

CROSS ROADS PADS/RETAIL AVAILABLE

NWQ of FM-424 & US-380, Cross Roads, TX



SEGOVIA
PARTNERS



Property Information

LOCATION:

NWQ of FM-424 & US-380

Cross Roads, TX 76227

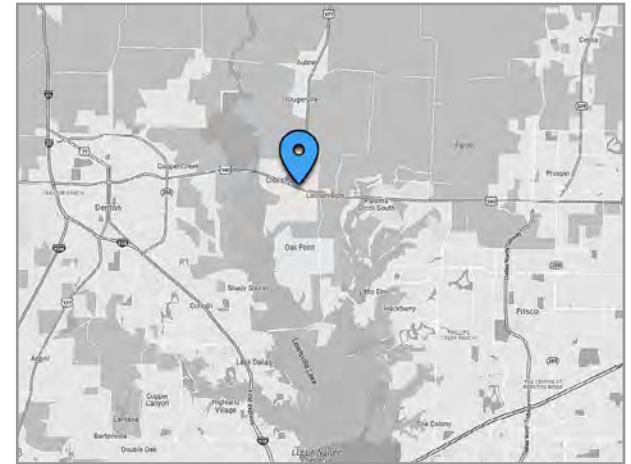
HIGHLIGHTS:

- ±3 acres available across from Walmart Supercenter & Proposed Lowe's
 - Pads & retail available – For sale/GL/BTS
- Full median break to the site with access to the Walmart Supercenter
- Located in a high-growth market
- Nearby retailers include: Walmart Supercenter, Whataburger, Chick-Fil-A, Raising Cane's, MOD Pizza, McDonald's, CVS Pharmacy, Dutch Bros, and more

Traffic Counts

FM-424: 13,591 VPD

US-380: 40,096 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	3,320	26,997	89,551
HOUSEHOLDS	1,278	9,110	30,535
AVG HH INCOME	\$128,728	\$131,684	\$132,236
2028 POPULATION	3,659	30,474	107,623

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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DICKERSON DEVELOPMENT
8333 Douglas Avenue Suite 1300
Dallas, Texas 75225

SITE DATA

TOTAL AREA	3.353 AC
	146,053 SF
PAD SITE	0.879 AC
	38,296 SF
RETAIL SITE	2.474 AC
	107,757 SF
Retail	19,000 SF
Parking Req'd	95 SP
Parking Prov'd	97 SP



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BILL PETERSON & ASSOCIATES
DOCUMENT # 2016-113510

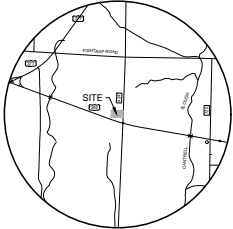
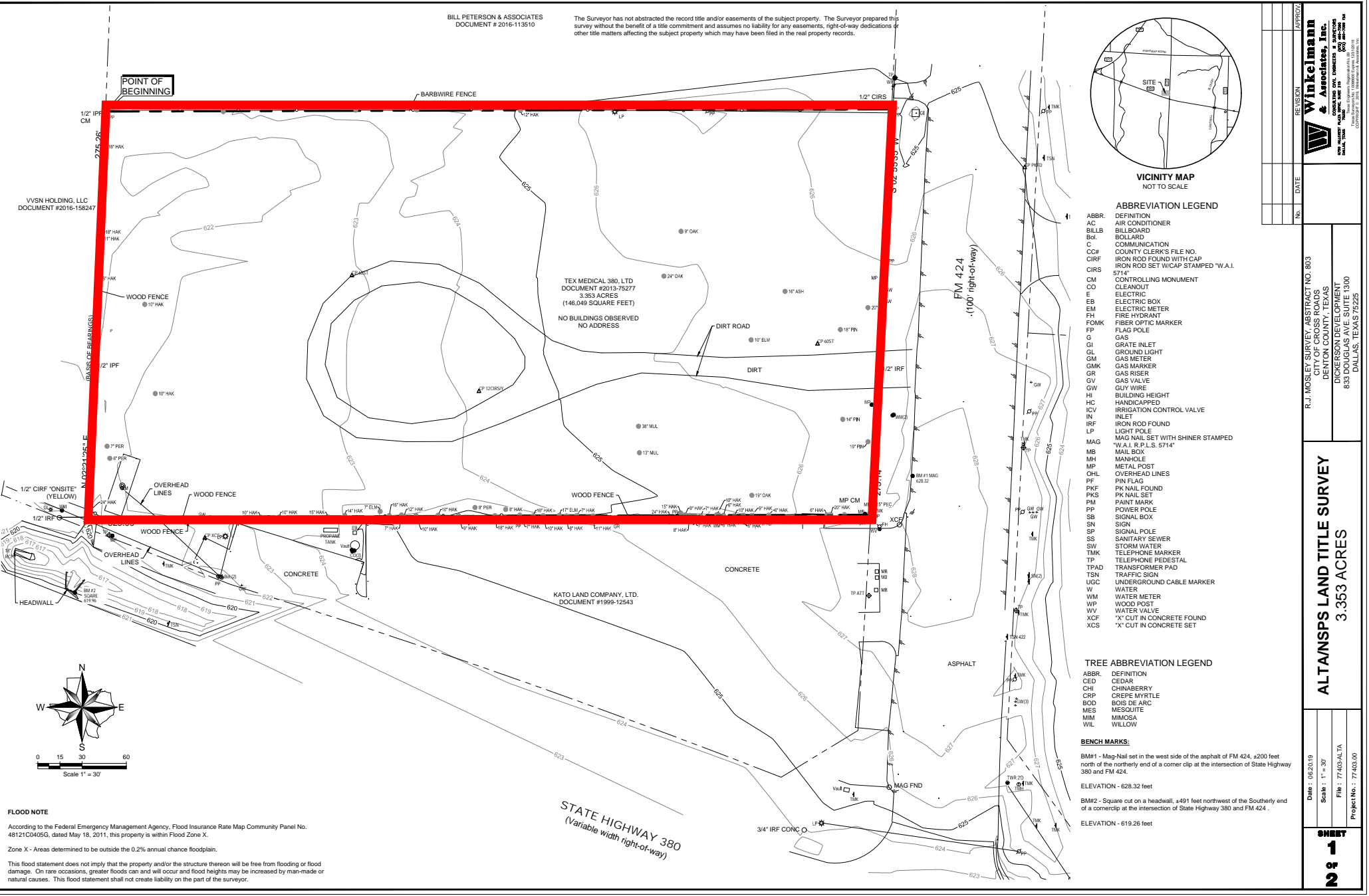
The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
STATE OF TEXAS
833 DOUGLAS AVE SUITE 1300
DALLAS, TEXAS 75225

R.J. MOSLEY SURVEY ABSTRACT NO. 803
DENTON COUNTY, TEXAS
DIGRESSION DEVELOPMENT
833 DOUGLAS AVE SUITE 1300
DALLAS, TEXAS 75225

ALTANSPS LAND TITLE SURVEY
3.353 ACRES

Date: 08/20/19
Scale: 1" = 30'
Plan: 77403-ALTA
Project No.: 77403.00



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

- AC AIR CONDITIONER
- BLLB BILLBOARD
- Bol BOLLARD
- C COMMUNICATION
- CC# COUNTY CLERK'S FILE NO.
- CIRF IRON ROD FOUND WITH CAP
- CIRS IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
- CM CONTROLLING MONUMENT
- CO CLEANOUT
- E ELECTRIC
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FI FIRE HYDRANT
- FOMK FIBER OPTIC MARKER
- FP FLAG POLE
- G GAS
- GI GRATE INLET
- GL GROUND LIGHT
- GM GAS METER
- GKM GAS MARKER
- GR GAS RISER
- GV GAS VALVE
- GW GUY WIRE
- HI BUILDING HEIGHT
- HC HANDICAPPED
- ICV IRRIGATION CONTROL VALVE
- IN INLET
- IRF IRON ROD FOUND
- LP LIGHT POLE
- MAG MAG NAIL SET WITH SHINER STAMPED
- "W.A.I. R.F.L.S. 5714"
- MB MAIL BOX
- MH MANHOLE
- MP METAL POST
- OHL OVERHEAD LINES
- PF PIN FLAG
- PKF PK NAIL FOUND
- PP PK NAIL SET
- PM PAINT MARK
- PP POWER POLE
- SB SIGNAL BOX
- SN SIGN
- SP SIGNAL POLE
- SS SANITARY SEWER
- SW STORM WATER
- TMK TELEPHONE MARKER
- TP TELEPHONE PEDestal
- TPAD TRANSFORMER PAD
- TSN TRAFFIC SIGN
- UCOC UNDERGROUND CABLE MARKER
- W WATER
- WM WATER METER
- WP WOOD POST
- WV WATER VALVE
- XCF "X" CUT IN CONCRETE FOUND
- XCS "X" CUT IN CONCRETE SET

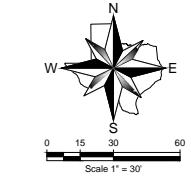
TREE ABBREVIATION LEGEND

- ACR ACACIA
- CED CEDAR
- CHI CHINABERRY
- CRP CREPE MYRTLE
- BOD BOIS DE ARC
- MES MESQUITE
- MIM MIMOSA
- WIL WILLOW

BENCH MARKS:

BM#1 - Mag-Nail set in the west side of the asphalt of FM 424, a200 feet north of the northerly end of a corner clip at the intersection of State Highway 380 and FM 424.
ELEVATION - 628.32 feet

BM#2 - Square cut on a headwall, s491 feet northwest of the Southerly end of a cornerclip at the intersection of State Highway 380 and FM 424 .
ELEVATION - 619.26 feet

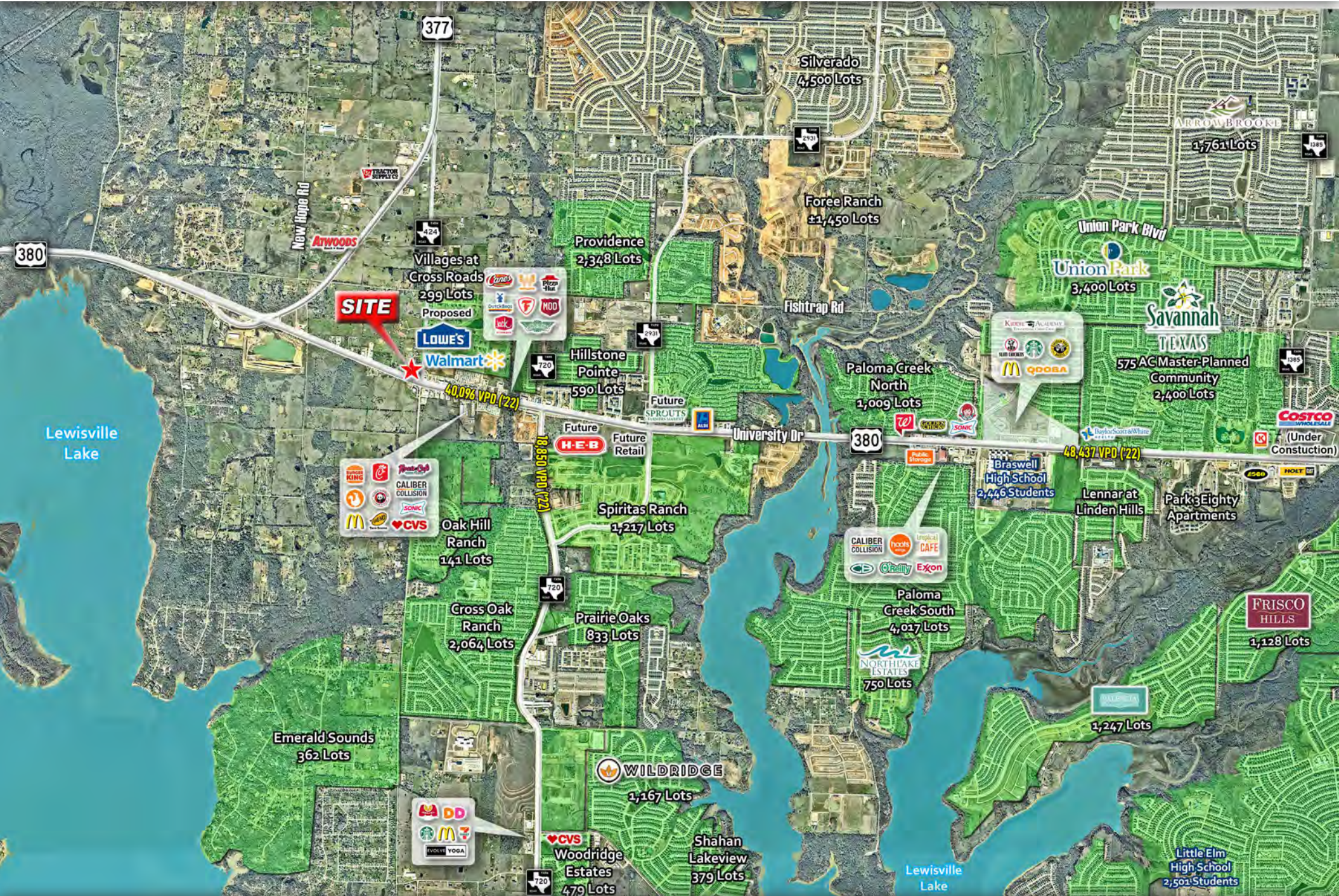


FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0405G, dated May 18, 2011, this property is within Flood Zone X.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property and/or the structure 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.

STATE HIGHWAY 380
(Variable width right-of-way)

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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.

Segovia Retail Group LLC	9004086	jennifer@segoviapartners.com	214.224.4618
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Elizabeth Frank	369268	jennifer@segoviapartners.com	214.668.0605
Designated Broker of Firm	License No.	Email	Phone
Trip Horlock	791412	trip@segoviapartners.com	832.726.6211
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bretley Roche	677043	bretley@segoviapartners.com	661.319.5000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date