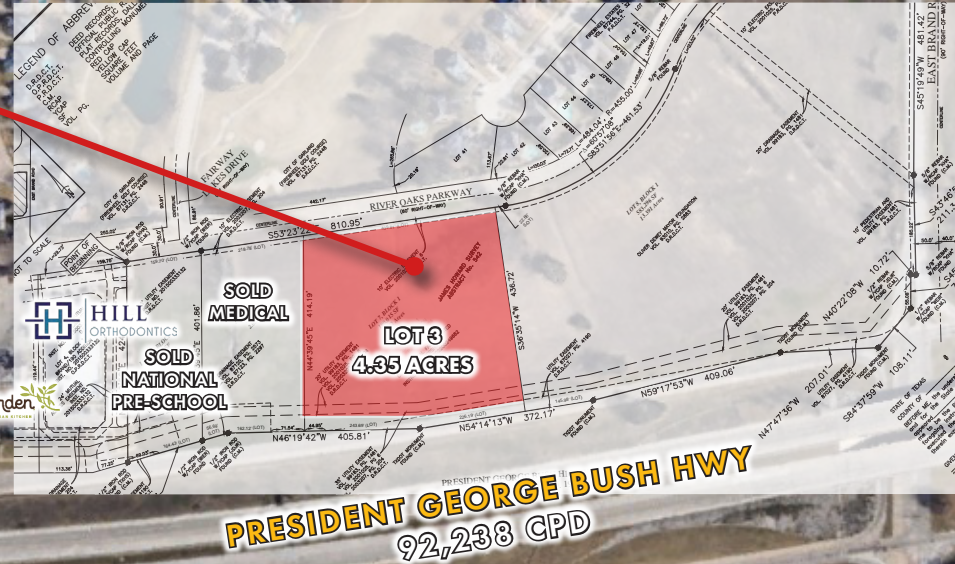


FOR SALE - COMMERCIAL DEVELOPMENT & PAD SITES

4780 N. PRESIDENT GEORGE BUSH HWY | GARLAND (DALLAS METRO), TEXAS 75040
(PRESIDENT GEORGE BUSH HWY & E. BRAND RD)

**FREEWAY PAD SITES
FOR SALE**



JESSICA GIBSON | Owner
jess@ciadvisor.com
602.770.7145

CIA commercial
investment
advisors

CIA BROKERAGE COMPANY

4131 North Central Expressway, Suite 933 | Dallas, Texas 75204 | 214.643.6097 | ciadvisor.com

In Association with Texas Designated Broker: Paul Blackburn | Blackburn Properties | License # 376821



State Highway 190 + US 78
(Dallas Metro)



Lot 3 ±4.35 acres
Will split into smaller tracts 436 ft. deep

| | |
|-------|---------------------------|
| Lot 1 | SOLD- National Pre-School |
| Lot 2 | SOLD- Medical |
| Lot 3 | ±4.35 acres |

\$22 PSF



CR Community Retail (City of Garland)



92,238 CPD
HWY 190

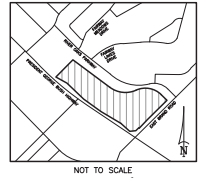
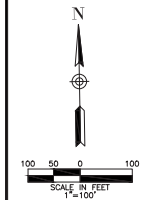
Walmart, Target, Sam's Club, Academy Sports + Outdoors, Office Depot, PetSmart, Lifetime Fitness, Wells Fargo, Capital One, Michael's, Bank of America, Holiday Inn, Care Now Urgent Care, Hyatt Place

HIGHER EDUCATION

9 miles from University of Texas at Dallas -
29,543 students

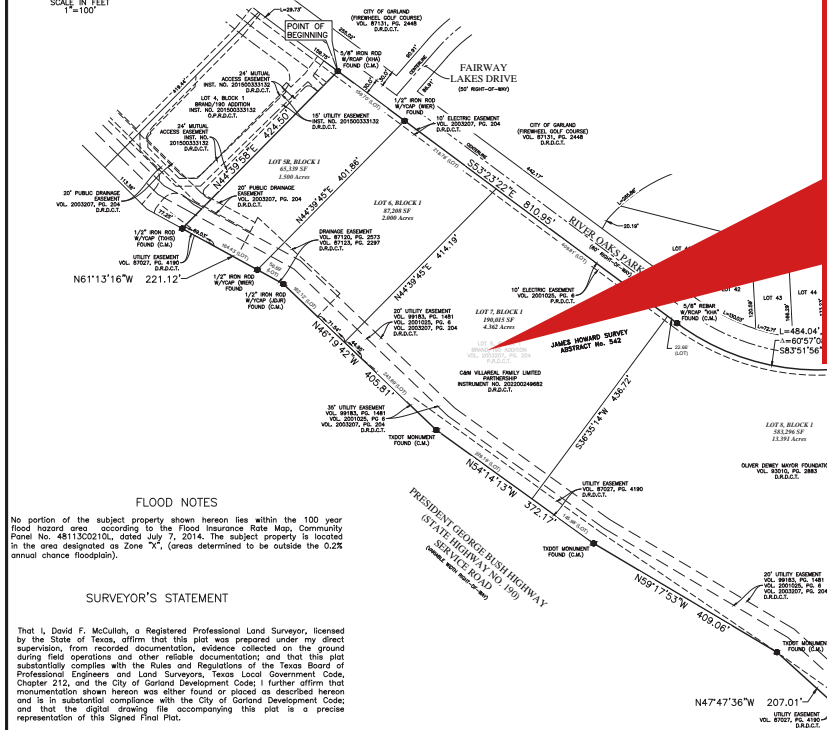
18 miles from **Southern Methodist University** -
11,643 students

Operations: Third-largest food and beverage company in North America and the fifth-largest food and beverage company in the world, with eight \$1 billion+ brands. Kraft's Garland facility manufactures products including Lunchables, Oscar Meyer Naturals, Kraft barbecue sauce and Velveeta Skillet, with plant distribution reaching across the country. It's one of three food industry firms with Garland operations. The other two are U.S. Food Service and Daisy Brand.



LEGEND OF ABBREVIATIONS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
RED CM RED CAP
YCAP YELLOW CAP
SQ SQUARE FEET
VOL. PG. VOLUME AND PAGE



No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 4813C010, dated July 7, 2014. The subject property is located in the area designated as Zone "X", (area determined to be outside the 0.2% annual chance floodplain).

That I, David F. McCullah, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 20____

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4203

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED for the City of Garland, this _____ day of _____, 20____ by the City Planning Commission of the City of Garland,

Director of Planning

Chairman of Planning Commission

The Approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 100 days from the above date.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

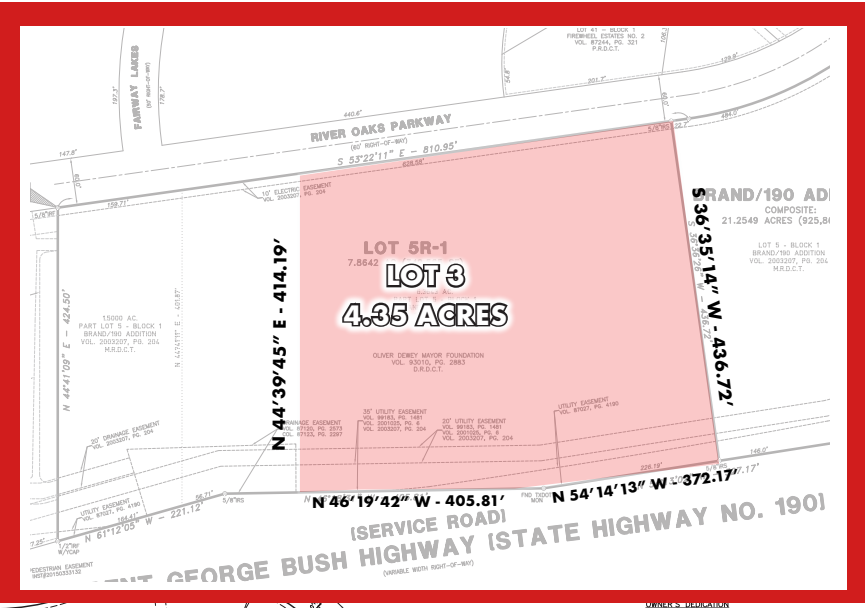
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public in and for the State of Texas

OWNER/DEVELOPER
Oliver Dewey Mayor Foundation
1201 Elm Street, Suite 3100
PO Box 2320
Dallas, Texas 75221-2320

OWNER/DEVELOPER
C&M Villareal Family Limited Partnership
215 Market Avenue, Suite 115
Boerne, Texas 78006



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT C&M Villareal Family Limited Partnership and Oliver Dewey Mayor Foundation, the owners of the property described in this plat, do hereby adopt this plat designating the property as Brand/190 Addition, a 5-Conveyance Plat, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate in fee simple and to the public use forever, the streets and alleys shown therein for the purposes indicated, all easements dedicated by this plat shall be open to, without limitation, all public and private utilities, using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub or other structure, improvement, or growth shall be constructed, reconstructed, or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have 1) the right to remove, alter, remove, or alter any part of any building, fence, tree, shrub or other structure, improvement or growth which may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; AND 2) the right of ingress and egress to or from and upon such easements for the purposes of constructing, reconstructing, installing, maintaining, repairing, and adding to, enlarging, or removing all or parts of its operation without the necessity in any time of procuring the permission of anyone. The maintenance of piping on utility easements and fire lines are the responsibilities of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, addition, enlargements, and maintenance, including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services, and wastewater services from the curb to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drains and roadway easements traversing or adjacent to the property clean and free of blocks, jams, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes the responsibility of the property owner to maintain the drainage channels and/or drains and roadway easements traversing or adjacent to the property clean and free of blocks, jams, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes the responsibility of the property owner to maintain the drainage channels and/or drains and roadway easements traversing or adjacent to the property clean and free of blocks, jams, and any other substance which may impede the flow of stormwater or result in unsanitary conditions.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dams, building fences, walls, retaining, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be obstructed by the streets and alleys or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or roadway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS our hand this _____ day of _____, 20____

BY: C&M Villareal Family Limited Partnership (Owner of Lots 5R, 6 & 7)

Signature _____ Date _____
Printed Name & Title _____

BY: Oliver Dewey Mayor Foundation (Owner of Lot 8)

Signature _____ Date _____
Printed Name & Title _____

CONVEYANCE PLAT
BRAND/190 ADDITION
LOT 5 CONVEYANCE
PLAT
LOTS 5R, 6, 7, 8, BLOCK 1

BEING 21,255 ACRES
OUT OF THE JAMES HOWARD SURVEY,
ABSTRACT NUMBER 542
BEING A REPEAT OF LOT 5, BLOCK 1 OF
BRAND/190 ADDITION, AN ADDITION TO THE CITY
OF GARLAND, AS RECORDED IN
VOL. 2003037, PG. 204, P.R.D.C.T.
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL, 2024
City of Garland Case Number 240039-0 1 of 1



14000 Midway Road, Suite 115, Dallas, TX 75244-1115, Texas | T: 469.784.9021
W: TravelersLandSurveyors.com | Texas Firm No. 103594631
Surveying | Construction Staking | Platting
Date: 2024.10.30 Drawn by: BR Project No: TR-24-24



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JESSICA GIBSON | *Owner*

602.770.7145

jess@ciadvisor.com

PAUL BLACKBURN

Texas Designated Broker

License # 376821





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.

11-2-2015



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.

| | | | |
|---|-------------|-----------------------------|--------------|
| CIA Brokerage Company | 9004841 | jess@ciadvisor.com | 972 630 6000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Paul K. Blackburn | 376821 | pkb@blackburnproperties.com | 210 828 7654 |
| Designated Broker of Firm | License No. | Email | Phone |
| Paul K. Blackburn | 376821 | pkb@blackburnproperties.com | 210 828 7654 |
| 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0