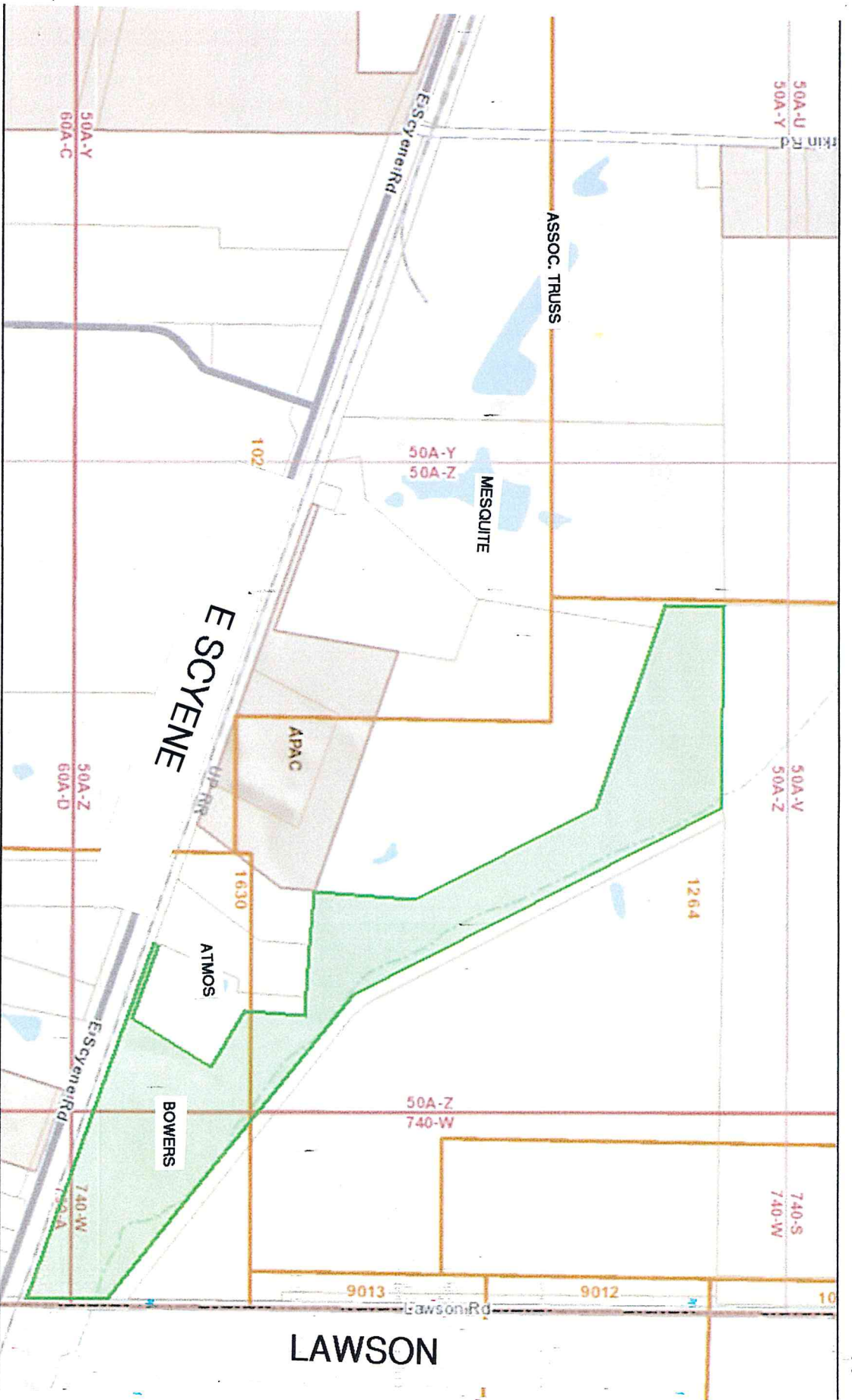


SUNNYVALE LAND SCYENE & LAWSON

LOCATION:	In east Dallas County, at the northwest corner of Lawson Road & Scyene Rd., between Interstate 20 & Hwy. 80. ATMOS gas yard is on the western boundary, Mapsco 50A-Z.
AREA:	Approximately 35 acres. 9 acres usable
FEATURE:	Possible 90% of yard area will be " <u>gravel</u> "!
PROPERTY TAXES:	2022 - \$66 - Low taxes due to wildlife exception, can be extended to 75% of property.
ZONING:	Industrial
UTILITIES:	Water well, septic or aerobic system
TAXES:	Rollback taxes negotiable
PRICING:	<u>FOR LEASE OR SALE</u> Sale: \$1,250,000 - nine acres usable Lease: \$4,000/month "as is"
COMMISSION:	4% to Selling broker
COMMENT:	For better understanding and questions call Joe Bowers, Owner/Broker, at 214-505-4386

OFFICE: 817-633-5517 • CELL: 214-505-4386

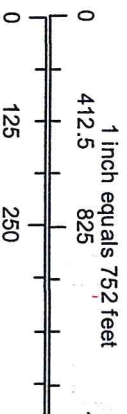
Scyene Rd



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
 2949 N Stemmons Freeway
 Dallas, TX 75247-6195
 (214) 631-1342
 www.dallascad.org



MATCH LINE

4 AC STORAGE

5 AC OUT OF FLOOD

ENTRY ACCESS

POINT OF BEGINNING

TEXAS & PACIFIC RAILROAD

E. SOTENE ROAD

LAWSON ROAD

MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1026

L.L. RIDLIN SURVEY, ABSTRACT NO. 1264
R.W. ROWE SURVEY, ABSTRACT NO. 1630

CLOCKSTON MATERIALS, INC. 20150232552 O.P.R.D.C.T.

LOVE STAR GAS COMPANY VOL. 67121, PG. 1871 O.P.R.D.C.T.

TUV GAS COMPANY VOL. 67024, PG. 1872 O.P.R.D.C.T.

ALONG ENERGY CORPORATION INSTRUMENT NO. 20150221918 O.P.R.D.C.T.

LOVE STAR GAS COMPANY VOL. 67121, PG. 1871 O.P.R.D.C.T.

TUV GAS COMPANY VOL. 67024, PG. 1872 O.P.R.D.C.T.

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LOVE STAR GAS COMPANY VOL. 67121, PG. 1871 O.P.R.D.C.T.

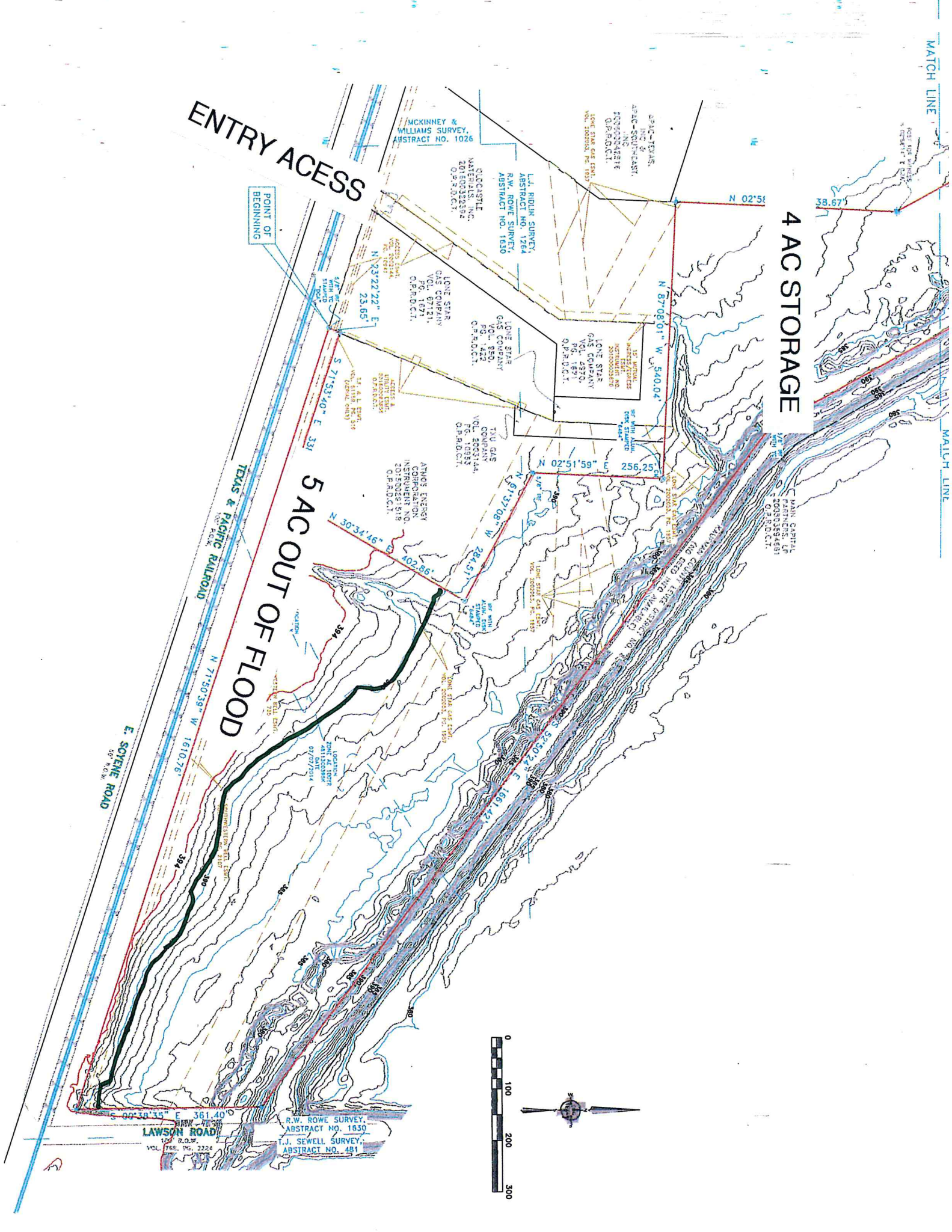
LOVE STAR GAS COMPANY VOL. 67121, PG. 1871 O.P.R.D.C.T.

LOVE STAR GAS COMPANY VOL. 67121, PG. 1871 O.P.R.D.C.T.

LOVE STAR GAS COMPANY VOL. 67121, PG. 1871 O.P.R.D.C.T.

LOVE STAR GAS COMPANY VOL. 67121, PG. 1871 O.P.R.D.C.T.

R.W. ROWE SURVEY, ABSTRACT NO. 1830
T.J. SEWELL SURVEY, ABSTRACT NO. 481



15' MUTUAL
INGRESS/EGRESS ESMT.
INSTRUMENT NO.
201000025670

LONE STAR GAS
COMPANY
VOL. 4970, PG.
1671
O.P.R.D.C.T.

L.J. RIDLIN SURVEY,
ABSTRACT NO. 1264
ROWE SURVEY, ABSTRACT
NO. 1630

MATERIALS, INC.
03922394
R.D.C.T.

LONE STAR GAS
COMPANY
VOL. 950, PG. 1422
O.P.R.D.C.T.

LONE STAR GAS
COMPANY
VOL. 67121, PG.
1671
O.P.R.D.C.T.

TXU GAS COMPANY
VOL. 2003144, PG.
10953
O.P.R.D.C.T.

ATMOS ENERGY
CORPORATION
INSTRUMENT NO.
201500291518
O.P.R.D.C.T.

5000-15,000 SF WHSE

50' x 100' (5,000 SF)
WAREHOUSE / SHOP BUILDING

75' x 200' (15,000 SF)
WAREHOUSE / SHOP BUILDING
LOCATION
ZONE X
N.F.H.A.

LOCATION
ZONE AE 100R
4811300393K
DATE 07/07/2014

LOT 1, BLOCK 1
1,549,709.63 SQ. FT.
35.576 Acres

LONE STAR GAS ESMT.
VOL. 2002053, PG. 1957

LONE STAR GAS ESMT.
VOL. 2002053, PG. 1957

IRF WITH ALUM.
DISK STAMPED
"6484"

T.P. & L. ESMT.
VOL. 81159, PG. 519
(AERIAL ONLY)

ACCESS & UTILITY
ESMT.
201500000005

IRF WITH ALUM.
DISK STAMPED
"RPLS 5513"

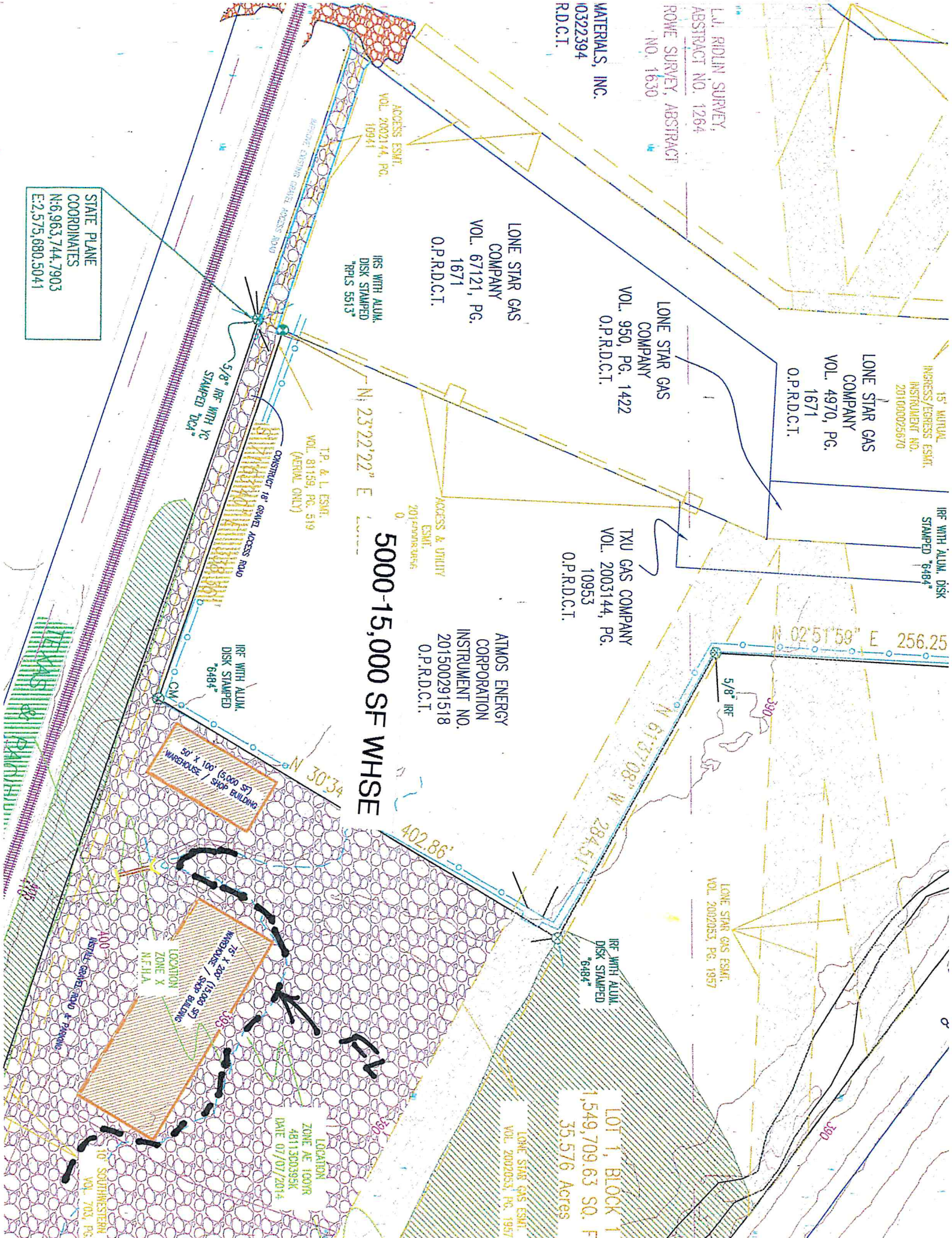
5/8" IRF WITH VC
STAMPED "DCA"

IRF WITH ALUM.
DISK STAMPED
"6484"

CONSTRUCTOR 10' GRAVEL ACCESS ROAD

10' SOUTHWESTERN
VOL. 703, PG.

STATE PLANE
COORDINATES
N:6,963,744.7903
E:2,575,690.5041





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.

Bowers & Associates			817-633-5517
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Joe Bowers	175687	jb@rebowers.com	214-505-4386
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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