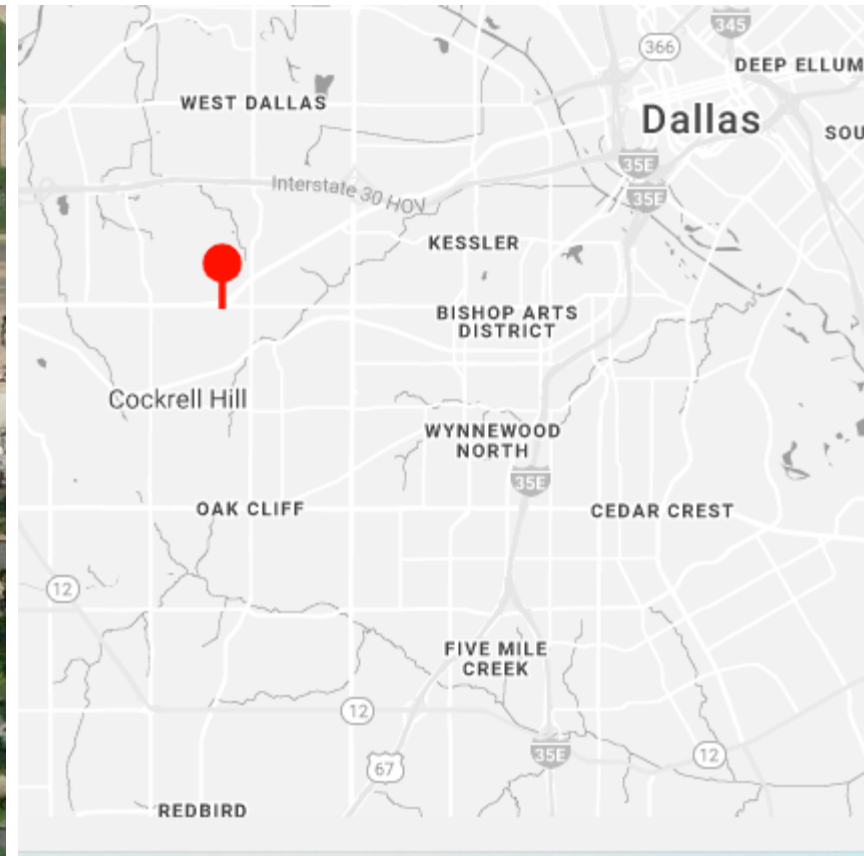


# LAND FOR SALE

DALLAS

402, 408, 412 Semos St, Dallas, TX 75211

**INFORMATION:** Three contiguous vacant parcels    **SIZE:** 19,614 sqft of land    **ZONING:** PD 631- Commercial



J. ELMER TURNER  
"SINCE 1898"

**Ernest Rodriguez**  
ernest@jelmerturner.com  
214.680.5272

The information contained herein has been secured from sources deemed reliable. However, J. Elmer Turner, Realtors Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



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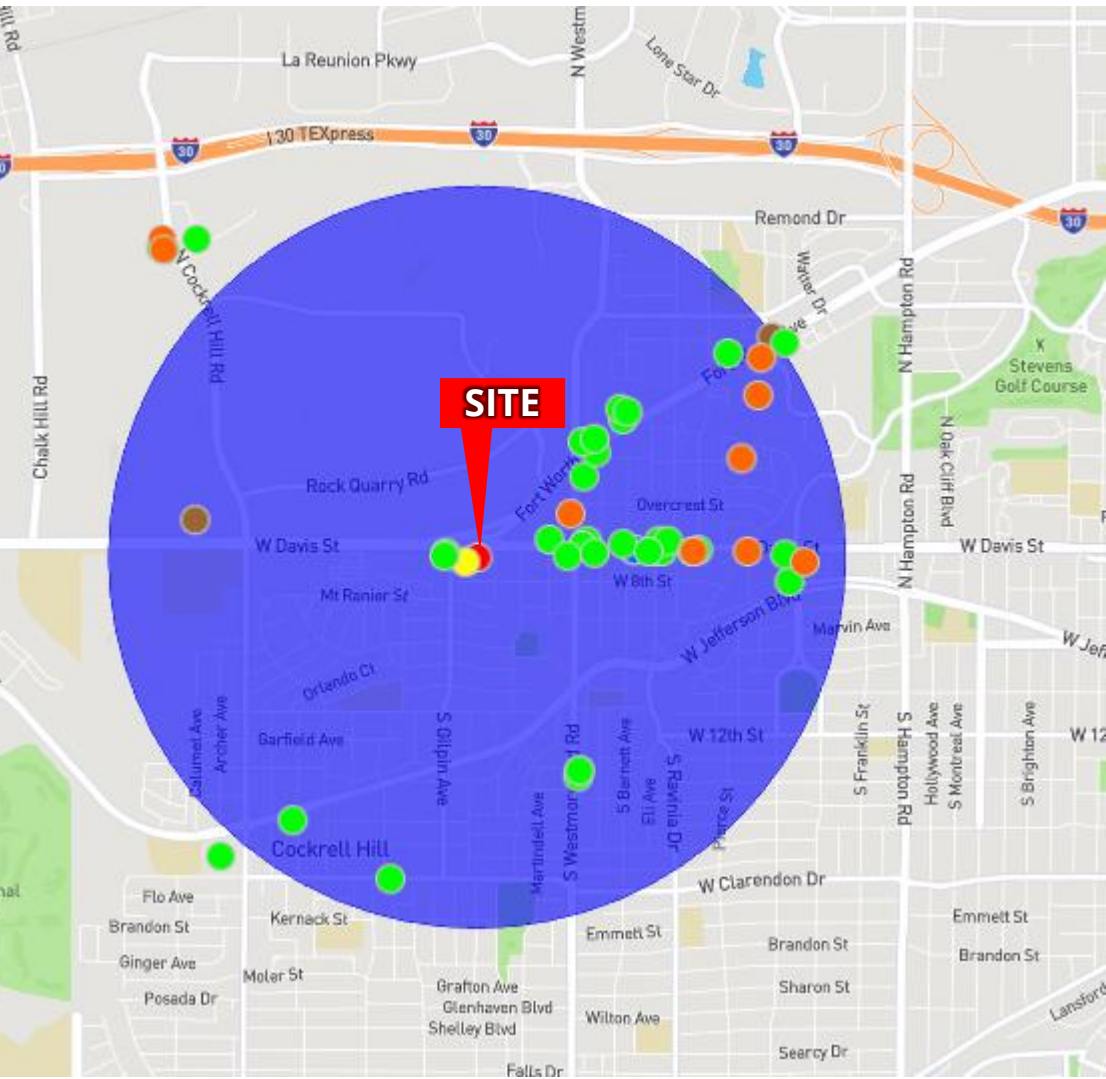
AERIAL



# LAND FOR SALE

402, 408, 412 Semos St, Dallas, TX 75211

# PROXIMITY



## ARTS & ENTERTAINMENT

1. Shangri-La Courts

## BAKERIES

2. Hardie's Fresh Foods

3. Del Norte Bakery

## BARS/LOUNGES

4. Pink Lounge

5. Lady's Choice

## RESTAURANTS

6. Limon's Restaurant

7. Cesar's Tacos

8. The Mixing Bowl Bakery

9. La Paisanita

10. Mago's Cafe

11. Daddy Mac's Chicken

12. Pizza Azteca

13. El Tacaso

14. Tortillas La Norteña

15. Restaurant Y Panaderia Latina

16. Mi Tierrita Taqueria

17. Fito's Tacos de Cabeza DAVIS

18. Lucky Rice

19. Hardeman's BBQ & Catering

20. Elotes Gonzales

21. Morelia Mexican Restaurant

22. New China Town

23. Pollo Regio

24. Tacos Sarandeados Juanito

25. Taqueria Mi Lupita

26. William's Fried Chicken

27. Popeyes Louisiana Kitchen

28. Mi Casa Taqueria & Fruteria

29. Papa John's Pizza

30. El Cacheton

31. Pizza Hut

32. Dickey's Barbecue Pit

33. Domino's Pizza

34. La Sultana Antojitos Mexicanos

35. Taco Bell

36. Fito's Taco de Cabeza

37. Taqueria El Aguila Real

38. La Nueva Puntada

39. Sonic Drive-In

40. McDonald's

## SHOPPING

41. Gloria's Flowers

42. Lightning Moving

43. Smoke & Vapes

44. The Home Depot

45. GameStop

46. Store Space Self Storage

47. Red Wing Shoes

48. Bargain City Bazaar

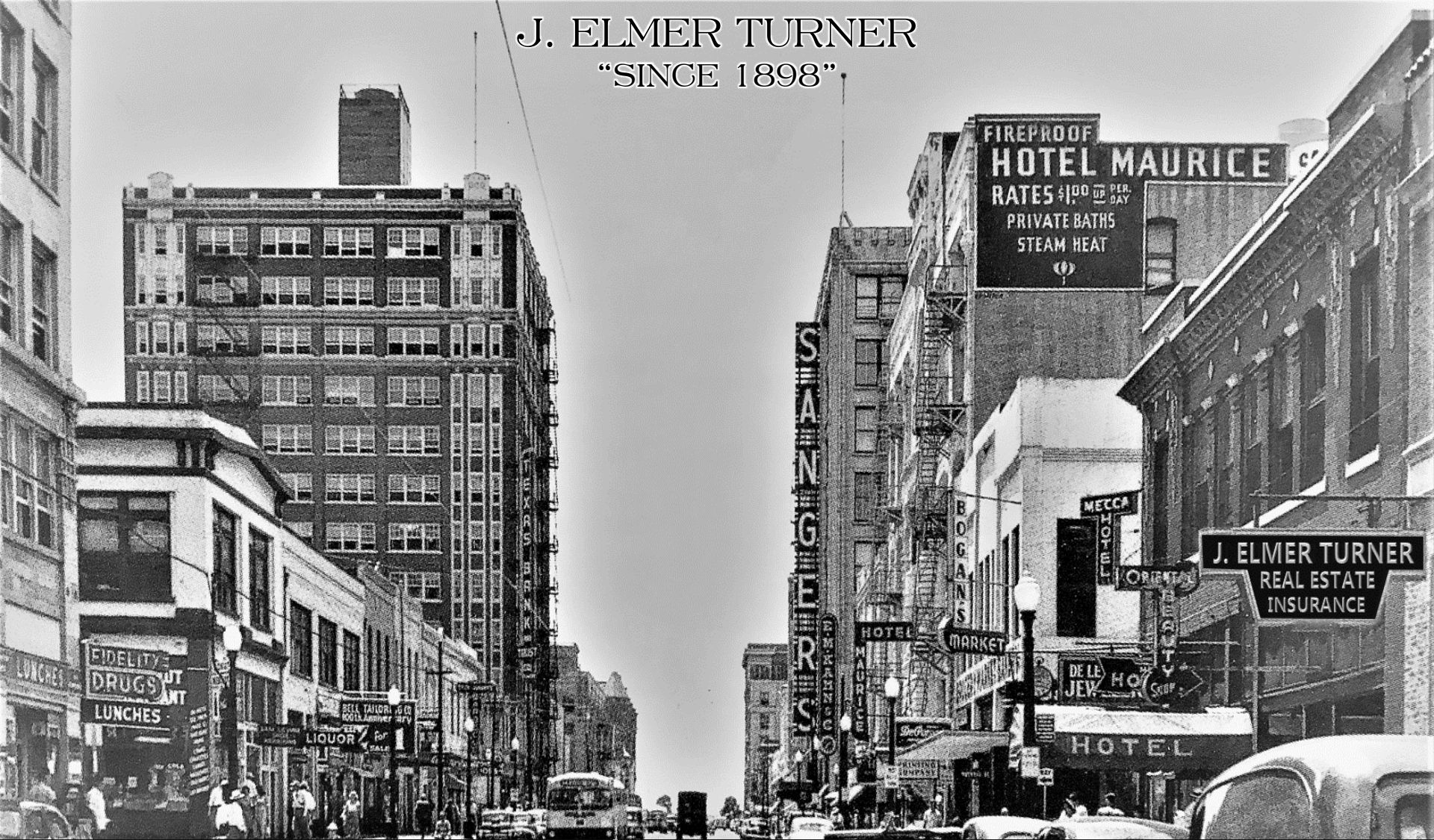
49. Walgreens

50. Canales Furniture



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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 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.

<b>J. Elmer Turner, Realtors Inc.</b>	<b>381055</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael C. Turner</b>	<b>0277278</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ernest Rodriguez</b>	<b>652737</b>	<b>ernest@jelmerturner.com</b>	<b>214-954-1221</b>
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
ABS 1-0 11-2-2015