



RETAIL/OFFICE/
SHOWROOM

- +/-5,000 TO 15,000 SF AVAILABLE
- EXCELLENT VISIBILITY ON LBJ
- LARGE POLE SIGN
- DOCK HIGH LOADING
- HIGH TRAFFIC LOCATION

TRAFFIC COUNT EST.

I-635: +/- 219, 831 VPD
JOSEY LN: +/- 22,087 VPD

AREA TRAFFIC GENERATORS



DEMOGRAPHICS

2013 POPULATION

- 1 MILE: 11,407
- 3 MILE: 88,889
- 5 MILE: 250,096

2013 AVG. HH INCOME

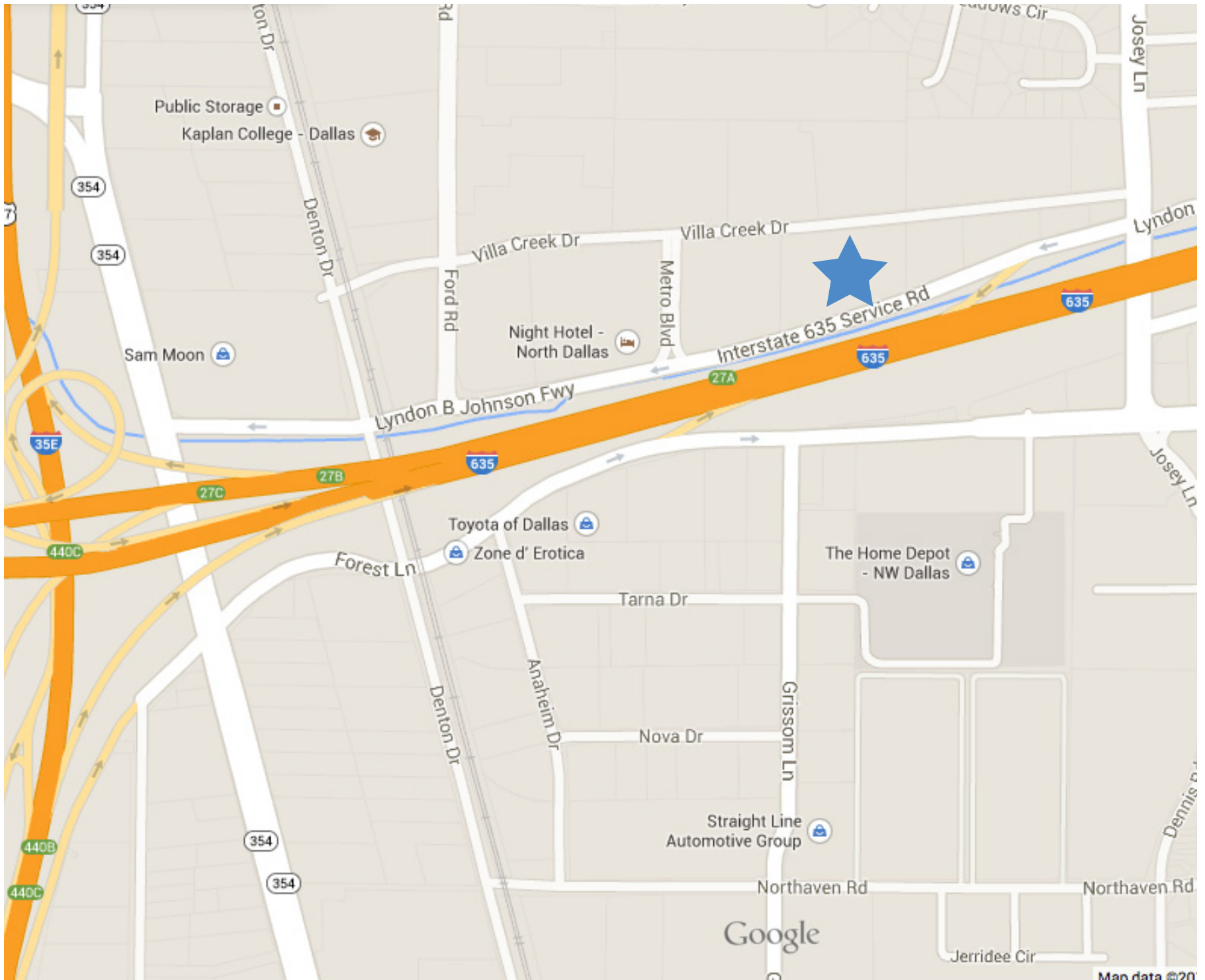
- 1 MILE: \$44,807
- 3 MILE: \$52,696
- 5 MILE: \$55,359

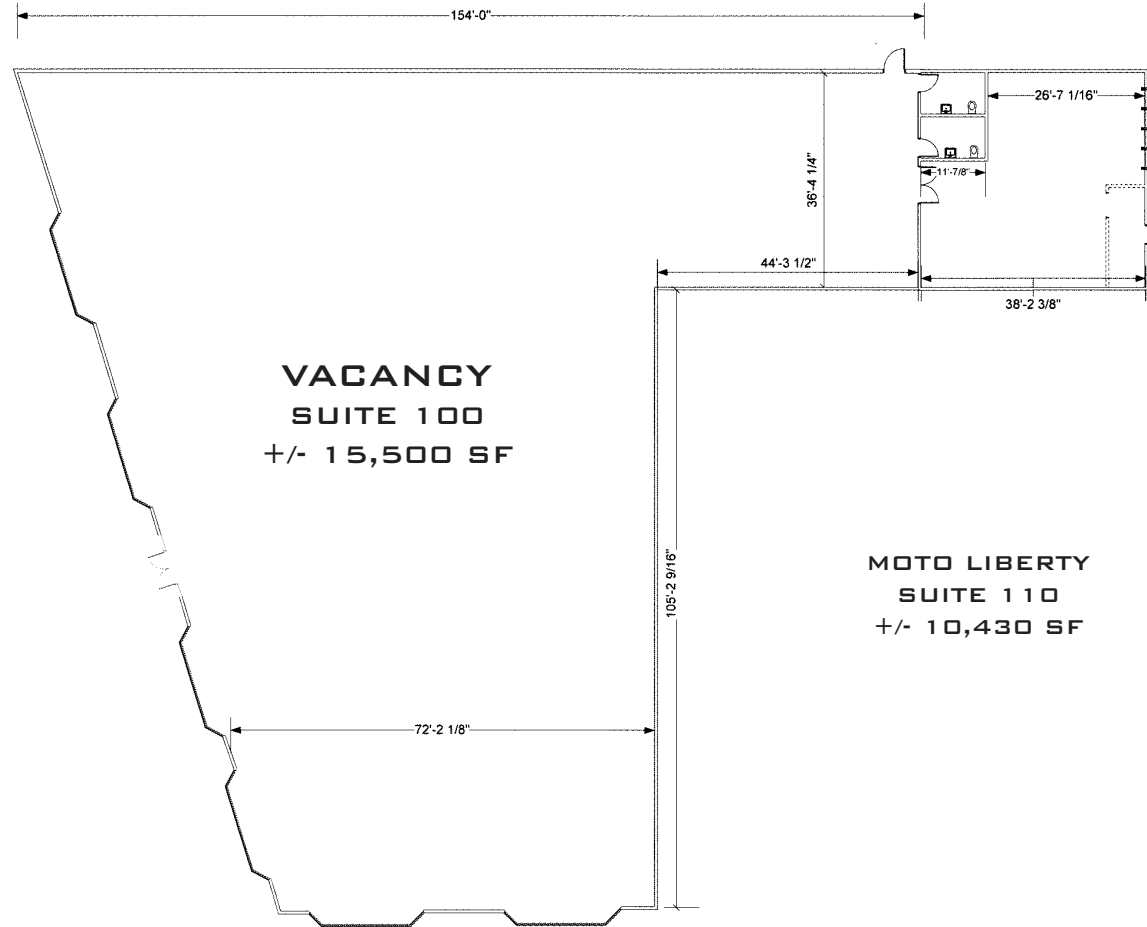


ERIC MORGAN | 214.222.0010 | EMORGAN@MORGANREALTYGROUP.NET | WWW.MORGANREALTYGROUP.NET



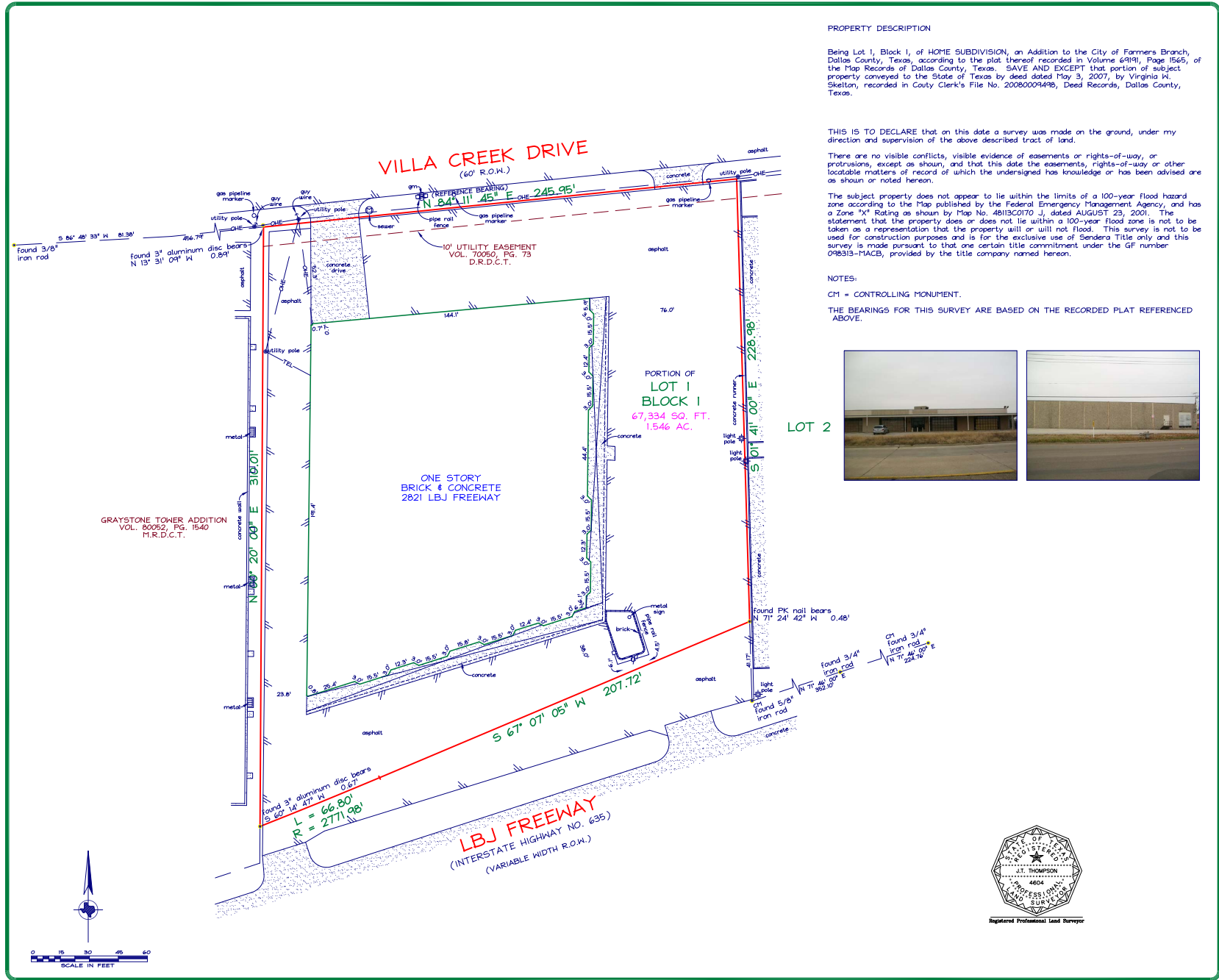






PSC CONSTRUCTION
2205 S Riverfront Blvd
Dallas, Texas 75207

972-245-9500
972-247-9501 Fax



PROPERTY DESCRIPTION

Being Lot 1, Block 1, of HOME SUBDIVISION, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 69191, Page 1565, of the Map Records of Dallas County, Texas. SAVE AND EXCEPT that portion of subject property conveyed to the State of Texas by deed dated May 3, 2007, by Virginia W Skelton, recorded in County Clerk's File No. 20080009498, Deed Records, Dallas County, Texas.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted herein.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0170 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Sendero Title only and this survey is made pursuant to that one certain title commitment under the GF number 098313-MACB, provided by the title company named herein.

NOTES:

CM = CONTROLLING MONUMENT.
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE RECORDED PLAT REFERENCED ABOVE.



REV	DATE	BY	CHK
01	01/11/10	J.T.	

PRECISE LAND SURVEYING, INC.
4625 EASTOVER DRIVE • MESQUITE, TEXAS 75149
(972) 681-7072 FAX (972) 279-1508

BOUNDARY SURVEY
2821 LBJ FREEWAY
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS



SUBJECT	2821 LBJ FREEWAY
DATE	01/11/10
LEAD	NSP
PARTY CHECK	EL
SURVEY DATE	01/06/10
DRAWING FILE	F:\10-FILES\110-0110-0110
MESQO #	4604
SCALE	1" = 50'
JOB NUMBER	110-0110
SHEET	1 OF 1



Registered Professional Land Surveyor

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

Information About Brokerage Services

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 or 512-465-3960.

