



HIGHLIGHTS:

- This development will offer retail, office, hotel, restaurant and entertainment opportunities.
- There are over 3,200 lots under development in Converse within a 2 mile radius of this site.
- A new college just opened approximately 2 miles north of this property which will bring increased traffic to this trade area.
- Randolph A.F.B. is directly across Loop 1604 from this site.

SIZE:

NWC: 7.473 Acres
SWC: 8.377 Acres

Zoning:

B3 on the frontage

Utilities:

All to Site

Price:

Entire Tract: \$8.00 per SF
Pad Sites: \$12.00-\$20.00 per SF

DEMOGRAPHICS:	1 mile	3 miles	5 miles
2013 Population	4,344	58,540	156,843
Workplace Employees	5,099	24,003	49,072
Average HH Income	\$72,714	\$65,460	\$69,374

TRAFFIC COUNTS:

Loop 1604	31,000 VPD
40,095 VPD	

For More Information:

Todd Stein

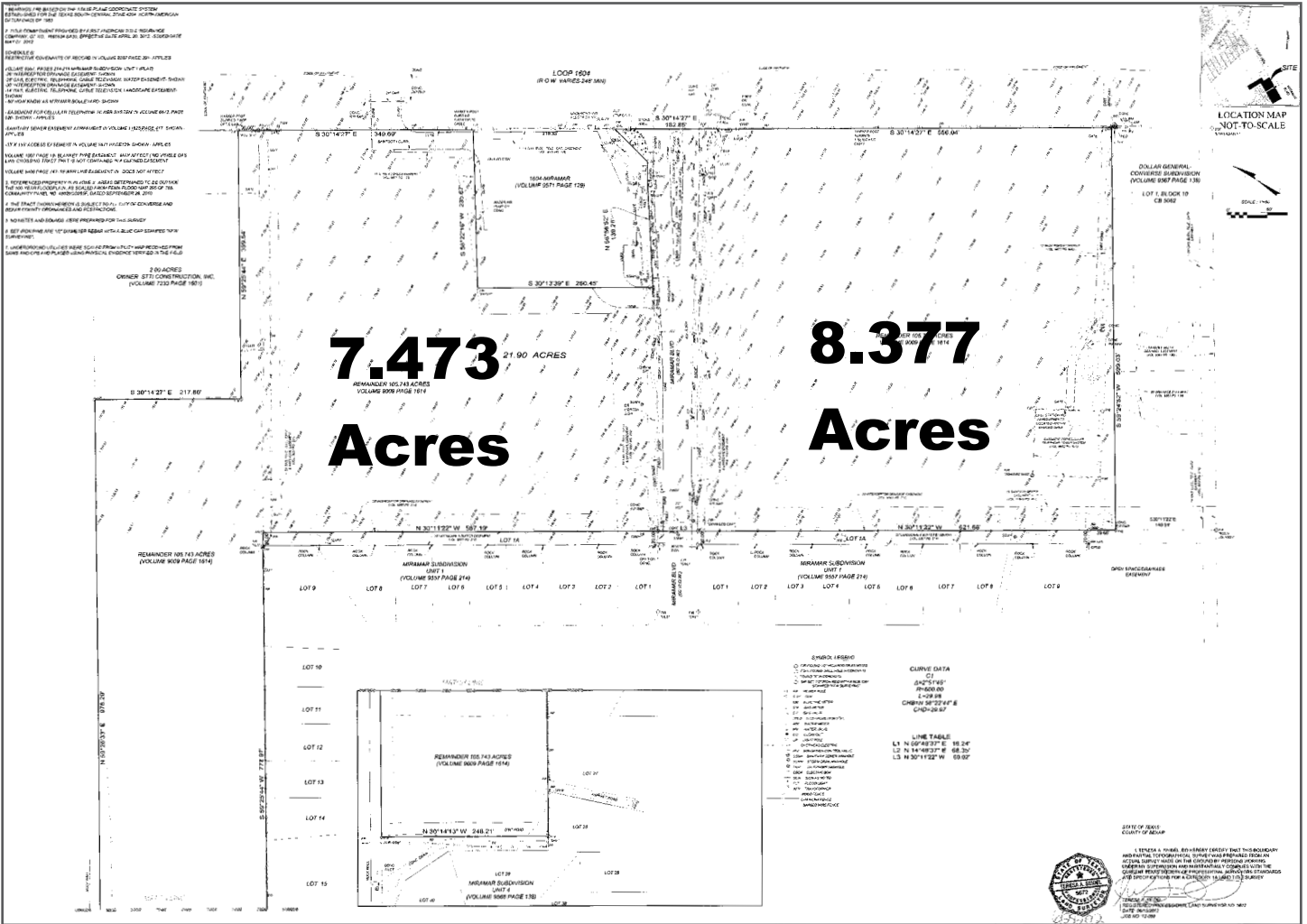
todd@jordanrealtyadvisors.com

Jordan Realty Advisors

16475 Dallas Parkway, Suite 540 | Addision, Texas 75001

972.231.8600 x3 | 972.231.8695 (fax)







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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

jorParks, inc. d/b/a

Jordan Realty Advisors Licensed Broker /Broker Firm Name or Primary Assumed Business Name	413825 License No.	shane@jordanrealtyadvisors.com Email	972.231.8600 Phone
Shane Jordan Designated Broker of Firm	344935 License No.	shane@jordanrealtyadvisors.com Email	972.231.8600 Phone
Shane Jordan Licensed Supervisor of Sales Agent/ Associate	344935 License No.	shane@jordanrealtyadvisors.com Email	972.231.8600 Phone
Todd Stein Sales Agent/Associate’s Name	361738 License No.	todd@jordanrealtyadvisors.com Email	972.231.8600 Phone

Buyer/Tenant/Seller/Landlord Initials

Date