



## INFILL INDUSTRIAL DEVELOPMENT SITE

21.921 +/- Acres | NE Quadrant of Loop 12 and Singleton Boulevard | Dallas, Texas 75212

**JORDAN CORTEZ**  
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**Vanguard Real Estate Advisors** ("Vanguard REA") has been exclusively retained by Ownership to offer developers and users the opportunity to purchase a zoned 21.921 +/- acre Light Industrial site (the "Site") in Dallas, Texas. The Site is ideally located at the northeast quadrant of Loop 12 and Singleton Boulevard near major thoroughfares including I-30, I-35E, and I-20. The current "LI" zoning allows for primary uses such as light industrial, office, research and development, and commercial. The Site benefits from a premier infill location at the northeast quadrant of Loop 12 (133,000 VPD) and Singleton Boulevard and is to be priced by the market. This is an excellent opportunity for an industrial developer or user to purchase one of the largest remaining available zoned parcels in a top-performing submarket in North Texas. A 1.5% co-broker fee is only available to a Broker that sources a Principal that Vanguard REA has not previously contacted or sent information to regarding this opportunity.

#### INVESTMENT OVERVIEW <sup>(1)</sup>

Property	21.921 +/- Acres <sup>(2)</sup>
Location	Northeast quadrant of Loop 12 and Singleton Boulevard
Access	Via Lapsley Street, Pueblo Street, and potentially Claibourne Boulevard
Utilities	Please see Exhibit on page 6
Mineral Rights	Seller to retain mineral rights
Zoning	LI – Light Industrial
School District	Dallas ISD

#### PRICING

Asking Price	\$5,251,594
Asking Price per SF	\$5.50

(1) Purchaser to confirm all information during due diligence

(2) 21.921 acres based off a boundary survey and inclusive of streets, rights-of-way, easements, and lots. Seller is currently in the process of re-platting the Site into a single lot.

#### TAX INFORMATION

Taxing Entity	Tax Rate
City of Dallas	0.745800
Dallas ISD	1.184935
Dallas County	0.227946
Dallas College	0.115899
Parkland Hospital	0.235800
<b>Total Tax Rate</b>	<b>2.510380</b>



**City of Dallas**

#### DEMOGRAPHICS

##### ESTIMATED POPULATION (2020)



**1-MILE** | 6,254  
**3-MILE** | 51,885  
**5-MILE** | 218,347

##### MEDIAN HOUSEHOLD INCOME



**1-MILE** | \$51,217  
**3-MILE** | \$52,860  
**5-MILE** | \$55,390

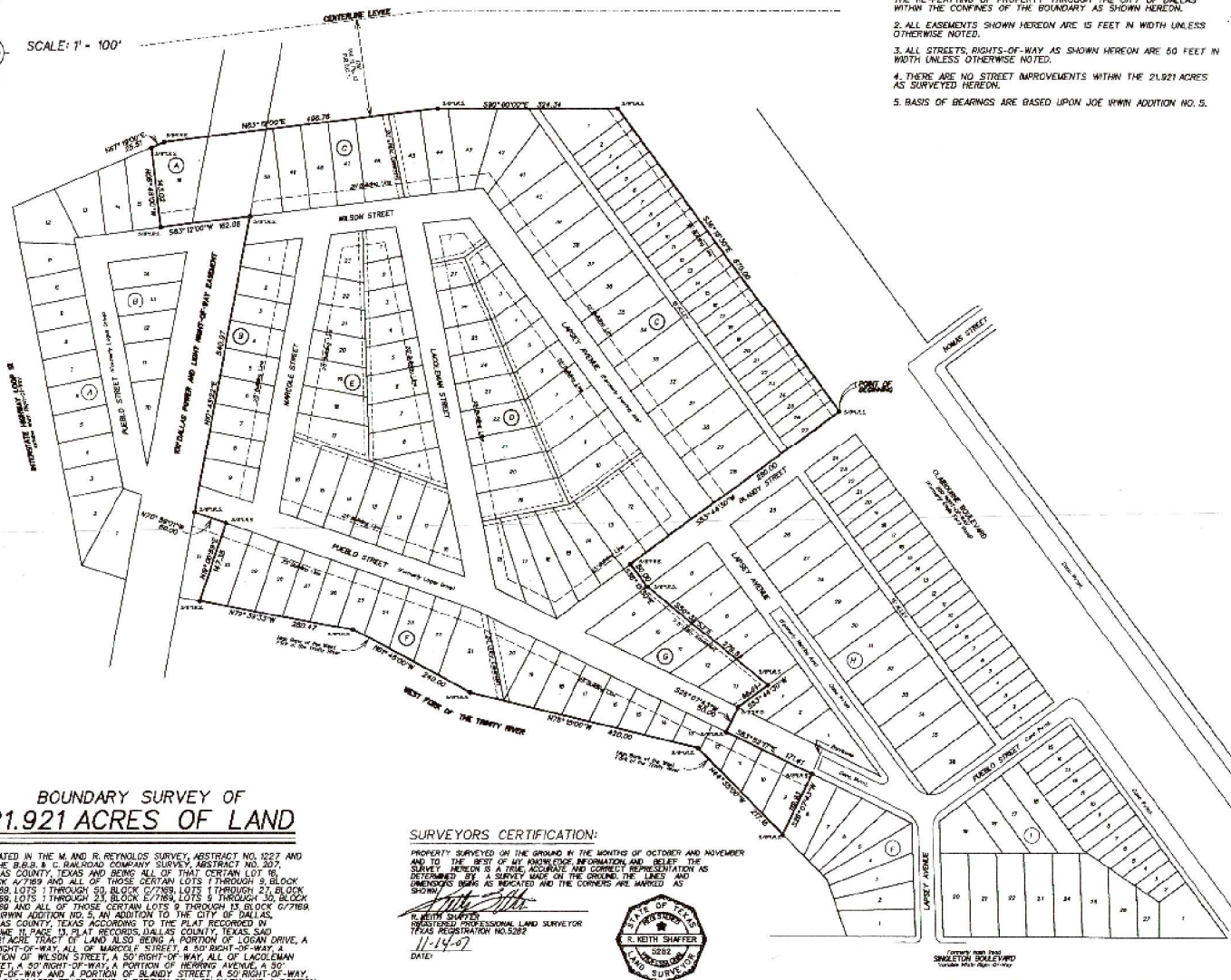
##### MEDIAN HOME VALUE



**1-MILE** | \$117,206  
**3-MILE** | \$163,123  
**5-MILE** | \$188,039



SCALE: 1" = 100'



# BOUNDARY SURVEY OF 21.921 ACRES OF LAND

SITUATED IN THE M. AND R. REYNOLDS SURVEY, ABSTRACT NO. 1227 AND IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 207, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 15, BLOCK A/7/89 AND ALL OF THOSE CERTAIN LOTS 1 THROUGH 23, BLOCK E/7/89, LOTS 1 THROUGH 30, BLOCK C/7/89, LOTS 1 THROUGH 23, BLOCK D/7/89, LOTS 1 THROUGH 30, BLOCK F/7/89 AND ALL OF THOSE CERTAIN LOTS 9 THROUGH 13, BLOCK G/7/89, JOE RYAN ADDITION NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 15, PLAT RECORDS, DALLAS COUNTY, TEXAS, SAID 21.921-ACRE TRACT OF LAND ALSO BEING A PORTION OF LOGAN DRIVE, A 50' RIGHT-OF-WAY, ALL OF MARCOLE STREET, A 50' RIGHT-OF-WAY, A PORTION OF WILSON STREET, A 50' RIGHT-OF-WAY, ALL OF LACOLEMAN STREET, A 50' RIGHT-OF-WAY, A PORTION OF HERRING AVENUE, A 50' RIGHT-OF-WAY, AND A PORTION OF A 15' ALLEY, SAID 21.921-ACRE TRACT BEING A PORTION OF A 100' FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT.

JOB NO. 2007103

DATE: NOVEMBER, 2007.

## SURVEYORS CERTIFICATION:

PROPERTY SURVEYED ON THE GROUND IN THE MONTHS OF OCTOBER AND NOVEMBER, 2007, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY HEREIN IS A TRUE, ACCURATE AND CORRECT REPRESENTATION AS SET FORTH BY A SURVEY MADE ON THE GROUND, THE LINES AND DIMENSIONS BEING AS INDICATED AND THE CORNERS ARE MARKED AS SHOWN.

R. KEITH SHAFFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5282  
11-14-07  
DATE:



## GENERAL NOTES:

1. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND LOTS SHALL BE VACATED/ABANDONED ALONG WITH STIPULATIONS THEREWITH UPON THE RE-PLATING OF PROPERTY THROUGHOUT THE CITY OF DALLAS WITHIN THE CONFINES OF THE BOUNDARY AS SHOWN HEREON.
2. ALL EASEMENTS SHOWN HEREON ARE 15 FEET IN WIDTH UNLESS OTHERWISE NOTED.
3. ALL STREETS, RIGHTS-OF-WAY AS SHOWN HEREON ARE 50 FEET IN WIDTH UNLESS OTHERWISE NOTED.
4. THERE ARE NO STREET IMPROVEMENTS WITHIN THE 21.921 ACRES AS SURVEYED HEREON.
5. BASIS OF BEARINGS ARE BASED UPON JOE RYAN ADDITION NO. 3.

## FIELD NOTES:

BEING A 21.921-ACRE TRACT OF LAND SITUATED IN THE M. AND R. REYNOLDS SURVEY, ABSTRACT NO. 1227 AND IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 207, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 15, BLOCK A/7/89 AND ALL OF THOSE CERTAIN LOTS 1 THROUGH 23, BLOCK E/7/89, LOTS 1 THROUGH 30, BLOCK C/7/89, LOTS 1 THROUGH 23, BLOCK D/7/89, LOTS 1 THROUGH 30, BLOCK F/7/89 AND ALL OF THOSE CERTAIN LOTS 9 THROUGH 13, BLOCK G/7/89, JOE RYAN ADDITION NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 15, PLAT RECORDS, DALLAS COUNTY, TEXAS, SAID 21.921-ACRE TRACT OF LAND ALSO BEING A PORTION OF LOGAN DRIVE, A 50' RIGHT-OF-WAY, ALL OF MARCOLE STREET, A 50' RIGHT-OF-WAY, A PORTION OF WILSON STREET, A 50' RIGHT-OF-WAY, A PORTION OF LACOLEMAN STREET, A 50' RIGHT-OF-WAY, A PORTION OF HERRING AVENUE, A 50' RIGHT-OF-WAY, AND A PORTION OF A 15' ALLEY, SAID 21.921-ACRE TRACT BEING A PORTION OF A 100' FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER THAT CERTAIN LOT 27, SAID BLOCK C/7/89 AND BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BLANDY STREET WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLABOURNE BOULEVARD;

THENCE SOUTH 53°44'30" WEST, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BLANDY STREET, A DISTANCE OF 280.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 36°15'30" EAST, ACROSS SAID BLANDY STREET, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD SET ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID BLANDY STREET AND BEING THE NORTHERLY CORNER OF THE AFORESAID LOT 8, BLOCK C/7/89;

THENCE SOUTH 50°32'53" EAST, WITH THE EASTERLY LINE OF THE AFORESAID LOTS 9 THROUGH 13, A DISTANCE OF 174.11 FEET TO A 5/8" IRON ROD SET FOR THE EAST CORNER OF SAID LOT 13;

THENCE SOUTH 53°44'30" WEST, WITH THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 68.61 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 13 AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID LOGAN DRIVE;

THENCE SOUTH 04°07'43" WEST, ACROSS SAID LOGAN DRIVE, A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOGAN DRIVE AND BEING ON THE NORTHERLY LINE OF THE AFORESAID LOT 12, BLOCK C/7/89;

THENCE SOUTH 63°52'17" EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOGAN DRIVE, A DISTANCE OF 174.11 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THE AFORESAID LOT 9, BLOCK F/7/89;

THENCE SOUTH 26°07'43" WEST, WITH THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 119.83 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 9 AND BEING ON THE HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER;

THENCE NORTH 44°35'00" WEST, WITH THE SOUTHERLY LINE OF SAID BLOCK F/7/89 COMMON TO SAID HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 177.18 FEET TO A 5/8" IRON ROD SET FOR ANGLE POINT;

THENCE NORTH 76°15'00" WEST, WITH THE SOUTHERLY LINE OF SAID BLOCK F/7/89 COMMON TO SAID HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 420.00 FEET TO A 5/8" IRON ROD SET FOR ANGLE POINT;

THENCE NORTH 01°45'00" WEST, WITH THE SOUTHERLY LINE OF SAID BLOCK F/7/89 COMMON TO SAID HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 240.00 FEET TO A 5/8" IRON ROD SET FOR ANGLE POINT;

THENCE NORTH 79°39'31" WEST, WITH THE SOUTHERLY LINE OF SAID BLOCK F/7/89 COMMON TO SAID HIGH BANK OF THE WEST FORK OF THE TRINITY RIVER, A DISTANCE OF 280.42 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE AFORESAID LOT 30, BLOCK F/7/89;

THENCE NORTH 04°00'50" EAST, DEPARTING SAID HIGH BANK AND WITH THE WESTERLY LINE OF SAID LOT 30, A DISTANCE OF 147.35 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THE SAID LOT 30 AND BEING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF LOGAN DRIVE, NOW KNOWN AS PUEBLO DRIVE;

THENCE NORTH 70°59'00" WEST, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LOGAN DRIVE COMMON TO THE NORTHERLY LINE OF LOT 31, SAID BLOCK F/7/89, A DISTANCE OF 80.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 31 AND BEING ON THE SOUTHERLY LINE OF THE AFORESAID 100' FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT;

THENCE NORTH 04°43'22" EAST, WITH THE EASTERLY LINE OF SAID 100' FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT, A DISTANCE OF 540.97 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE AFORESAID LOT 30, BLOCK C/7/89;

THENCE SOUTH 83°12'00" WEST, ACROSS SAID 100' FOOT WIDE DALLAS POWER AND LIGHT COMPANY RIGHT-OF-WAY EASEMENT, A DISTANCE OF 102.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE AFORESAID LOT 15, BLOCK A/7/89;

THENCE NORTH 08°48'00" WEST, WITH THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 143.02 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 15, BLOCK A/7/89;

THENCE NORTH 87°10'00" EAST, WITH THE NORTHERLY LINE OF SAID LOT 15, A DISTANCE OF 23.51 FEET TO A 5/8" IRON ROD SET FOR ANGLE POINT;

THENCE NORTH 83°12'00" EAST, WITH THE NORTHERLY LINE OF SAID JOE RYAN ADDITION NO. 3, A DISTANCE OF 498.76 FEET TO A 5/8" IRON ROD SET FOR ANGLE POINT;

THENCE SOUTH 09°00'00" EAST, WITH THE NORTHERLY LINE OF SAID JOE RYAN ADDITION NO. 3, A DISTANCE OF 324.34 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THE AFORESAID LOT 1, BLOCK C/7/89 AND BEING AT THE NORTHERLY TERMINUS OF THE AFORESAID CLABOURNE BOULEVARD;

THENCE SOUTH 36°15'30" EAST, WITH THE EASTERLY LINE OF SAID BLOCK F/7/89 COMMON TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CLABOURNE BOULEVARD, A DISTANCE OF 670.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.921 ACRES OF LAND.

SURVEY PREPARED BY:  
R. KEITH SHAFFER  
Professional Land Surveyor  
230 FRANKLIN ROAD, SUITE 100, DALLAS, TEXAS 75201  
PHONE: 972-244-3334, FAX: 972-244-3335  
EMAIL: SHAFFERSURVEYING@SBCDIAL.NET



## TWO BUILDING CONCEPT PLAN

Concept Plan based on assumption the Site will be re-platted to a single lot; any costs associated with the potential re-plat will be at the Purchaser's expense. Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying zoning, access, and ability to plat. The Concept Plan below was provided by Ownership for illustrative purposes.

21.921 +/- ACRES  
DALLAS, TEXAS





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**Manhard**  
CONSULTING

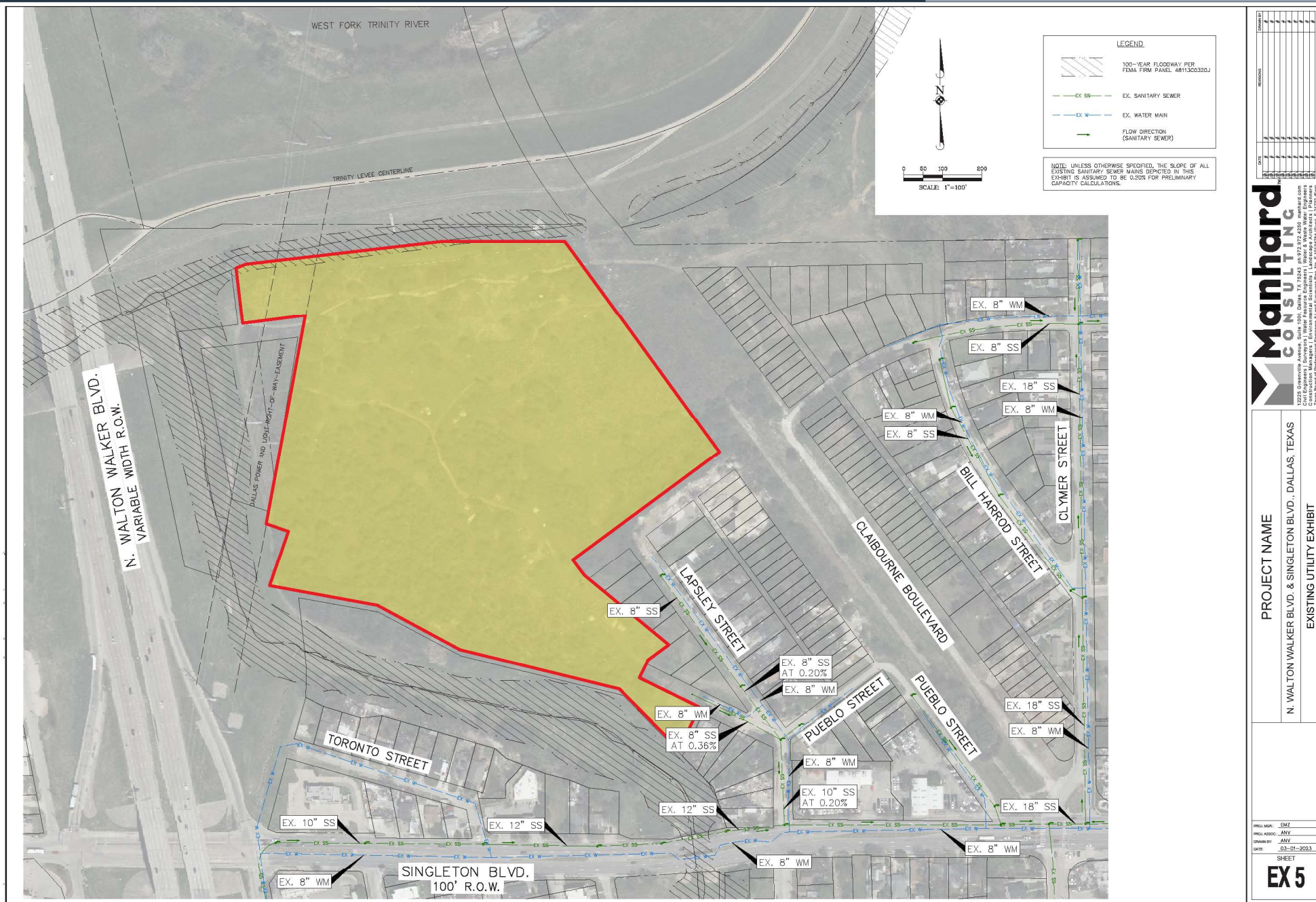
12226 Greenville Avenue, Unit 1001, Dallas, TX 75240 ph:972.372.4250 manhard.com  
Environmental Sciences | Landscape Architects | Planners  
Construction Managers | Environmental Sciences | Land Surveyors  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-1019474 (Env), F-21732 (Eng)





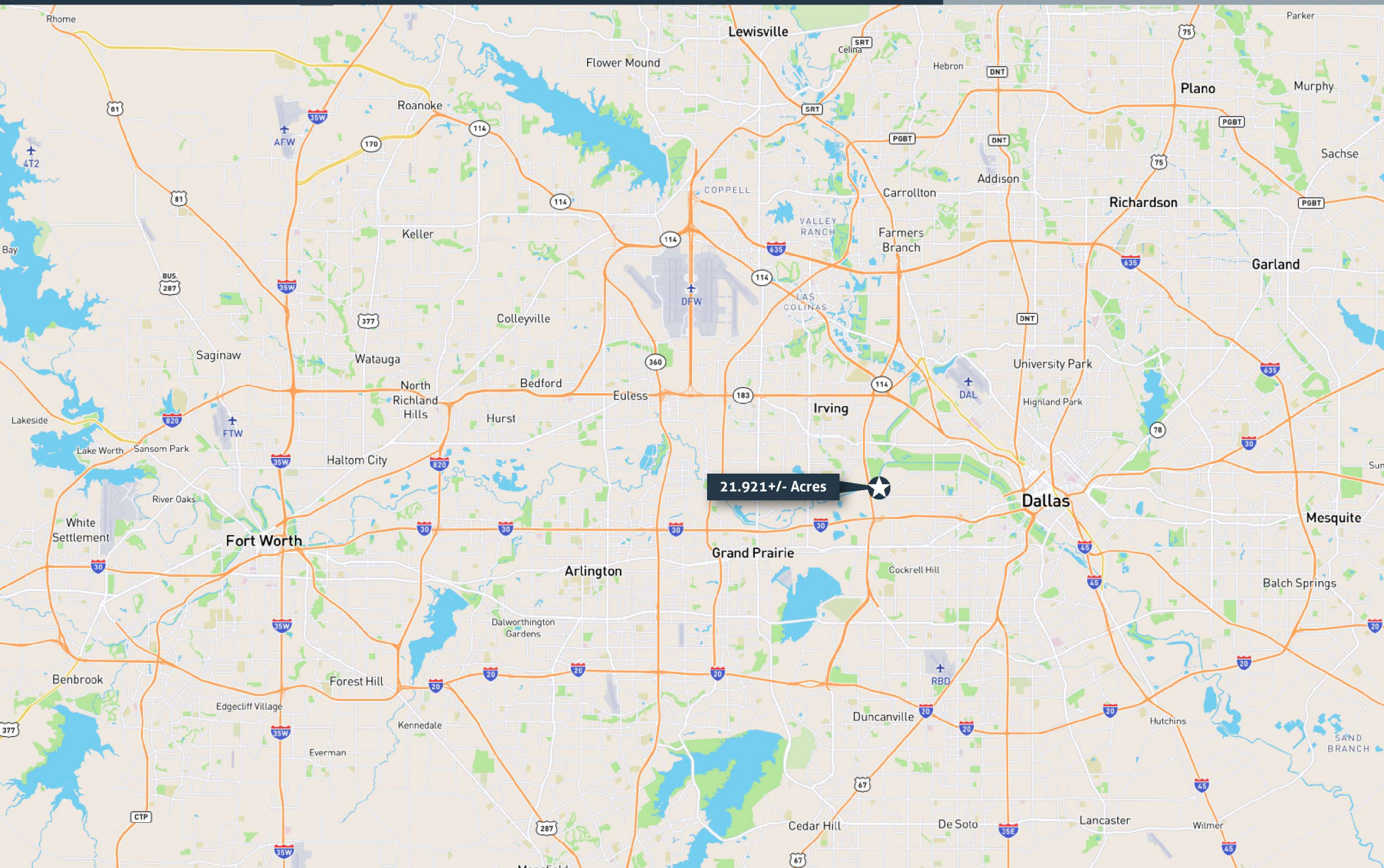
*Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying zoning, existing utilities, and current capacity.*

21.921 +/- ACRES  
DALLAS, TEXAS





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DALLAS, TEXAS





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DALLAS, TEXAS





21.921 +/- ACRES  
DALLAS, TEXAS





21.921 +/- ACRES  
DALLAS, TEXAS



21.92 +/- ACRES



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is centrally located along Loop 12, with major thoroughfares to the south including Interstate 30 and Interstate 20. Highway 183, Highway 114, Interstate 35, and Interstate 635 are located to the north.
- Proximity to dense population centers represents a rare infill opportunity for a “last mile” development.
- Per CoStar, the Site is located within the East Turnpike/Lonestar Industrial Submarket which has seen an outstanding 13.3 percent year-over-year rent growth.



### Zoning

- The Site is zoned as Light Industrial per the City of Dallas, allowing for uses such as Industrial, Office, Research and Development, and Commercial development.
- Structures zoned Light Industrial are constrained by a maximum structure height of 70 feet, 80 percent maximum lot coverage, and five-story height above grade.
- *Purchaser to verify zoning and uses on Site.*



### Population and Demographics

- According to the U.S. Census Bureau, Dallas had an estimated population of 1,304,379 with 7,637,387 in the Dallas-Fort Worth MSA as of 2020.
- Per the Federal Reserve Bank of Dallas, the MSA saw growth in the number of jobs by 3.6 percent in January of 2023, also noting that the unemployment rate held steady while demand for industrial space remained heightened.
- The GDP of the Dallas-Fort Worth MSA was \$608.8 Billion in 2021, up from \$480.6 Billion in 2020 per the Bureau of Economic Analysis.



Dallas



Dallas



## DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fifth in the nation with an estimated 2021 Gross Metropolitan Product (GMP) of \$608.8 billion and recent surveys by CBRE rank the DFW area as the top market for real estate investments in the U.S. for 2023.
- Between August 2021 and August 2022, the Dallas-Fort Worth Metroplex experienced the fastest rate of job growth among metropolitan areas greater than one million, increasing total employment by 6.7 percent.
- Per the 4Q 2022 CoStar market report, the DFW Metro surpassed Los Angeles as the second-largest industrial market in the nation, with an inventory of over one billion square feet.
- The DFW metro has an estimated population of 7.7 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of nearly 10 million by 2030 surpassing Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include: **#2 in the country for Most Commercial Projects Underway**, **#5 Fastest-Growing Economy (2022)**, and **#6 Most Innovative City in the World**.
- The population of Dallas County grew by 10.36 percent to 2,613,539 between 2010 and 2020 per the U.S. Census Bureau.

The Site is located within Dallas County which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas and has a population of 7.7 million, making it the largest population center in Texas, fourth-largest in the U.S., and seventh-largest in the Americas.



**GROSS METROPOLITAN  
PRODUCT**  
**\$608.8 Billion**



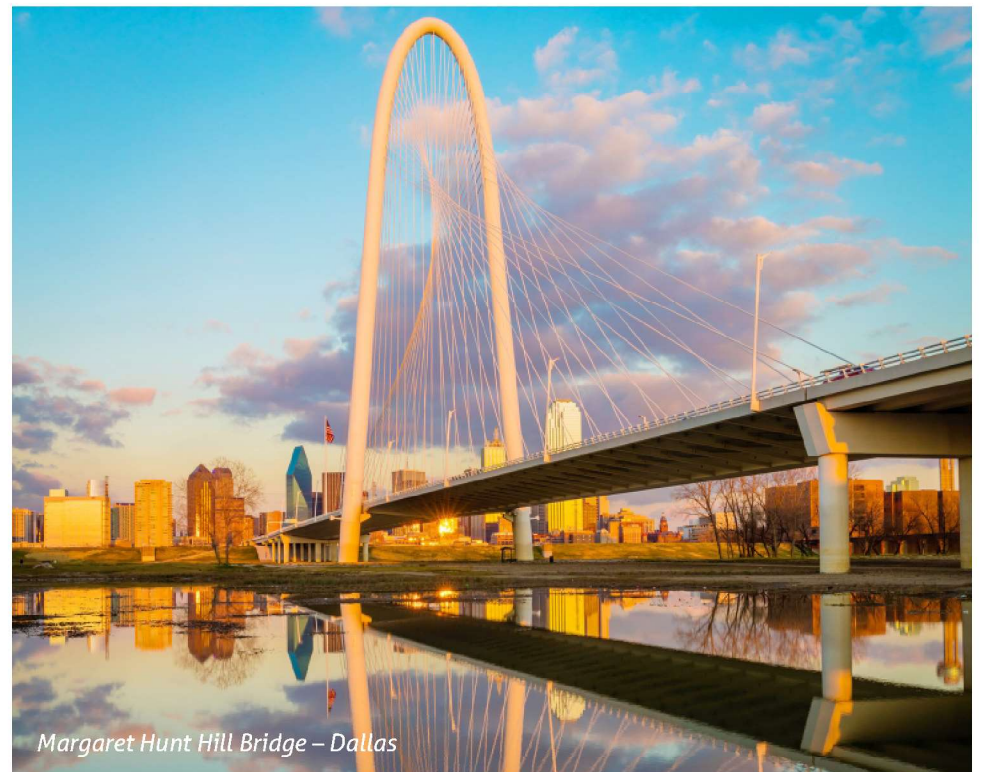
**DALLAS COUNTY  
POPULATION GROWTH**  
**10.36% (2010-2020)**



**DFW ESTIMATED  
POPULATION**  
**7.7 Million**



Dallas

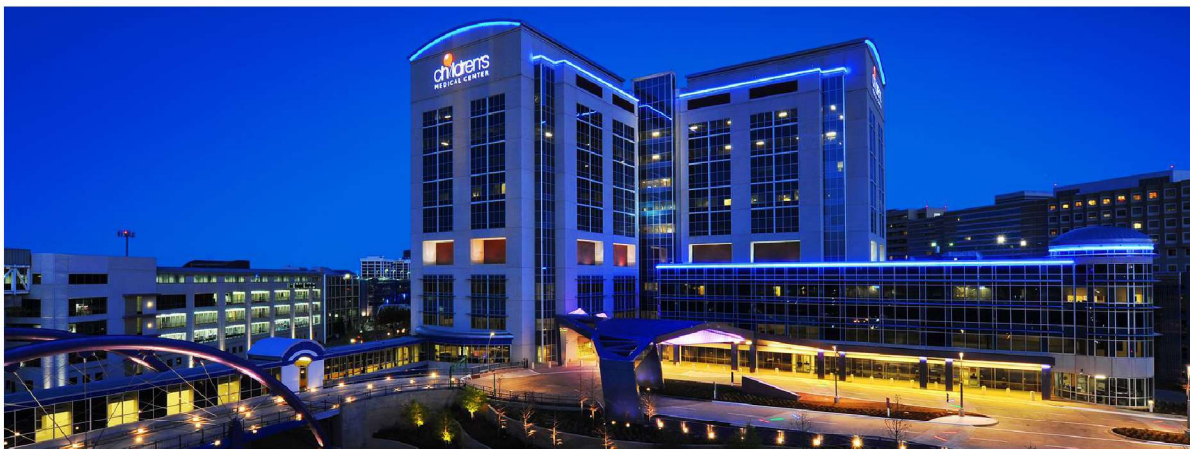


Margaret Hunt Hill Bridge – Dallas



## ECONOMIC OVERVIEW

Dallas is the largest city within the Dallas-Fort Worth (DFW) MSA, the fourth-largest MSA in the country. Dallas ranks as one of the top Industrial markets in the nation seeing an influx in development with Logistics being a major market driver within Dallas and the surrounding Metroplex. Third-party logistics providers, national retailers, and consumer packaged goods firms continue to look to Dallas-Fort Worth as a critical hub for their distribution. Major employers in the Dallas market include Southwest Airlines, Walmart, Baylor Scott & White, Texas Instruments, and more. Prominent industries within the area include both logistics and manufacturing with companies such as Walmart, Amazon, Petco, Keurig Dr Pepper, and Neiman Marcus having operations within two miles of the Site.



### CITY OF DALLAS MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texas Instruments	11,527
Baylor University Medical Center	9,671
AT&T	8,100
Southwest Airlines	7,859
Texas Health Presbyterian	6,501
TXU	5,500
Match Group	4,800
ClubCorp USA Inc.	4,634
Children's Medical Center of Dallas	4,487
Walmart Stores	4,204

Source: Dallas Economic Development Corp.





## AREA OVERVIEW AND INDUSTRIAL OVERVIEW

The Site is located within the Eastern Lonestar/Turnpike submarket of Dallas-Fort Worth per CoStar, which is recognized as one of the more established industrial areas in Dallas due to its proximity to major population centers and highway access. The Eastern Lonestar/Turnpike submarket holds the most industrial inventory of all submarkets adjacent to the Dallas CBD and Uptown with a relatively high proportion of large-scale assets compared to other in-town industrial areas.

Located within the northeast quadrant of Loop 12 and Singleton Boulevard, the Site is exceptionally situated within the City of Dallas with convenient access to many of the region's major thoroughfares including Loop 12, Interstate 30, Interstate 20, Interstate 35, and US Highway 183. According to the Bureau of Labor Statistics, approximately 129,400 net new industrial-using jobs have been created in the Dallas-Fort Worth market since the pandemic, and 354,000 total net new jobs over the region's prior employment peak in December 2019. The Dallas Region ranks 1st in job growth among major U.S. metros. Per CoStar, the market rent for Industrial assets within the target submarket experienced 13.3 percent year-over-year rent growth.

## TRANSPORTATION



**Air:** Both domestic and international flights are available from Dallas Love Field, located five miles northeast of the Site, as well as Dallas Fort Worth International Airport, located 7.5 miles northwest of the Site. Private and charter flights are available from Dallas Executive (Redbird) Airport, located seven miles east of the Site.



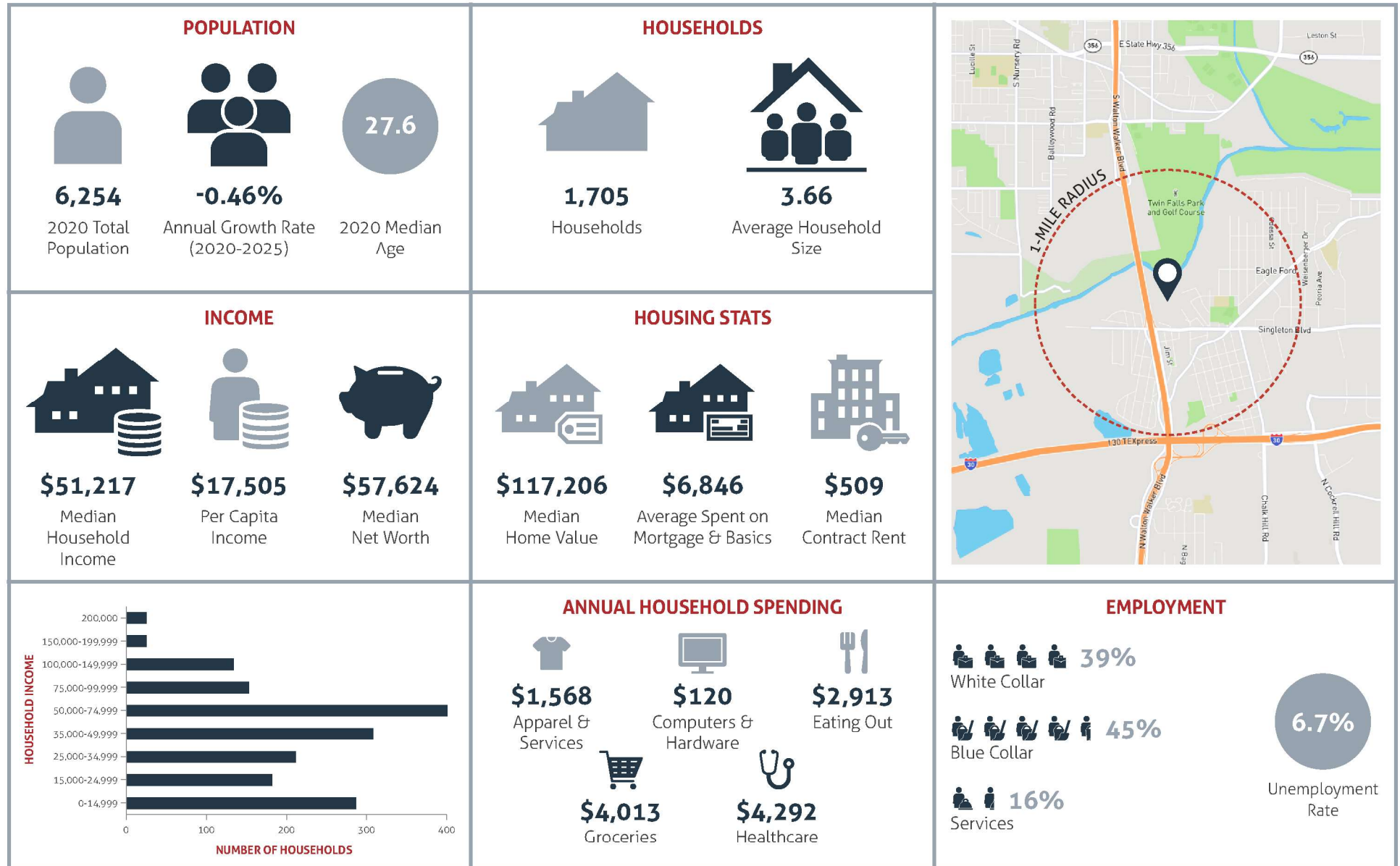
**Highway:** The Site is located along Texas State Highway Loop 12, an approximately 50-mile highway that encircles the City of Dallas and has an average traffic count of nearly 133,000 Vehicles Per Day at the section closest to the Site. The Site is also less than a mile north of Interstate 30, which connects Fort Worth across the southern United States to Little Rock, Arkansas and gives the Site convenient access to the entire DFW Metroplex.



DFW International Airport

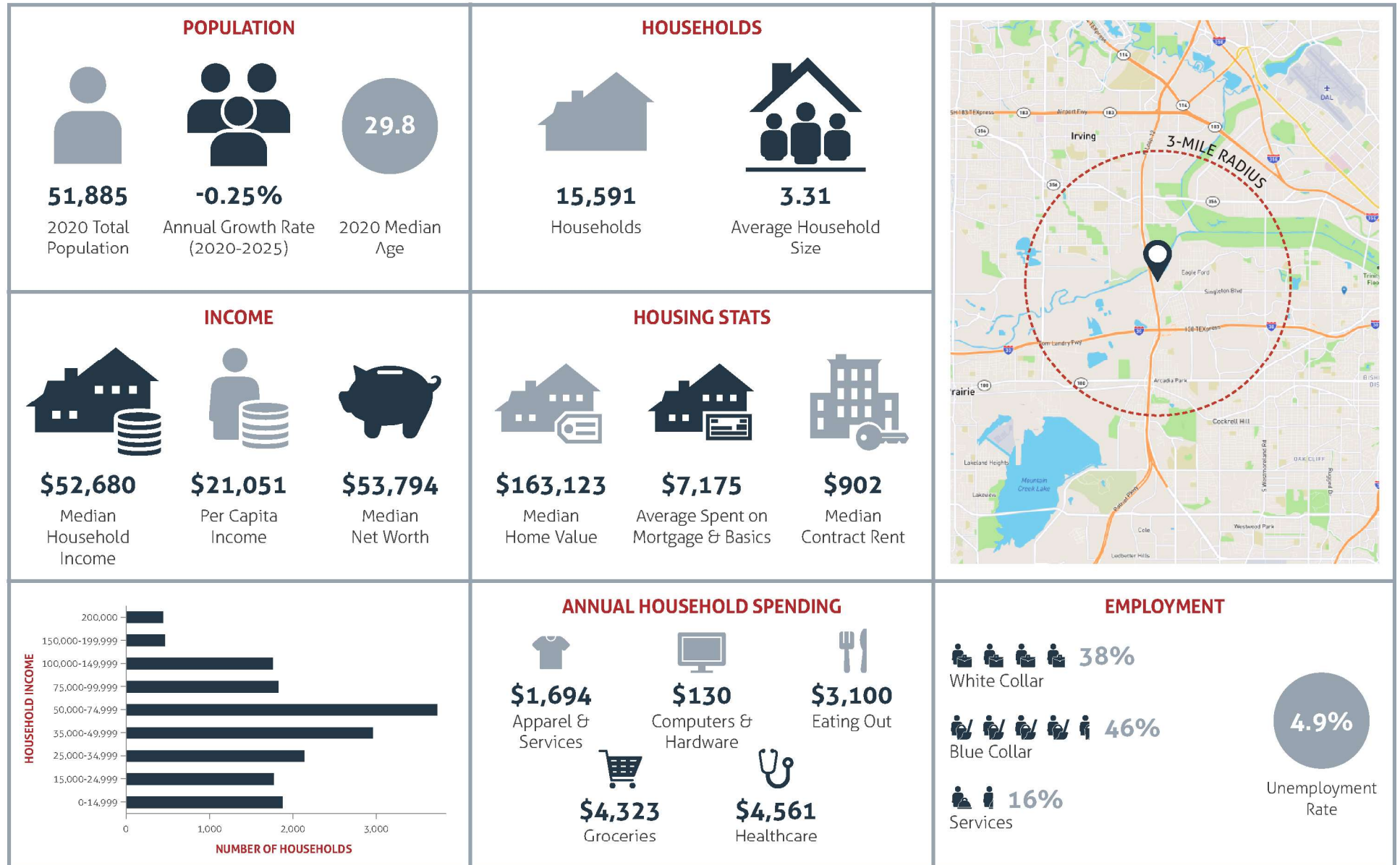


## DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS





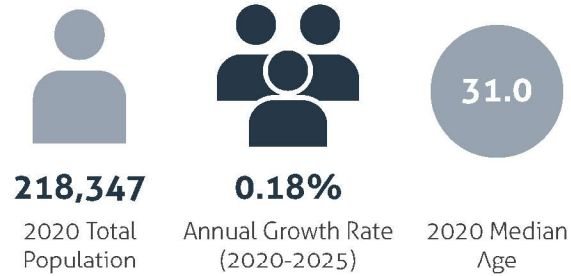
## DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



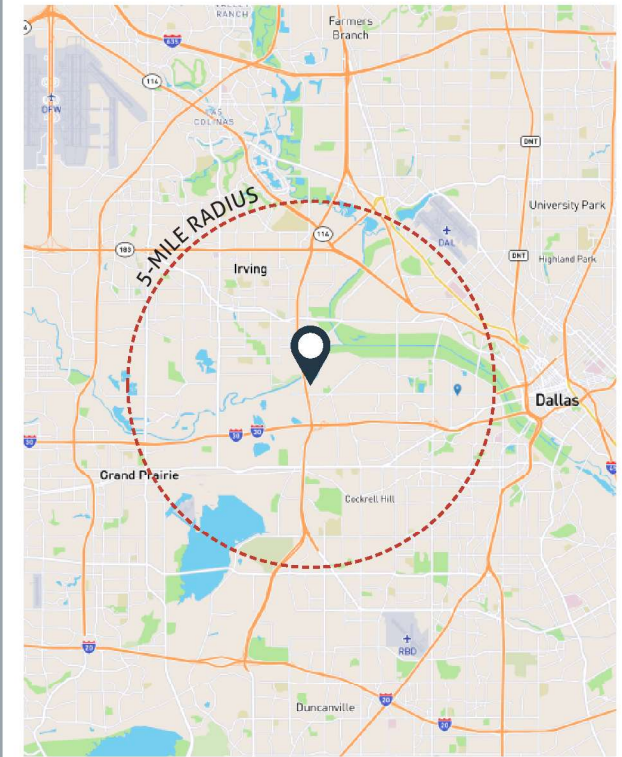
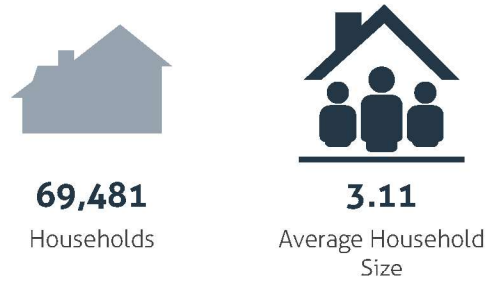


## DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS

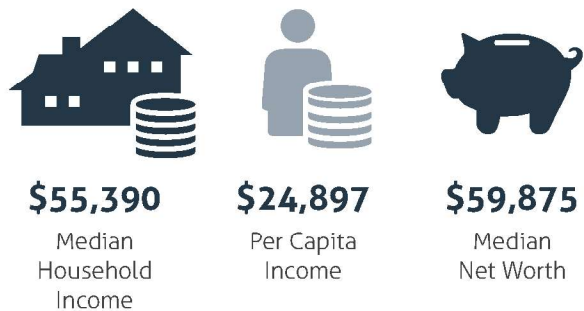
## POPULATION



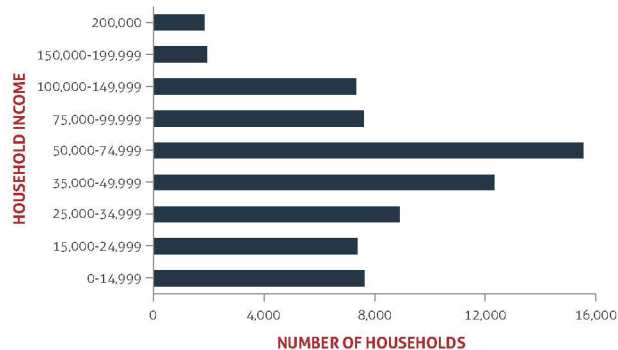
## HOUSEHOLDS



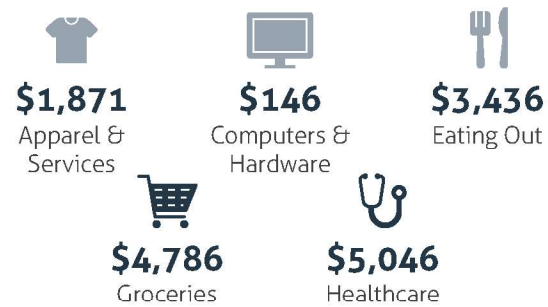
## INCOME



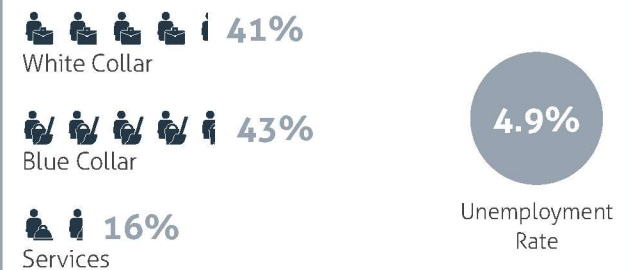
## HOUSING STATS



## ANNUAL HOUSEHOLD SPENDING



## EMPLOYMENT





## 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954



**21.921 +/- ACRES | NE Quadrant of Loop 12 and Singleton Boulevard | Dallas, Texas 75212**

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**JUSTIN TIDWELL** | Managing Director | 214-556-1955 | Justin.Tidwell@VanguardREA.com  
**MASON JOHN** | Managing Director | 214-556-1953 | Mason.John@VanguardREA.com

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