

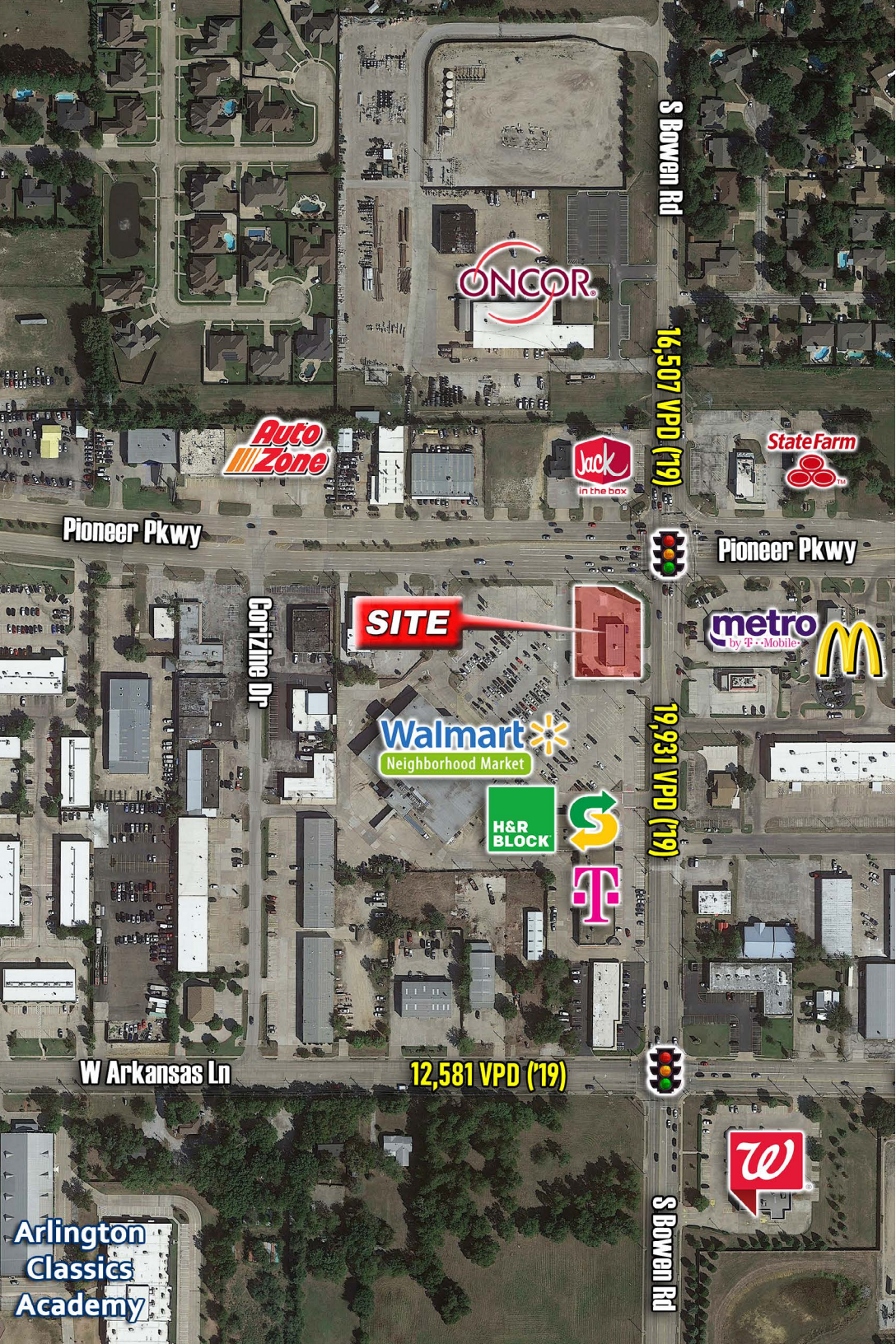
— DFW —
LAND HOLDINGS

TAKE 5 OIL CHANGE NNN GROUND LEASE

2500 W. Pioneer Parkway | Pantego, Texas 76013

JARED V. WESTMORELAND
 jvw@dfwlandholdings.com
 972.841.2417

The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no 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.



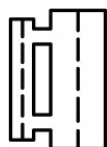
PROPERTY INFORMATION

PRICING AVAILABLE UPON REQUEST



SIZE

1,682 square foot Building/24,176 sqft Pad



FRONTAGE

Pioneer Pkwy: ±142.72'
Bowen Rd: ±155.16'



TRAFFIC COUNTS

Pioneer Pkwy: 23,567 VPD
Bowen Rd: 19,931 VPD
(TXDOT 2021)

DEMOGRAPHICS

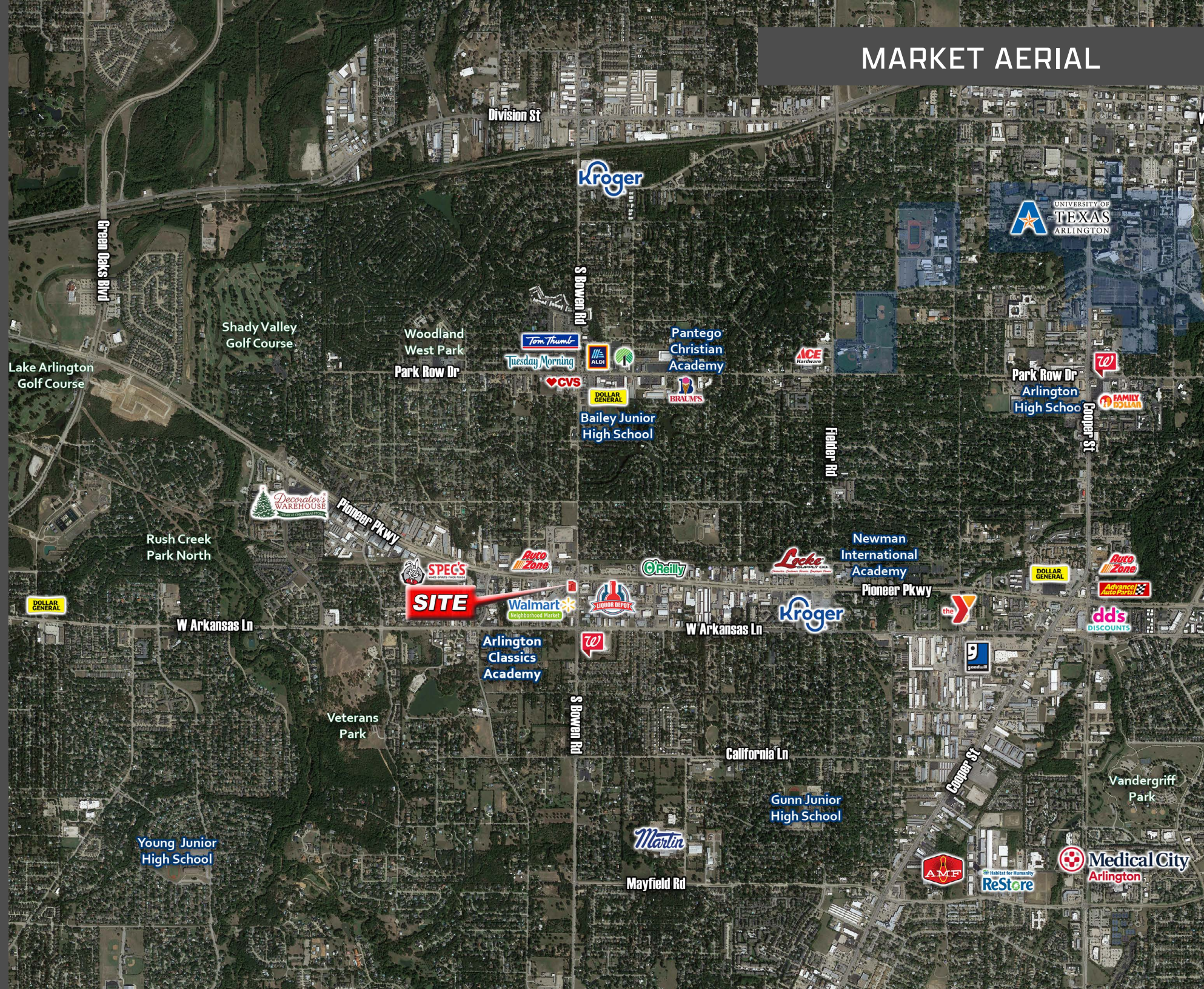
	1-MILE	3-MILE	5-MILE
2022 POPULATION	10,864	111,159	314,068
DAYTIME POPULATION	14,092	118,014	303,709
AVERAGE HH INCOME	\$95,585	\$90,861	\$89,402

HARD CORNER GROUND LEASE

2500 W. Pioneer Parkway | Pantego, Texas 76013

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MARKET AERIAL



Division St

Kroger

UNIVERSITY OF TEXAS
ARLINGTON

Green Oaks Blvd

Shady Valley
Golf Course

Woodland
West Park
Park Row Dr

Tom Thumb
Tuesday Morning

Pantego
Christian
Academy

ACE
Hardware

Lake Arlington
Golf Course

CVS

DOLLAR
GENERAL

BRAUM'S

Bailey Junior
High School

Park Row Dr
Arlington
High School

FAMILY
DOLLAR

Rush Creek
Park North

Decorator's
WAREHOUSE

Pioneer Pkwy

SPECS

Auto
Zone

O'Reilly

Locke

Newman
International
Academy

DOLLAR
GENERAL

Auto
Zone

DOLLAR
GENERAL

SITE

Walmart
Neighborhood Market

LIQUOR DEPOT

W Arkansas Ln

Kroger

Pioneer Pkwy

the Y

Advance
Auto Parts
dds
DISCOUNTS

W Arkansas Ln

Arlington
Classics
Academy

Target

Veterans
Park

S Bowen Rd

California Ln

Gunn Junior
High School

Young Junior
High School

Martin

Mayfield Rd

AMF

ReStore

Medical City
Arlington

Vandergriff
Park

SURVEY



CONSULTANT

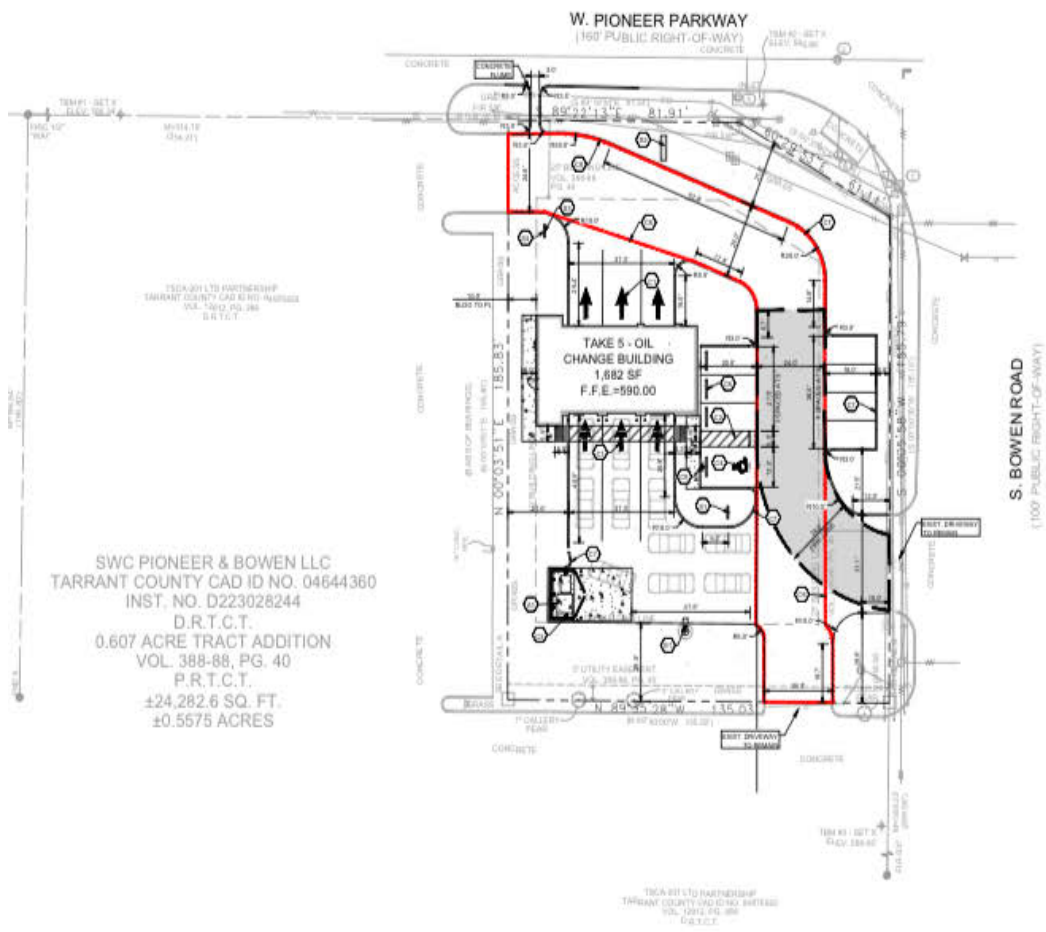


DRIVEN BRANDS
PROTOTYPE STORE #
TAKE 5 OIL CHANGE
2500 W PIONEER PKWY
PANTEGO, TX 76013

1	DATE	BY	REVISION
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY: HC
CHECKED BY: AH
PROJECT NO.:
23-026

SHEET NAME:
SITE PLAN
SHEET NUMBER:
C-100



LEGEND

- MAIN ACCESS DRIVEWAY
- MAIN ACCESS DRIVEWAY
- MAIN ACCESS DRIVEWAY
- MAIN ACCESS DRIVEWAY
- MAIN ACCESS DRIVEWAY
- MAIN ACCESS DRIVEWAY

SIGN KEYNOTES

- 1' X 6' SIGN
- 2' X 4' SIGN (MINIMUM SIGN)
- 3' X 6' SIGN (MINIMUM SIGN)
- 4' X 8' SIGN (MINIMUM SIGN)

SITE FEATURES KEYNOTES

- 1. CHARTER INCLUDES REFERENCE ARCH SHEET A1.0 FOR DETAILS
- 2. FINISHED GRADE REFERENCE SHEET C.1.0 FOR DETAILS
- 3. 1' X 6' SIGN REFERENCE SHEET C.1.0 FOR DETAILS
- 4. 2' X 4' SIGN REFERENCE SHEET C.1.0 FOR DETAILS
- 5. 3' X 6' SIGN REFERENCE SHEET C.1.0 FOR DETAILS
- 6. 4' X 8' SIGN REFERENCE SHEET C.1.0 FOR DETAILS
- 7. CONCRETE CURB
- 8. CONCRETE ACCESS DRIVEWAY
- 9. LEAF FROM ASP. TO SIGN KEYNOTES FOR POLE SIGN DETAIL

SITE DATA SUMMARY TABLE

OWNER:	NO JURISDICTION
CITY AREA:	0.00 AC (0.00 SF)
BUILDING AREA:	0.00 AC (1,682 SF)
PAVEMENT AREA:	0.00 AC (1,000 SF)
TOTAL IMPROVEMENT AREA:	0.00 AC (2,682 SF)
LANDSCAPE AREA:	0.00 AC (0.00 SF)
GRAVEL CAPACITY:	0 CUM YD
POLE SIGN REQUIRED:	1 SIGNAGE
1 SIGNAGE:	1 SIGNAGE
2 SIGNAGE:	2 SIGNAGE
3 SIGNAGE:	3 SIGNAGE
4 SIGNAGE:	4 SIGNAGE
5 SIGNAGE:	5 SIGNAGE
6 SIGNAGE:	6 SIGNAGE
7 SIGNAGE:	7 SIGNAGE
8 SIGNAGE:	8 SIGNAGE
9 SIGNAGE:	9 SIGNAGE
10 SIGNAGE:	10 SIGNAGE

- DIMENSIONAL CONTROL NOTES**
- GENERAL CONSTRUCTION SHALL REFER TO SHEET C.1.0 FOR THE GENERAL CONSTRUCTION NOTES FOR THIS PROJECT.
 - SETBACKS: ALL SETBACKS FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNER AND THIS MEASUREMENT FOR USE BY SURVEYOR AND SETBACKS. SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE CURB OR THE EXTERIOR FACE OF THE BUILDING. ALL DIMENSIONS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE CURB OR THE EXTERIOR FACE OF THE BUILDING.
 - CONSTRUCTION OF PROPERTY CORNER AND MEASUREMENTS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKS AND SURVEYING AND SHALL NOT REMOVE OR DISTURB ANY SURVEYING MARKS OR INSTRUMENTS. ALL DIMENSIONS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE CURB OR THE EXTERIOR FACE OF THE BUILDING.
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SWC PIONEER & BOWEN LLC
TARRANT COUNTY CAD ID NO. 04644360
INST. NO. D223028244
D.R.T.C.T.
0.607 ACRE TRACT ADDITION
VOL. 388-88, PG. 40
P.R.T.C.T.
±24,282.6 SQ. FT.
±0.5575 ACRES

TERRA 811 TO PARTNERSHIP
TARRANT COUNTY CAD ID NO. 04644360
VOL. 12011 PG. 88
D.R.T.C.T.



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	_____ License No.	_____ Email	_____ Phone
_____ 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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0