

FOR SALE
RETAIL SITES
MAYFIELD RD.
Grand Prairie, Texas

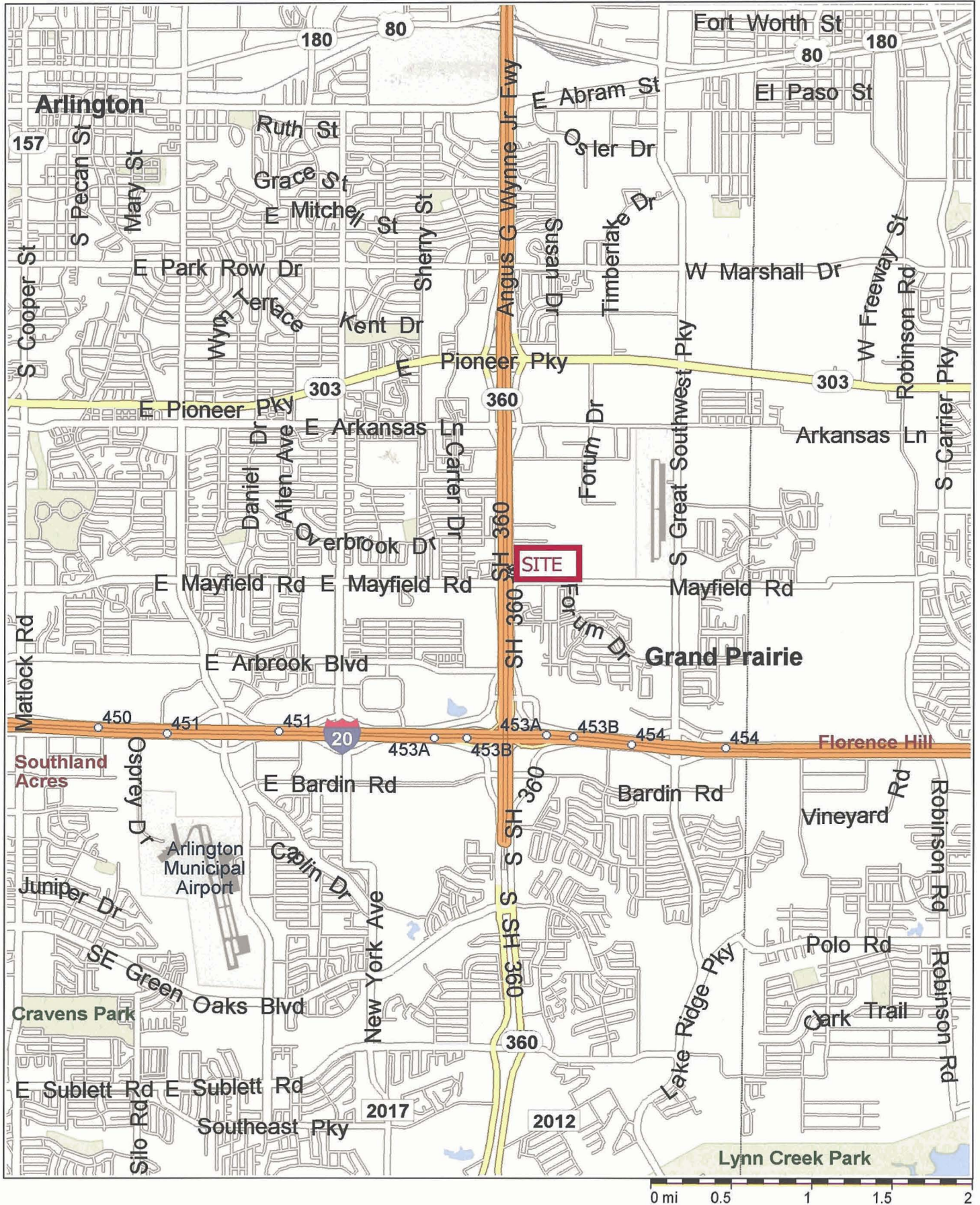
- LOCATION:** The subject property is located on Mayfield Rd., approximately 250 ft. from S.H. 360 in Grand Prairie.
- SIZE:** 6.1972 Acres; 269,950.03 S.F.
- ZONED:** PD-137 permitting General Retail & Multi Family
- FRONTAGE:** Mayfield Rd. - 447.51 ft.
- UTILITIES:** All utilities are to the site.
- PRICE:** \$9.00 Per S.F.; \$2,429,550.00
- COMMENTS:** Great property for retail and commercial uses. High visibility location with easy access to S.H. 360.

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

6 ac-mayfield rd-fs-2016.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.

Mayfield Road, Grand Prairie



6.1 Acres

Mayfield Road
Grand Prairie, Texas

6.1 Acres

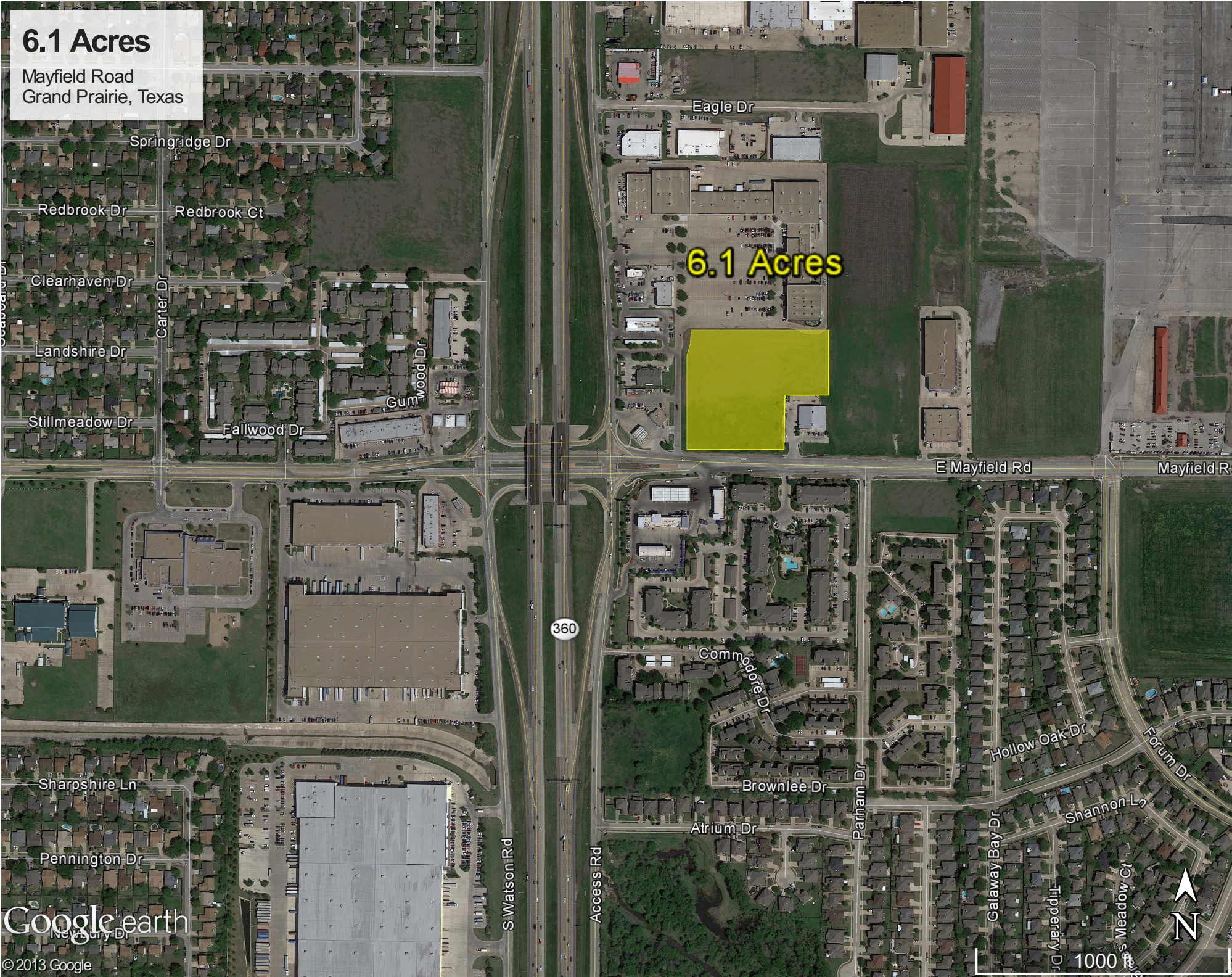
360

Google earth

© 2013 Google



1000 ft

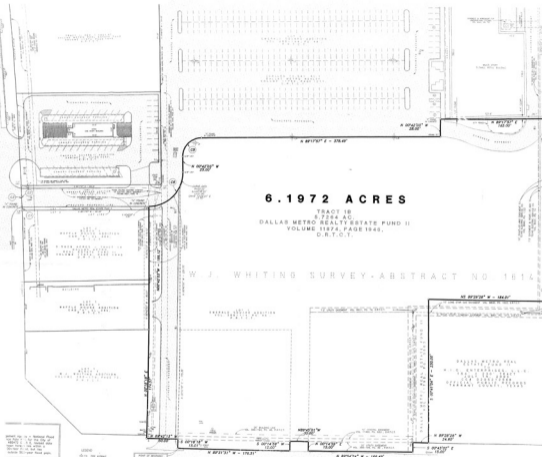




SCALE: 1" = 100'

ALLIED SURVEYING
 1400 N. W. 10th Street, Suite 100
 Fort Worth, Texas 76102
 Phone: (817) 335-1111
 Fax: (817) 335-1112

= CORNER DAT	
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6.1972 ACRES

TRACT 1B
 S. 7284 AC
 DALLAS METRO REALTY ESTATE FUND II
 VOLUME 11874, PAGE 1949,
 D.R.T.C.T.

W. J. WHITING SURVEY - ABSTRACT NO. 1812

MAYFIELD ROAD



BOUNDARY SURVEY
 TO ALL PARTIES INTERESTED IN FOREGOING SURVEY:

This is to certify that I have, this date, made a careful and accurate survey of the above described premises, and that the same are correctly shown on the above described plat.

Witness my hand and seal of office at Dallas, Texas, this 10th day of August, 1994.

DAVID L. MATEZ, Surveyor

My Comm. No. 11874, expires on 10/31/97.

NOTICE: This plat is subject to the provisions of the Texas Surveying Act, Chapter 81, Texas Government Code, which provides that a surveyor who is not a member of the Texas Surveyors Association shall not be eligible to practice as a surveyor in this State.

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PRELIMINARY

BOUNDARY SURVEY
 6.1972 ACRE TRACT
 DALLAS METRO REAL ESTATE FUND II
 EMERALD SQUARE ADDITION
 CITY OF GRAND PRairie, TARRANT COUNTY, TEXAS

contained therein.

- PD-133 A Planned Development District permitting Multi Family Residential and General Retail uses by Zoning Case Z831LS32 and Ordinance 3545 in accordance with all prescriptions contained therein.
- PD-134 A Planned Development District permitting Single Family Detached Residential uses by Zoning Case Z831SE54 and Ordinance 3561 in accordance with all prescriptions contained therein.
- PD-135 A Planned Development District permitting Multi-Family, Office, and Commercial uses by Zoning Case Z831LS31 and Ordinance 3531 in accordance with all prescriptions contained therein.
- PD-136 A Planned Development District permitting Single Family-Detached, Garden Home and General Retail by Zoning Case 830702 and Ordinance 3565 in accordance with all prescriptions contained therein.
- PD-137 A Planned Development District permitting General Retail and Multi Family by Zoning Case 830206 and Ordinance 3481 and Zoning Case Z842SW21 and Ordinance 3721 by amending Section III to change from Multi Family/Condominium Residential to Commercial in accordance with all prescriptions contained therein.
- PD-138 A Planned Development District permitting General Retail, Single Family-Detached, Single Family-Detached (Town homes and Zero-Lot-Line), Multi Ordinance 3573 in accordance with all prescriptions contained therein.
- PD-139 A Planned Development District permitting a Specific Use Permit for on-site sale and consumption of alcoholic beverages in restaurants only by Zoning Case 810809 and Ordinance 3246 in accordance with all prescriptions contained therein.
- PD-140 A Planned Development District permitting Single Family Detached, Office and Commercial uses by Zoning Case 830204 and Ordinance 3507, and an amendment for Single Family Detached Residential uses on 43.24 acres and Multi Family uses on 31.83 acres by Zoning Case Z940404 and Ordinance 5284, and an amendment to allow those uses permitted in General Retail District in addition to those uses permitted in a Multi Family Two District on Tract 1 by Zoning Case Z970303 and Ordinance 5754 in accordance with all prescriptions contained therein.
- PD-141 A Planned development District permitting Single Family Detached uses by Zoning Case Z841SE51 and Ordinance 3568 in accordance with all prescriptions contained therein.



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
IABS 1-0