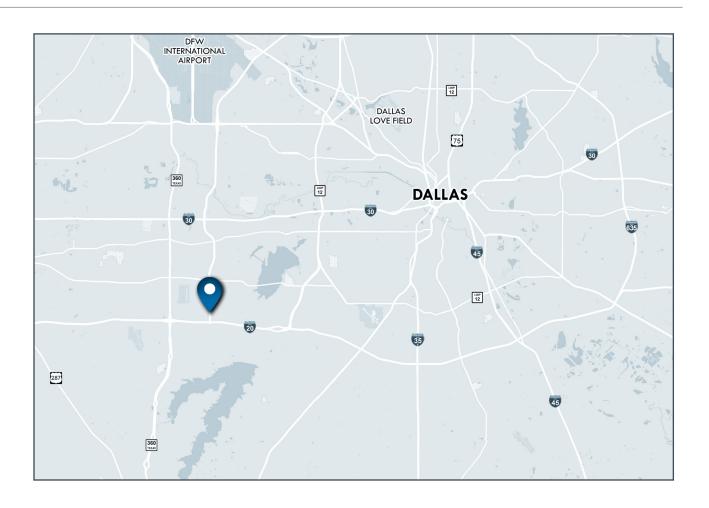
SWC & SEC FORUM DR & 161 GRAND PRAIRIE, TX

SIZE

TRACT 1 TRACT 2 9.19 AC 8.423 AC

TRAFFIC COUNTS

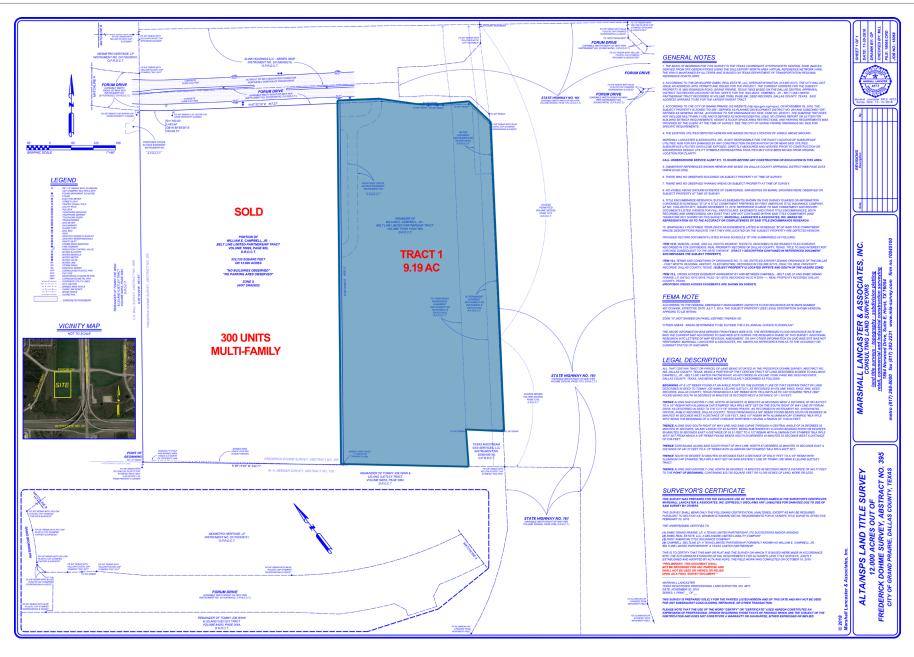
SH-161 MAYFIELD RD 43,038 VPD 2015 4,750 VPD 2014



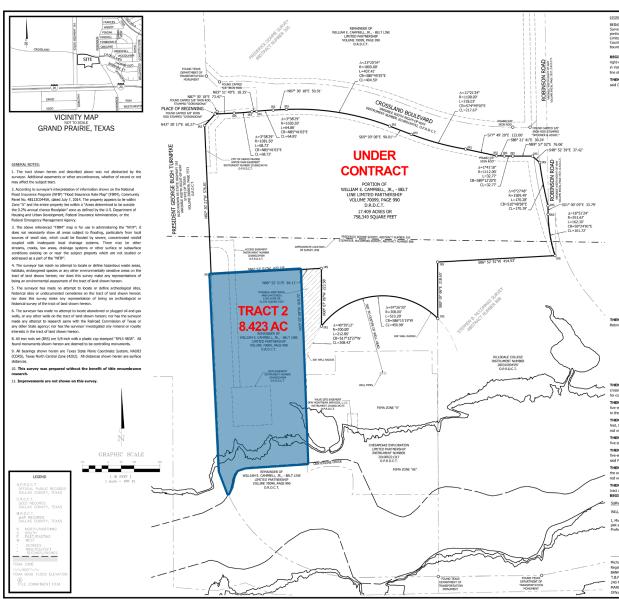
2018 DEMOGRAPHIC SUMMARY

	5 MILES	10 MILES	15 MILES	30 MIN DRIVE TIME
EST. POPULATION	265,844	927,209	1,833,509	3,741,321
EST. DAYTIME POPULATION	64,047	328,758	852,264	1,879,198
EST. AVG. HH INCOME	\$72,841	\$78,211	\$76,817	\$87,617









BEXING 17.499 acres (TSR,394) square feet) of land in the Firedenick Dohme Survey, Abstract No. 395 and Stephen B. McComma Survey, Abstract No. 886, Clys of Grand Prains, Dallas Coursy, Teasts, and 17.499 acres (TSR,394) square feet) of land being a protocol of that cestinal trace of land decoration in a "Marranty Decent Investor's Lines Tollings Co. Carpick, X., — Bet Lice Courty, Teas (D.R.D. CT.); said 17.499 acres (TSR,394) square feet) of fund being more particularly described, by metes and bounds, as follows:

right-of-way line of President George Bush Tumpike, also known as State Highway 161 (variable width right-of-way), as recorde in Yoluma 2000399, Poge 7373, Official Public Records, Dallas County, Teasa (P.R.D.C.T.) with the esisting South right-of-way line of Crossland Boulevard (variable width right-of-way), as recorded in Instrument Number 201000197472, O.R.D.C.T.;

THENCE with the common line between the remainder of said Campbell tract and with the existing South right-of-way line of said Crossland Boulevard for the following 13 courses:

North 87 degrees 30 minutes 18 seconds East, departing the existing East right of way line of said President George Bush Tumpke, a distance of 73.47 feet to a five-eighths inch inon nod with plastic cap stamped YRF.5 48381 set for comer, same being the beginning of a curve to the left, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 65.72 feet;

4. Easterly with said curve to the right, having a radius of 1020.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 64.86 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for

North 87 degrees 30 minutes 18 seconds East, a distance of 50.91 feet to a five-eighths stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, who degrees 49 minutes 25 seconds East, a distance of 404.59 feet;

6. Easterly with said curve to the right, having a radius of 1000.00 feet, through a central angle of 23 degrees 20 minutes 34 seconds, for an arc distance of 407.41 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for

stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chor degrees 49 minutes 50 seconds East, a distance of 217.67 feet:

8. Easterly with said curve to the left, having a radius of 1100.00 feet, through a central angle of 11 degrees 21 minutes 24 seconds, for an arc distance of 218.03 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for 9. South 77 degrees 49 minutes 20 seconds East, a distance of 122.00 feet to five-eighths inch iron rod found for corner

10. South 88 degrees 21 minutes 41 seconds East, a distance of 30.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 89 degrees 12 minutes 20 seconds East, a distance of 32.77 feet;

12. North 89 degrees 57 minutes 02 seconds East, a distance of 76.06 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

stampes not by was or ten't comer.

13. South 46 degrees 25 mindes 39 exceeds East, a distance of 37.42 feet to a five-eighths inch iron not with plastic cap stamped 195.5 486°s set for comer, some being the intersection of the existing South night of-way line of said Crossland Books 195.5 486°s set for comer, some being the intersection of the existing South night of-way line of said Crossland Books 195.5 486°s and the said of the sa

1. Southerly with said non-tangent curve to the left, baving a radius of 1509.49 feet, through a central angle of 06 deg nutes 48 seconds, for an arc distance of 170.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS

2. South 01 degree 00 minutes 09 seconds East, a distance of 33.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bear South 09 degrees 24 minutes 01 second East, a distance of 161.72 feet;

Southerly with said non-tangent curve to the left, having a radius of \$51.67 feet, through a central angle of 16 degrees 51 minutes 24 seconds, for an arc distance of 162.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 00 degrees 07 minutes 06 seconds East, continue crossing said Campbell tract, a distance of 218.65 feet to a

five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 86 degrees 15 minutes 19 seconds West, a distance of 450.90 feet; THENCE Westerly, continue crossing said Campbell tract and with said non-tangent curve to the left, having a ra feet, through a central angle of 97 degrees 26 minutes 30 seconds, for an arc distince of \$10.20 feet to a five-eight rod with plastic pop stamped "RSA" & 1883" set for context.

THENCE North 00 degrees 07 minutes 06 seconds West, continue crossing said Campbell tract, a distance of 223.58 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 02 degrees 30 minutes 21 seconds West with the common line between the remainder of said Campbell tract ar the existing East right-of-way line of said President George Bush Turnpike, a distance of 576.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 42 degrees 30 minutes 17 seconds East, continue with the common line between the remainder of said Campbe tract and the existing East right-of-way line of said President George Bush Tumpke, a distance of 60.27 feet to the PLACE OF BEGINNIUM, and contaming a sculuted rare of 17.40 pages (25.83) as grape feed of land.

SURVEYORS CERTIFICATE TO: WILLIAM E. CAMPBELL, IR., - BELT LINE LIMITED PARTNERSHIP, and their heirs and assions

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 18, Condition 5 Surveyor Standards and Specifications for a Category 18, Condition 15 Surveyor.

PRELIMINARY July 12, 2018

240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 Office (817) 842-2094



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out o Being 17.409 acres or (758,349 square feet) ou Being 17.409 acres or (758,249 square feet) ou Frederick Dohme Survey, Abstract No. E Stephen B. McCommas Survey, Abstract No. E City of Grand Prairie, Dallas County, Texas

CATEGORY 1B CONDITION 2 LAND

TITLE SURVEY

116-18-005 SCALE: 1" = 100"

DRAWN BY: sa

CKD BY: md2 SHEET NUMBER

1 OF 1







8235 Douglas Ave Suite 720 Dallas, TX 75225 T 214.378.1212 venturedfw.com

THEO THOMPSON

Director of Client Relations 214.378.1212 tthompson@venturedfw.com

MIKE GEISLER

Managing Parter 214.378.1212 mgeisler@venturedfw.com



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
 - 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.

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	476647	info@venturedfw.com	214-378-1212 Phone
roker's Licensed Name or Primary Assumed Business Name	License No.	Email	
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Theo Thompson	503986	tthompson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone



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Venture Commercial Real Estate, LLC	476647	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
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/Tenant/Seller/Landlord Initials		Date	