



VENTURE 161 LAND – 2 PARCELS UP TO 9 ACRES FOR SALE

214.378.1212

SWC & SEC FORUM DRIVE & SH 161
GRAND PRAIRIE, TX

IAN PETERMAN
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LOCATION

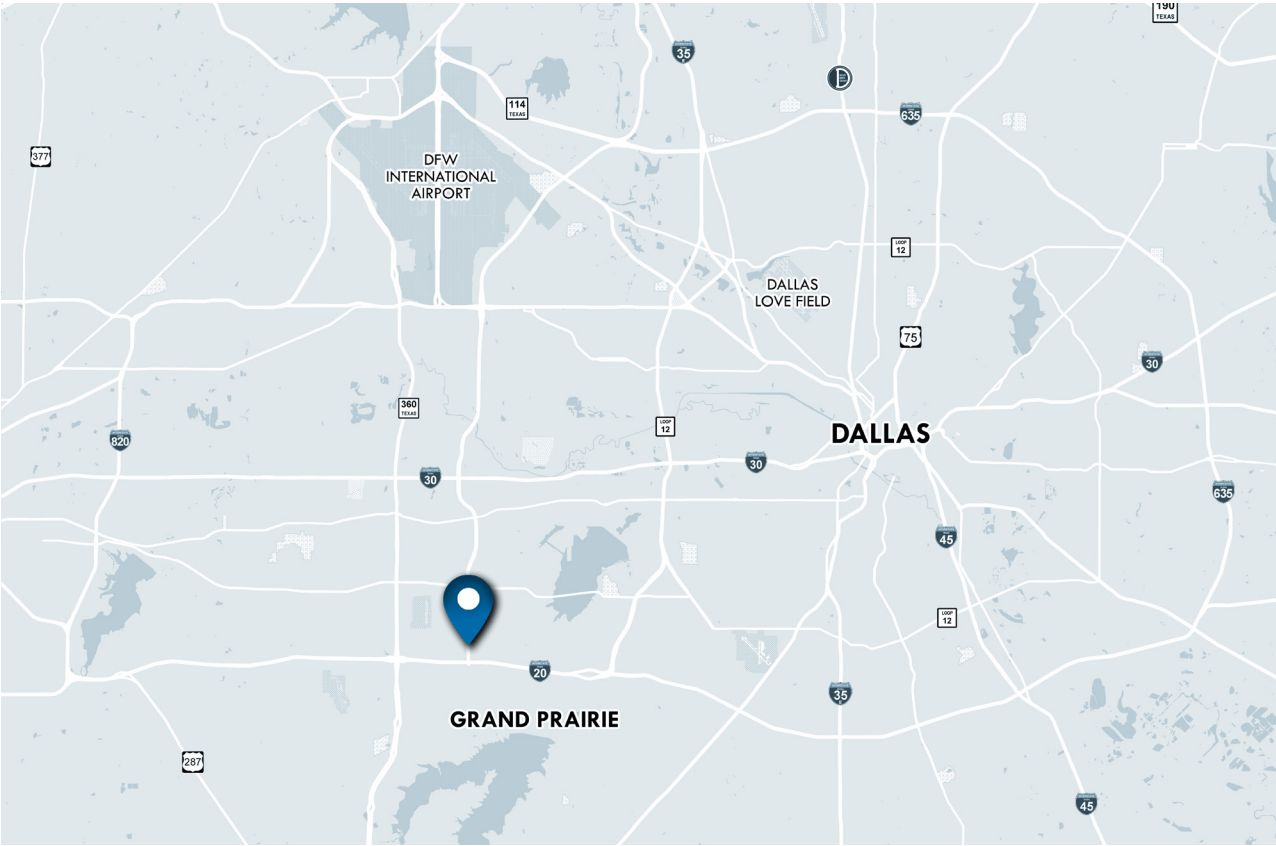
SWC & SEC SH 161 & FORUM DRIVE

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



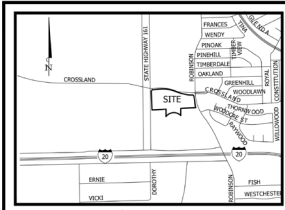
2024 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

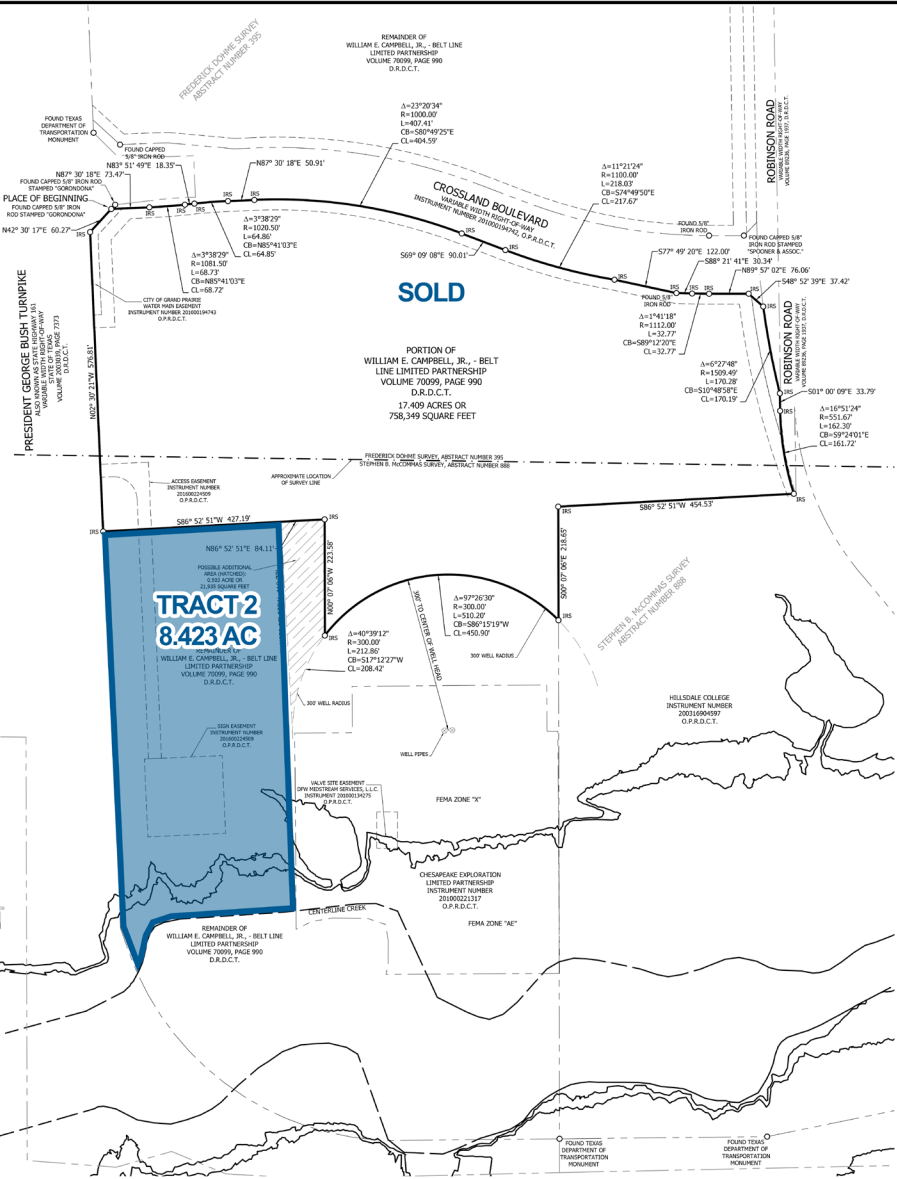
	5 MILES	10 MILES	15 MILES	30 MIN DRIVE TIME
EST. POPULATION	262,403	927,583	1.87M	1.71M
EST. DAYTIME POPULATION	64,054	320,380	865,400	941,098
EST. AVG. HH INCOME	\$89,538	\$100,820	\$99,725	\$101,481







- GENERAL NOTES:**
- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Plan No. 48113C0404, dated July 7, 2014, The property appears to be within Zone "X" and the entire property lies within a "Flood Determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
 - The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown herein.
 - The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown herein; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
 - All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown herein are deemed to be controlling monuments.
 - All bearings shown herein are Texas State Plane Coordinate System, NAD83 (GCS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - This survey was prepared without the benefit of title encumbrance research.
 - Improvements are not shown on this survey.



LEGAL LAND DESCRIPTION:

BEING 17.409 acres (758,349 square feet) of land in the Frederick Doime Survey, Abstract No. 395 and Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, said 17.409 acres (758,349 square feet) of land being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to William E. Campbell, Jr., - Belt Line Limited Partnership (hereinafter referred to as Campbell tract), as recorded in Volume 7009, Page 990, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 17.409 acres (758,349 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING five-eighths inch iron rod with plastic cap stamped "GORDONSON" found for the intersection of the existing East right-of-way line of President George Bush Turnpike, also known as State Highway 161, (variable width right-of-way), as recorded in Volume 2003039, Page 7373, Official Public Records, Dallas County, Texas (O.P.A.D.C.T.), with the existing South right-of-way line of Crossland Boulevard (variable width right-of-way), as recorded in Instrument Number 201000194742, O.P.A.D.C.T.,

THENCE with the common line between the remainder of said Campbell tract and 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 Turnpike, a distance of 73.47 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 North 85 degrees 41 minutes 63 seconds East, a distance of 68.72 feet;
- Easterly with said curve to the left, having a radius of 1081.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 68.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- North 83 degrees 51 minutes 49 seconds East, a distance of 18.35 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 right, whose long chord bears North 85 degrees 41 minutes 63 seconds East, a distance of 64.89 feet;
- 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 corner;
- North 87 degrees 30 minutes 18 seconds East, a distance of 50.91 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 right, whose long chord bears South 80 degrees 49 minutes 25 seconds East, a distance of 404.59 feet;
- 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 402.41 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- South 68 degrees 09 minutes 08 seconds East, a distance of 90.03 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 74 degrees 49 minutes 50 seconds East, a distance of 217.67 feet;
- 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 corner;
- South 77 degrees 49 minutes 20 seconds East, a distance of 122.00 feet to a five-eighths inch iron rod found for corner;
- 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;
- Easterly with said curve to the left, having a radius of 1112.00 feet, through a central angle of 01 degree 41 minutes 18 seconds, for an arc distance of 32.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- 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;
- South 48 degrees 52 minutes 39 seconds East, a distance of 37.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of the existing South right-of-way line of said Crossland Boulevard with the existing West right-of-way line of Robinson Road (variable width right-of-way), as recorded in Volume 89236, Page 1937, D.R.D.C.T., same also being the beginning of the beginning of a non-tangent curve to the left, whose long chord bears South 10 degrees 48 minutes 58 seconds East, a distance of 170.19 feet;

THENCE with the common line between the remainder of said Campbell tract and the existing West right-of-way line of said Robinson Road for the following 3 courses:

- Southerly with said non-tangent curve to the left, having a radius of 1509.49 feet, through a central angle of 06 degrees 27 minutes 48 seconds, for an arc distance of 170.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
- 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 bears 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 351.47 feet, through a central angle of 16 degrees 51 minutes 24 seconds, for an arc distance of 62.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 86 degrees 52 minutes 51 seconds West, departing the existing West right-of-way line of said Robinson Road and crossing said Campbell tract, a distance of 454.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 08 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 400.00 feet;

THENCE Westerly, continue crossing said Campbell tract and with said non-tangent curve to the left, having a radius of 300.00 feet, through a central angle of 97 degrees 26 minutes 30 seconds, for an arc distance of 510.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 07 minutes 05 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 South 86 degrees 52 minutes 51 seconds West, continue crossing said Campbell tract, a distance of 427.19 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the existing East right-of-way line of said President George Bush Turnpike;

THENCE North 02 degrees 30 minutes 21 seconds West with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 176.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 02 degrees 30 minutes 17 seconds East, continue with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 60.27 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 17.409 acres (758,349 square feet) of land.

SURVEYORS CERTIFICATE TO:

WILLIAM E. CAMPBELL, JR., - BELT LINE LIMITED PARTNERSHIP, and their heirs and assigns:

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 comply with the current Texas Surveyors of Professional Surveyors Standards and Specifications for a Category 1B, Condition 2 Survey.

PRELIMINARY
July 12, 2018

Michael Dan Davis
DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.A.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANFELDFIELD, TEXAS 76063
Office (817) 842-2094

BANNISTER ENGINEERING

PROJECT:
Being 17.409 acres or (758,349 square feet) out of Frederick Doime Survey, Abstract No. 395 and Stephen B. McCommas Survey, Abstract No. 888 City of Grand Prairie, Dallas County, Texas

CATEGORY 1B, CONDITION 2 LAND TITLE SURVEY

PROJECT NO.:
116-15-005
SCALE: 1" = 100'
DRAWN BY: sa
CHKD BY: md2
SHEET NUMBER
1 of 1



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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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
 - 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	476641	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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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 - That the owner will accept a price less than the written asking price;
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Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
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

Buyer/Tenant/Seller/Landlord Initials

Date