



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

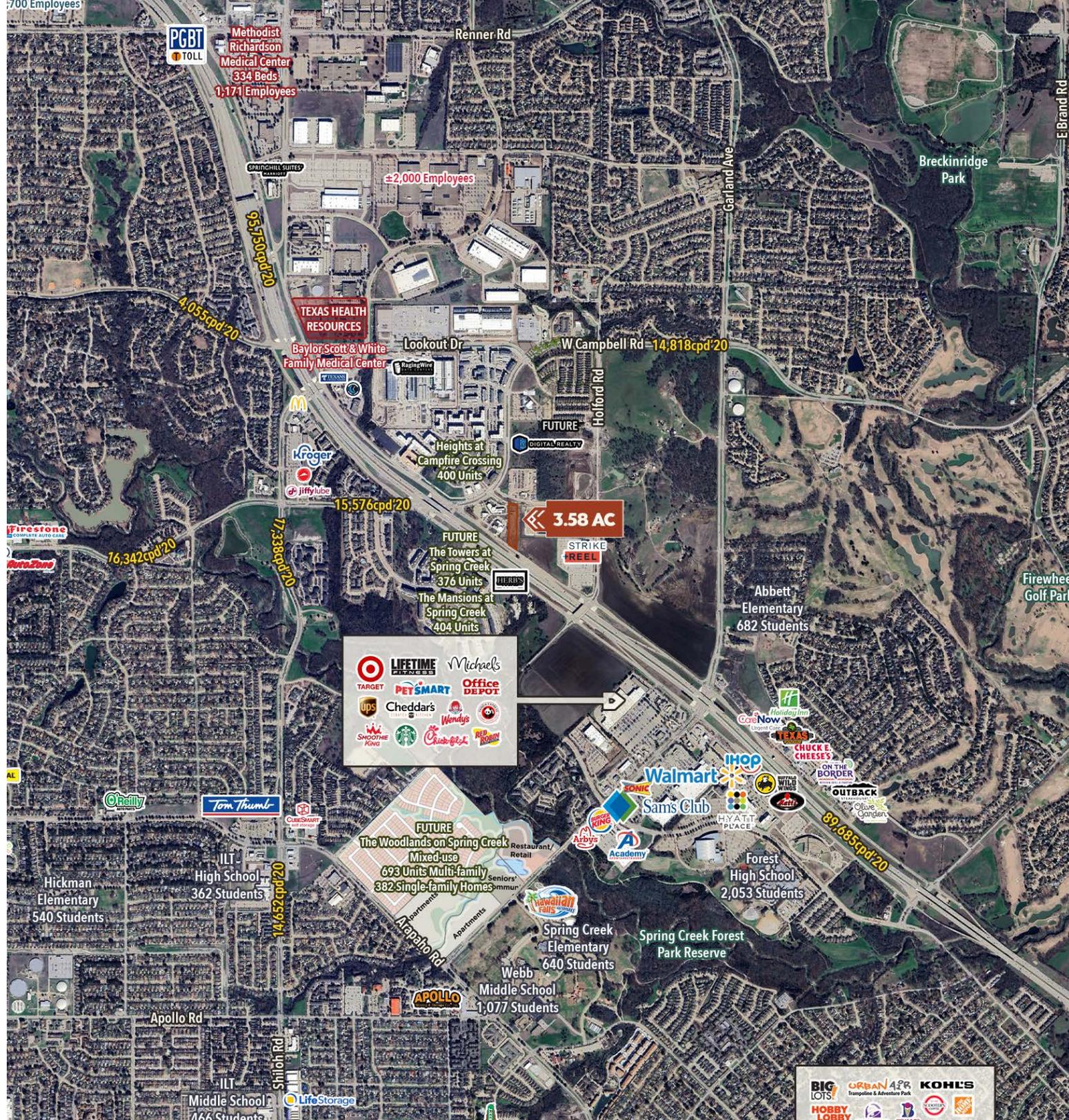
3.58 Acres with Highway Frontage For Sale

NEQ PGBT & Campbell Rd
Garland, TX 75044

CONTACT BROKER FOR MORE INFORMATION:

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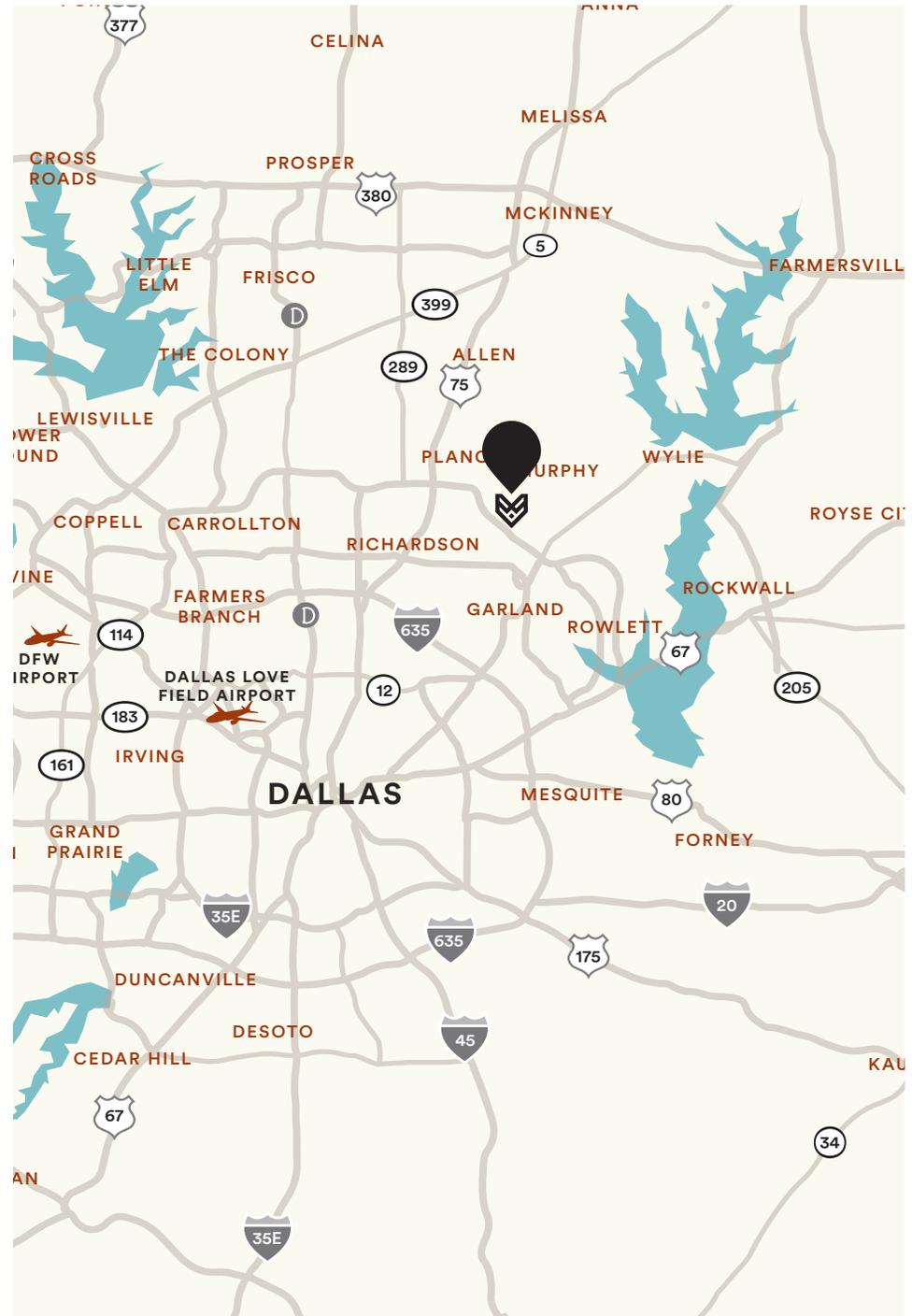
Property Details

| | |
|--|---|
| LOCATION | NEQ PGBT & Campbell Rd, Garland, TX 75044 |
| AVAILABLE | 3.58 AC |
| PRICE | Please Call for Pricing |
| ZONING | PD 17-35 |
| HIGHLIGHTS | <ul style="list-style-type: none"> » Excellent with frontage on PGBT » Firewheel Town Center » Cross-access with future Strike & Reel - 90,000 SF theater with bowling alley » 1000+ New multi-family units planned within 1-mile from site » 3.5 miles from CityLine development & State Farm |
| AREA RETAIL & TRAFFIC DRIVERS | |

| | | |
|-----------------------|--------------------|-----------------------------|
| TRAFFIC COUNTS | PGBT 95,750 CPD | Campbell Road 14,818 CPD |
|-----------------------|--------------------|-----------------------------|

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | 9,537 | 103,682 | 304,418 |
| EST. POP GROWTH 2024-29 | 2.1% | 0.6% | 0.9% |
| MEDIAN AGE | 31.0 | 39.1 | 36.8 |
| NUMBER OF HOUSEHOLDS | 4,342 | 39,085 | 111,215 |
| AVG HOUSEHOLD INCOME | \$120,863 | \$142,135 | \$134,045 |
| MED HOUSEHOLD INCOME | \$102,646 | \$108,304 | \$101,492 |



Survey

PROPERTY DESCRIPTION

Being a tract of land situated in the P.H. Rice Survey, Abstract No. 1241 in the City of Garland, Dallas County, Texas, and same being a tract of land conveyed to Gregory A. Grave, DDS by Warranty Deed with Vendor's Lien recorded in Volume 2000157, Page 1303, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a PK nail found for corner in the current South line of Ferris Road (a variable width right-of-way), from which a PK nail found as reference bears North 76 degrees 08 minutes 47 seconds West, a distance of 1.25 feet, said point being the Northwest corner of a tract of land conveyed to Harold Blankemeyer Trustee Joint Venture by deed recorded in Volume 2004236, Page 10182, Deed Records, Dallas County, Texas, and being the Northeast corner of said Grave tract;

Thence South along the West line of said Blankemeyer tract, a distance of 795.12 feet to a TXDOT monument found for corner, said point being the Southwest corner of said Blankemeyer tract, and being in the Northeast line of State Highway No. 190 (George Bush Turnpike) a variable width right-of-way;

Thence North 55 degrees 14 minutes 20 seconds West along the Northeast line of said State Highway No. 190, a distance of 276.07 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of a tract of land conveyed to ACE Investments, Inc., W. James Poynter and Dennis Scifres (remainder of Tract 2) by Warranty Deed with Vendor's Lien recorded in Volume 96193, Page 5746, Deed Records, Dallas County, Texas;

Thence North 02 degrees 50 minutes 46 seconds East, along the East line of said ACE Investments, Inc., W. James Poynter and Dennis Scifres tract, a distance of 313.24 feet to a 1/2 inch iron rod found for corner;

Thence North 00 degrees 54 minutes 00 seconds West continuing along the East line of said ACE Investments, Inc., W. James Poynter and Dennis Scifres tract and passing through a point at a distance of 145.81 feet, said point being the Southeast corner of Lot 1, Block 1 of Montessori School Addition, an Addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Instrument No. 200900325963, Official Public Records, Dallas County, Texas, and continuing along the East line of said Lot 1 and having a total distance of 324.90 feet to an "X" found for corner, said point being in the current South line of said Ferris Road;

Thence East along the current South line of said Ferris Road, a distance of 216.35 feet to the Point of Beginning and containing 155,828 square feet or 3.58 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Gary E. Johnson) hereby certifies to Sammy Jiluth, Gregory Alan Grave and Fidelity National Title Agency, Inc., in connection with the transaction described in G.F. No. FT44038-440390133 that: (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereon are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

REVISIONS

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |
| | | |
| | | |

LEGEND

| | | | |
|---|--------------------------------|---|------------------------------|
| ⊕ | HANDICAPPED SPACE | ⊕ | SANITARY SEWER MANHOLE COVER |
| ○ | PARKING SPACE | ⊕ | LIGHT POLE |
| ○ | IRON ROD FOUND | ⊕ | POWER POLE |
| ⊗ | IRON ROD SET | ⊕ | BRIER COLUMN |
| ⊗ | IRON PIPE FOUND | ⊕ | AC AIR CONDITIONING |
| ⊗ | FENCE POST CORNER | ⊕ | FIRE HYDRANT |
| ⊗ | "X" FOUND / SET | ⊕ | ELECTRIC METER |
| ▨ | ASPHALT PAVING | | |
| ▨ | CHAIN LINK FENCE | | |
| ▨ | WOOD FENCE | | |
| ▨ | WIRE FENCE | | |
| ▨ | IRON FENCE | | |
| ▨ | PIPE FENCE | | |
| ▨ | COVERED PORCH, DECK OR CARPORT | | |
| ▨ | CONCRETE PAVING | | |
| ▨ | GRAVEL/ROCK ROAD OR DRIVE | | |
| — | — | — | OVERHEAD ELECTRIC SERVICE |
| — | — | — | OVERHEAD POWER LINE |
| — | — | — | SANITARY SEWER LINE |

GENERAL NOTES

- 1) According to the F.I.R.M. No. 48113C0210 J, the subject property lies in Zone X and does not lie within a Flood Plain Hazard Area.
- 2) Bearings are based on deed recorded in Volume 2000157, Page 1303, D.R.D.C.T.
- 3) Property is subject to easements to T.P. & L. Co. recorded in Volume 1998, Page 558 and Volume 2791, Page 517, (blanket in nature)
- 4) Easement recorded in Volume 807, Page 293 does not affect the subject property.

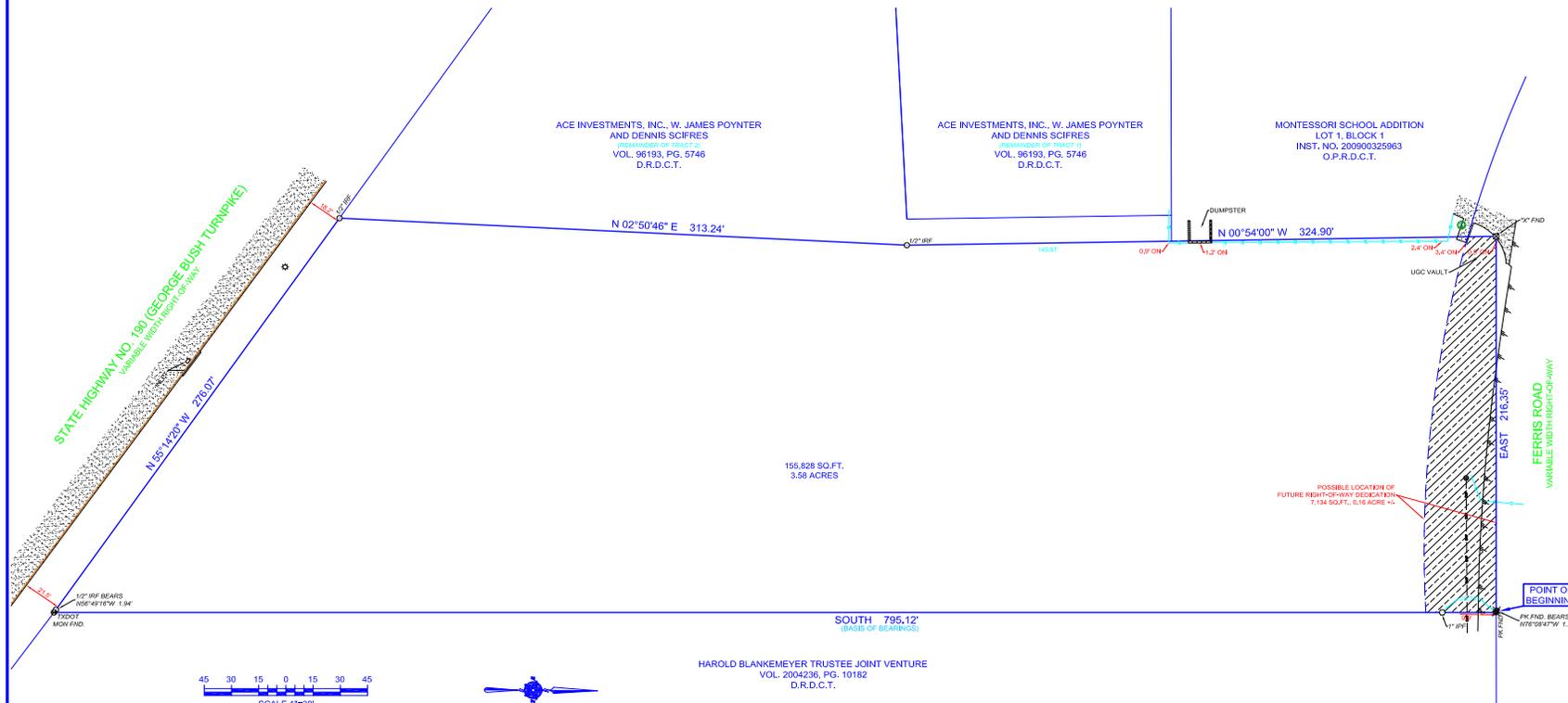


TEXAS HERITAGE SURVEYING, LLC

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Office 214-340-9700 Fax 214-340-9710
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FINAL SURVEY
1200 FERRIS ROAD
CITY OF GARLAND
DALLAS COUNTY, TEXAS

Task No.
1301654-3
Drawn BY
MC
Date
8-16-13
Scale
1" = 30'



ACCEPTED BY: _____ DATE: _____



Information About Brokerage Services

11-2-2015



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 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 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.

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.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

#9008251

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Ryan Jordan

Designated broker of Firm

#622105

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214.379.1043

Phone

Licensed Supervisor of Sales Agent/Associate

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E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

IABS 1-0