MESQUITE PAD SITE FOR SALE OR GROUND LEASE

MESQUITE, TX | 1726 MILITARY PARKWAY



PAD SITE: +/- 20,000 SF

FOR INFORMATION CONTACT BROKERS:

THAD BECKNER
214.572.8457

STEVE GREENBERG
214.572.8403

TRAFFIC GENERATORS:

Walmart Neighborhood Market
BURGER KING
WAFFLE HOUSE
WHATABURGER
IHOP
Jack in the box
SONIC
DQ
BUENO Taco Bueno

Excellent pad site opportunity with close proximity to Mesquite Championship Rodeo and Convention Center. Great access and visibility to IH-635 and Military Parkway. New residential, restaurant, retail, entertainment on the way in fast-growing Mesquite.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Total Population	9,954	128,021	307,441
2026 Total Households	3,324	42,076	98,840
2026 Daytime Population	9,287	112,770	261,538
2026 Average HH Income	$91,731	$82,191	$87,532

TRAFFIC COUNTS:
I-635: 163,064 VPD
W Scyene Rd: 21,785 VPD
Military Pkwy: 16,982 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE GREENBERG
214.236.9501
sgreenberg@theretailconnection.net

THAD BECKNER
214.572.8457
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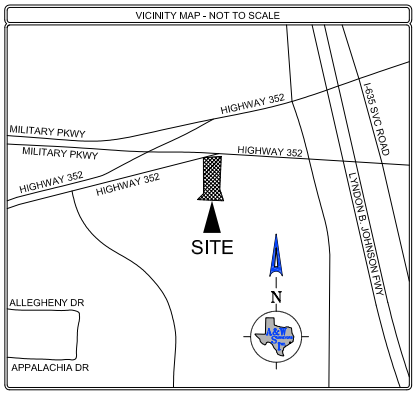
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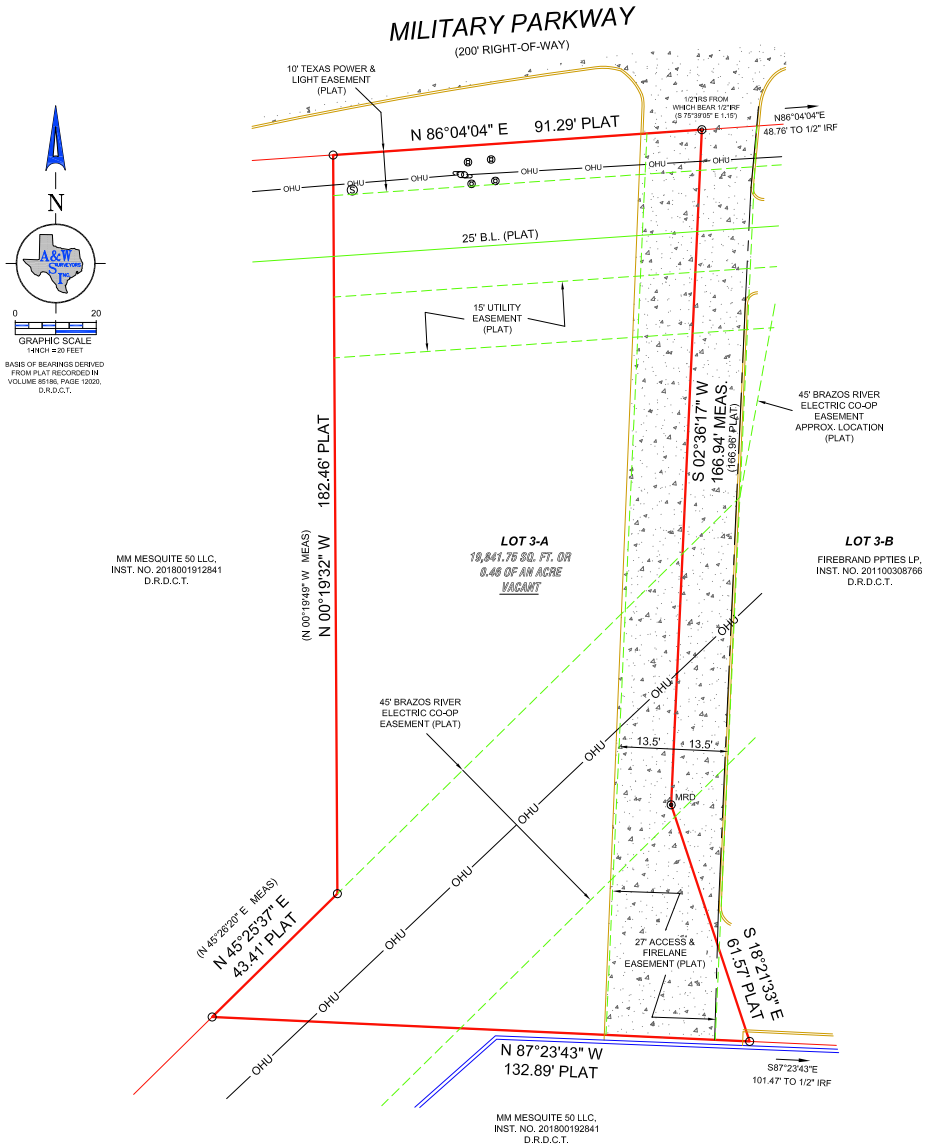
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LEGAL DESCRIPTION

Being a Lot 3-A of Replat of Lots 2 and 3 of the RODEO CENTRE ADDITION, an addition to City of Mesquite, Dallas County, Texas, according to the map thereof recorded in Volume 85189, Page 2020, map records of Dallas County, Texas

FLOOD

This Is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0390K, dated 07-07-2014. The property Is located In Zone "X".

SURVEYOR'S CERTIFICATION

To: Remax DFW Associates:

This Is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on *12-16-2020].*

Date of Plat or Map: 12-22-2020

PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

TABLE "A" NOTES

1) Shown on survey
2) Shown on survey
3) Shown on survey
4) Shown on survey
7(a) Shown on survey
8) Shown on survey
9) There are no parking spaces located on subject property
11) Surveyor only showing visible utilities
13) Shown on survey

SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance Issued _____, by_____ Title Company bearing an effective date of _____, G. F. No._____.

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

The surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed In said title commitment.

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
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 _____