

PAD SITE OPPORTUNITIES FOR SALE OR LEASE

Mesquite, TX



LOCATION:

1400 Gross Road (SWC I-635 & Gross Rd)
Mesquite, TX 75149

PROPERTY HIGHLIGHTS:

- **Lot Size:** +/- 7.3249 Acres (318,072 SF)
- Opportunity for up to 4 restaurant pad sites at the corner of I-635 and Gross Rd in Mesquite, TX
- Near multiple highly trafficked restaurant and entertainment users including AMC (740K annual visitors), Texas Roadhouse (633K annual visitors), Cheddar's (337K annual visitors), and On The Border (304K annual visitors)
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,157	122,579	323,034
Daytime Population	9,416	120,031	274,313
Avg. HH Income	\$61,643	\$71,121	\$74,502

TRAFFIC COUNTS:

LBJ Fwy (635):	168,602 VPD (2021)
Gross Rd:	23,095 VPD (2021)
N Peachtree Rd:	10,418 VPD (2021)

CONTACT

WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM



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SWC I-635 & Gross Rd, Mesquite, TX 75149



SUBJECT SITE

10,418 VPD (21)

167,989 VPD (21)

23,095 VPD (21)

17,545 VPD (21)

4,065 VPD (21)

72,998 VPD (21)

168,602 VPD (21)

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

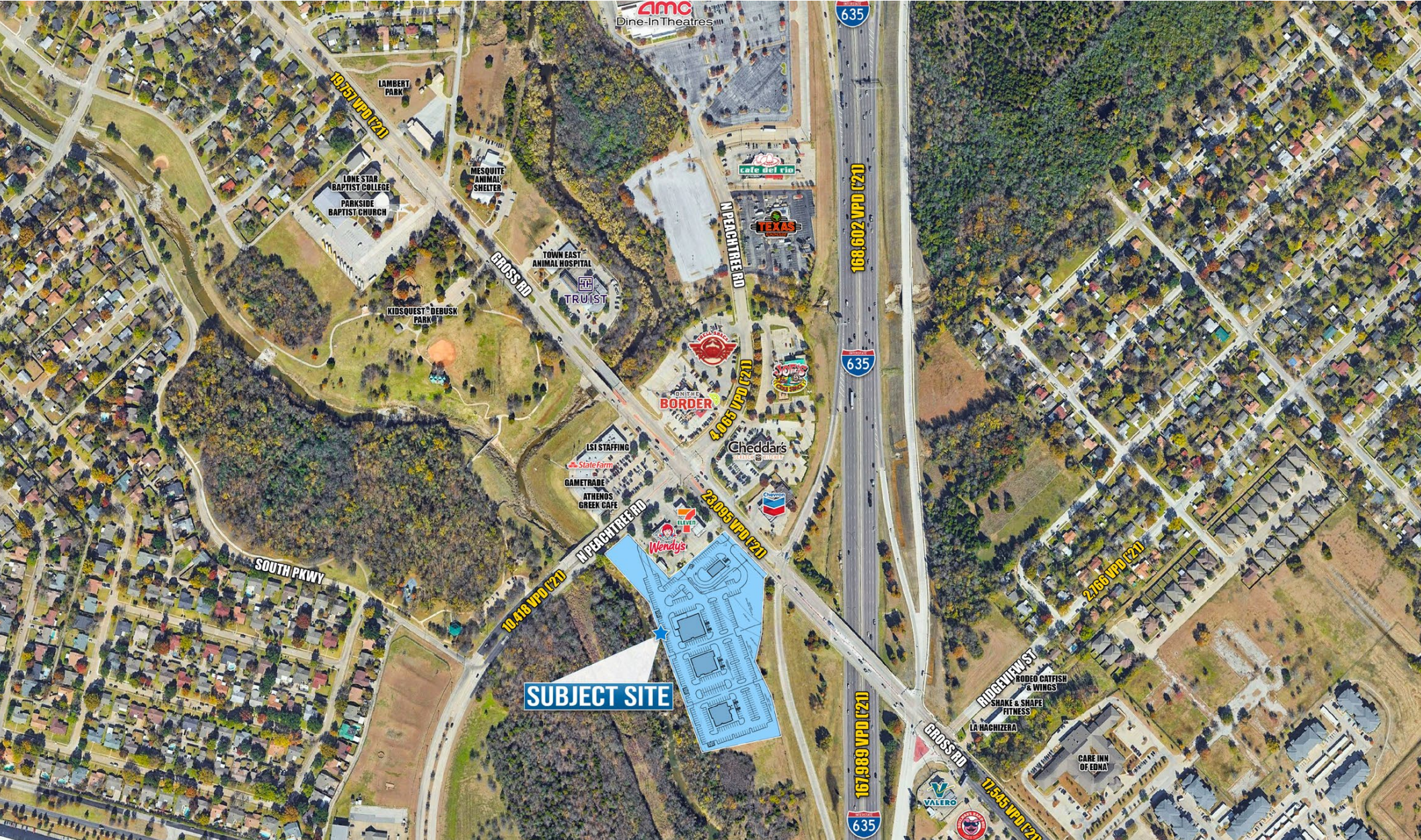
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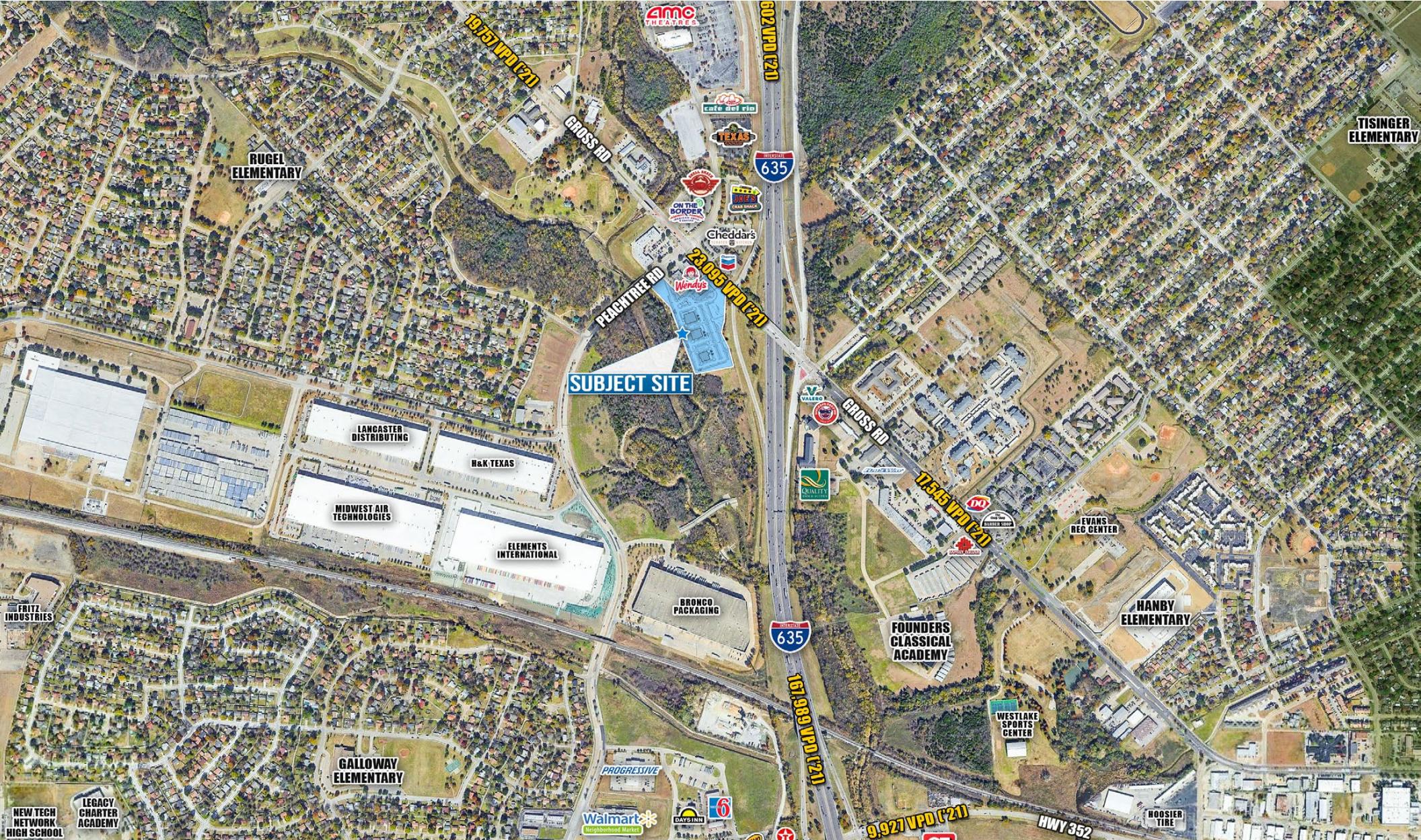
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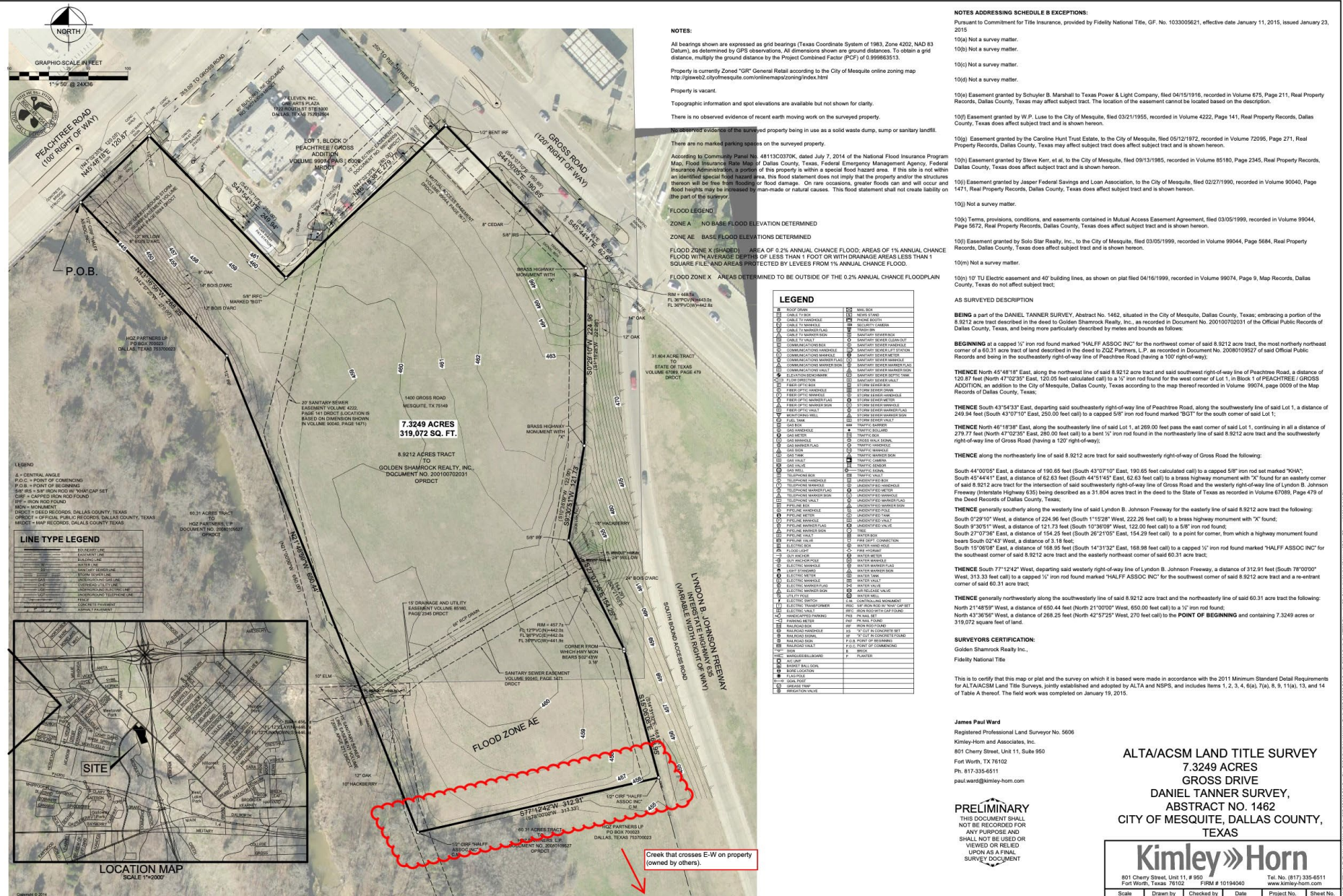
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NOTES:

All bearings shown are expressed as grid bearings (Texas Coordinate System of 1983, Zone 4202, NAD 83 Datum), as determined by GPS observations. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999863513.
 Property is currently Zoned "GR" General Retail according to the City of Mesquite online zoning map <http://gisweb2.cityofmesquite.com/online/zoning/index.html>
 Property is vacant.
 Topographic information and spot elevations are available but not shown for clarity.
 There is no observed evidence of recent earth moving on the surveyed property.
 There are no marked parking spaces on the surveyed property.

According to Community Panel No. 481330370K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Date: Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
FLOOD LEGEND
 ZONE A - NO BASE FLOOD ELEVATION DETERMINED
 ZONE AE - BASE FLOOD ELEVATION DETERMINED
FLOOD ZONE X (SHADED) - AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FEE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND

1	ROOF DRAIN	10	WELL
2	CONCRETE	11	WELL HEAD
3	CONCRETE	12	WELL HEAD
4	CONCRETE	13	WELL HEAD
5	CONCRETE	14	WELL HEAD
6	CONCRETE	15	WELL HEAD
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87	CONCRETE	96	WELL HEAD
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89	CONCRETE	98	WELL HEAD
90	CONCRETE	99	WELL HEAD
91	CONCRETE	100	WELL HEAD

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:
 Pursuant to Commitment for Title Insurance, provided by Fidelity National Title, GF. No. 1033005621, effective date January 11, 2015, issued January 23, 2015
 10(a) Not a survey matter.
 10(b) Not a survey matter.
 10(c) Not a survey matter.
 10(d) Not a survey matter.
 10(e) Easement granted by Schuyler B. Marshall to Texas Power & Light Company, filed 04/15/1916, recorded in Volume 675, Page 211, Real Property Records, Dallas County, Texas may affect subject tract. The location of the easement cannot be located based on the description.
 10(f) Easement granted by W.P. Luse to the City of Mesquite, filed 02/21/1955, recorded in Volume 422, Page 141, Real Property Records, Dallas County, Texas does affect subject tract and is shown hereon.
 10(g) Easement granted by the Caroline Hunt Trust Estate, to the City of Mesquite, filed 05/12/1972, recorded in Volume 72095, Page 271, Real Property Records, Dallas County, Texas may affect subject tract and is shown hereon.
 10(h) Easement granted by Steve Kerr, et al, to the City of Mesquite, filed 09/13/1985, recorded in Volume 85180, Page 2345, Real Property Records, Dallas County, Texas does affect subject tract and is shown hereon.
 10(i) Easement granted by Jasper Federal Savings and Loan Association, to the City of Mesquite, filed 02/27/1990, recorded in Volume 90040, Page 1471, Real Property Records, Dallas County, Texas does affect subject tract and is shown hereon.
 10(j) Not a survey matter.
 10(k) Terms, provisions, conditions, and easements contained in Mutual Access Easement Agreement, filed 03/05/1999, recorded in Volume 99044, Page 5672, Real Property Records, Dallas County, Texas does affect subject tract and is shown hereon.
 10(l) Easement granted by Solo Star Realty, Inc., to the City of Mesquite, filed 03/05/1999, recorded in Volume 99044, Page 5684, Real Property Records, Dallas County, Texas does affect subject tract and is shown hereon.
 10(m) Not a survey matter.
 10(n) 10' TU Electric easement and 40' building lines, as shown on map filed 04/16/1999, recorded in Volume 99074, Page 9, Map Records, Dallas County, Texas do not affect subject tract;

AS SURVEYED DESCRIPTION
 BEING a part of the DANIEL TANNER SURVEY, Abstract No. 1462, situated in the City of Mesquite, Dallas County, Texas; embracing a portion of the 8.9212 acre tract described in the deed to Golden Shamrock Realty, Inc., as recorded in Document No. 20010072031 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a capped 1/2" iron rod found marked "HALFF ASSOC INC" for the northwest corner of said 8.9212 acre tract, the most northerly northeast corner of a 60.31 acre tract of land described in the deed to 2022 Partners, L.P., as recorded in Document No. 20080109527 of said Official Public Records and being in the southeasterly right-of-way line of Peachtree Road (having a 100' right-of-way).
THENCE North 45°48'18" East, along the northwest line of said 8.9212 acre tract and said southwest right-of-way line of Peachtree Road, a distance of 120.87 feet (North 47°02'35" East, 120.05 feet calculated call) to a 1/2" iron rod found for the west corner of Lot 1, in Block 1 of PEACHTREE / GROSS ADDITION, an addition to the City of Mesquite, Dallas County, Texas according to the map thereof recorded in Volume 99074, page 0059 of the Map Records of Dallas County, Texas;
THENCE South 43°54'33" East, departing said southeasterly right-of-way line of Peachtree Road, along the southeasterly line of said Lot 1, a distance of 249.94 feet (South 43°07'10" East, 250.00 feet call) to a capped 5/8" iron rod found marked "GDT" for the south corner of said Lot 1;
THENCE North 46°18'38" East, along the southeasterly line of said Lot 1, at 289.00 feet pass the east corner of said Lot 1, continuing in all a distance of 279.77 feet (North 47°02'35" East, 280.00 feet call) to a bent 1/2" iron rod found in the northeasterly line of said 8.9212 acre tract and the southeasterly right-of-way line of Gross Road (having a 100' right-of-way).
THENCE along the northeasterly line of said 8.9212 acre tract for said southeasterly right-of-way of Gross Road the following:
 South 44°00'05" East, a distance of 190.65 feet (South 43°07'10" East, 190.65 feet calculated call) to a capped 5/8" iron rod not marked "GDM";
 South 45°44'14" East, a distance of 62.63 feet (South 44°15'45" East, 62.63 feet call) to a brass highway monument with "X" found for an easement corner of said 8.9212 acre tract for the intersection of said southeasterly right-of-way of Gross Road and the westerly right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway 635) being described as a 31.804 acre tract in the deed to the State of Texas as recorded in Volume 67088, Page 479 of the Deed Records of Dallas County, Texas;
THENCE generally southerly along the westerly line of said Lyndon B. Johnson Freeway, a distance of 224.86 feet (South 11°52'28" West, 222.26 feet call) to a brass highway monument with "X" found;
 South 9°30'51" West, a distance of 121.73 feet (South 10°36'00" West, 122.00 feet call) to a 5/8" iron rod found;
 South 57°07'30" East, a distance of 164.26 feet (South 56°11'00" East, 164.24 feet call). To a point for corner, from which a highway monument found bears South 02°43'43" West, a distance of 3.18 feet;
 South 57°08'58" East, a distance of 168.95 feet (South 14°31'32" East, 168.95 feet call) to a capped 1/2" iron rod found marked "HALFF ASSOC INC" for the southeast corner of said 8.9212 acre tract and the easterly northeast corner of said 60.31 acre tract;
THENCE South 77°12'42" West, departing said westerly right-of-way line of Lyndon B. Johnson Freeway, a distance of 312.91 feet (South 78°00'00" West, 313.33 feet call) to a capped 1/2" iron rod found marked "HALFF ASSOC INC" for the southwest corner of said 8.9212 acre tract and a re-entrant corner of said 60.31 acre tract;
THENCE generally northwesterly along the southeasterly line of said 8.9212 acre tract and the northeasterly line of said 60.31 acre tract the following:
 North 21°46'59" West, a distance of 650.44 feet (North 21°00'00" West, 650.00 feet call) to a 1/2" iron rod found;
 North 41°36'50" West, a distance of 296.25 feet (North 42°07'25" West, 270 feet call) to the **POINT OF BEGINNING** and containing 7.3249 acres or 319,072 square feet of land.

SURVEYS CERTIFICATION:
 Golden Shamrock Realty, Inc.,
 Fidelity National Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, and 14 of that Standard. The field work was completed on January 19, 2015.

James Paul Ward
 Registered Professional Land Surveyor No. 5606
 Kimley-Horn and Associates, Inc.
 801 Cherry Street, Unit 11, Suite 950
 Fort Worth, TX 76102
 Ph. 817.335.6511
 paul.ward@kimley-horn.com

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ALTA/ACSM LAND TITLE SURVEY
 7.3249 ACRES
 GROSS DRIVE
 DANIEL TANNER SURVEY,
 ABSTRACT NO. 1462
 CITY OF MESQUITE, DALLAS COUNTY,
 TEXAS

Kimley-Horn
 801 Cherry Street, Unit 11, # 950 FIRM # 10184600 Tel. No. (817) 335-6511
 Fort Worth, Texas 76102 Fax # 817-335-6511 www.kimley-horn.com

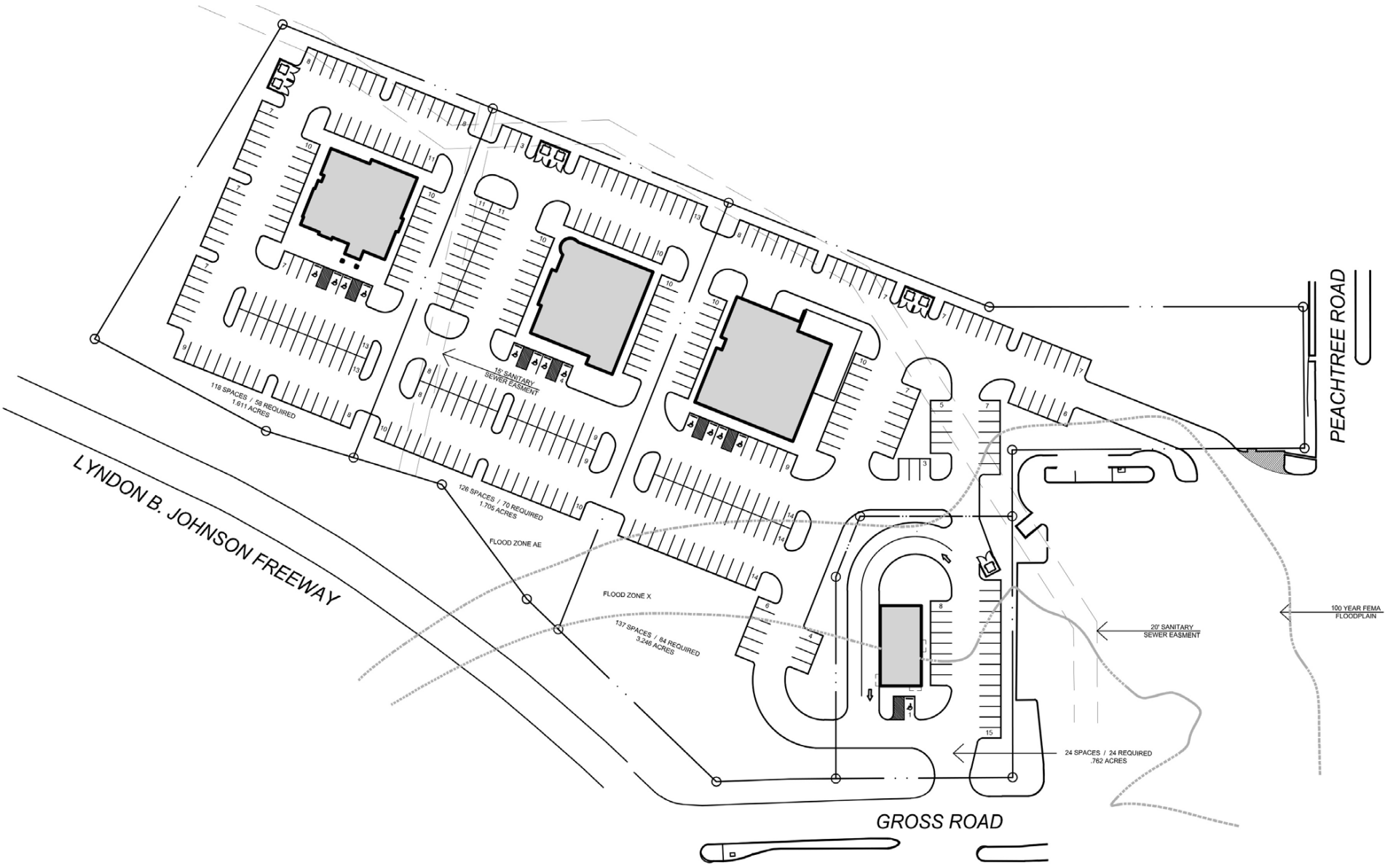
Scale Drawn by Checked by Date Project No. Sheet No.

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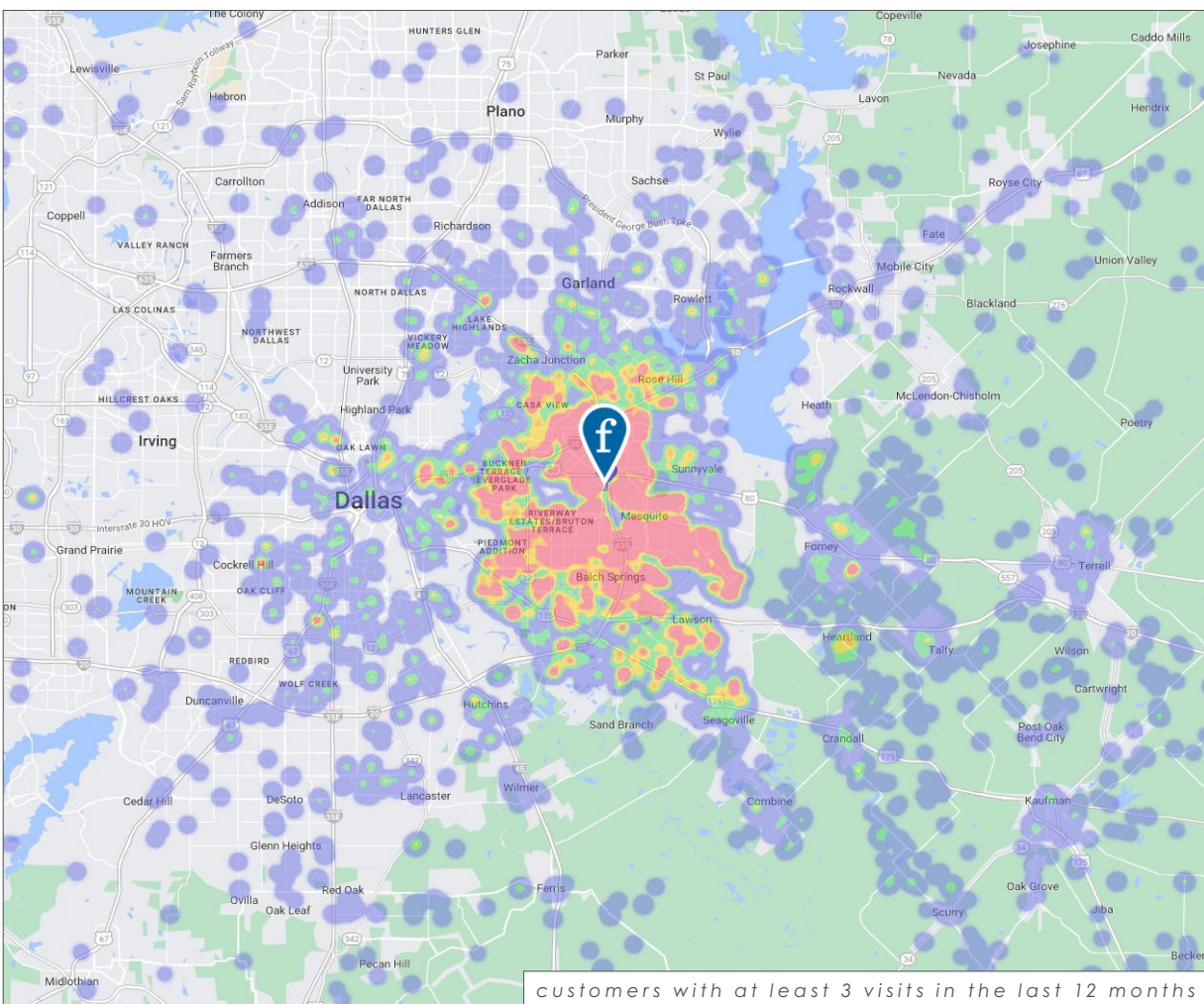


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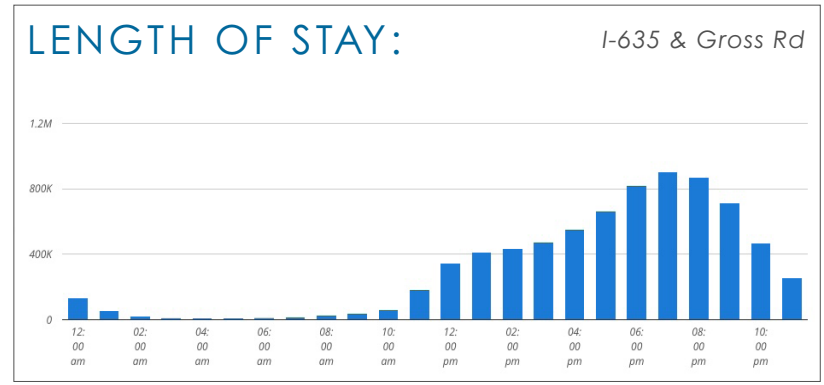
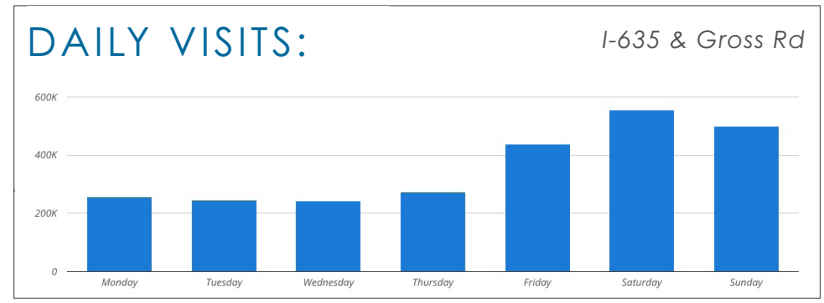
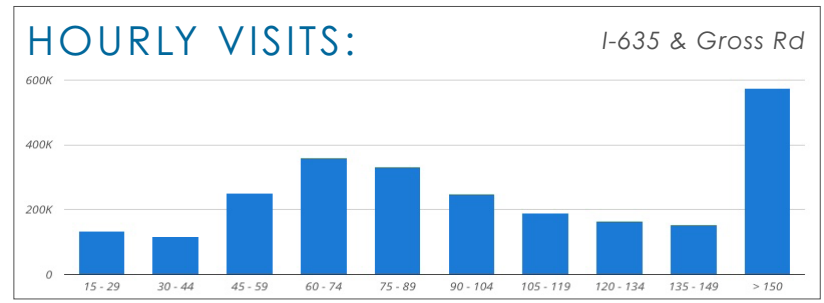
customers with at least 3 visits in the last 12 months

AREA RESTAURANT/RETAIL FOOT TRAFFIC (12 mos: Jul 2021 to Jul 2022)

	est. # of Customers	est. # of visits
I-635 & Gross Rd:	806,000 customers	2.51M visits

AREA RESTAURANT & RETAIL:

AMC Dine-In Theater, Cheddar's Scratch Kitchen, Shell Shack, Texas Roadhouse, On The Border, Cafe Del Rio, Joe's Crab Shack, etc.



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INFORMATION ABOUT BROKERAGE SERVICES

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** is 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date