ТҮРЕ	Land
SIZE	+/- 1.292 AC (56,275 SF)
PRICE	Call Agent
ZONED	HC - Highway Corridor

Traffic Count: Benbrook & Westpark Dr. SW - 31,209 VPD* *Costar



PROPERTY VITALS

- 165 Ft. along US 377 (must be verified)
- All Utilities Available to site
- Prime development site along major Retail Corridor
- Last Large Parcel of land on Benbrook Blvd/ Hwy 377, Benbrook
- Join Other Major National Retailers: Whataburger, QT, Sonic, Chick-Fil-A, McDonald, Burger King, and many more
- Ideal Uses: Retail, Office, Day Care, Church, Automotive, School, Etc.
- Close Proximity to Loop 820, I-20 and Chisholm Trail Pkwy (Toll).

EXCLUSIVELY OFFERED BY:

lrobbins@capstonecommercial.com

LARRY ROBBINS

(214) 766-9101

JULIE KASMAN

(469) 951-4466

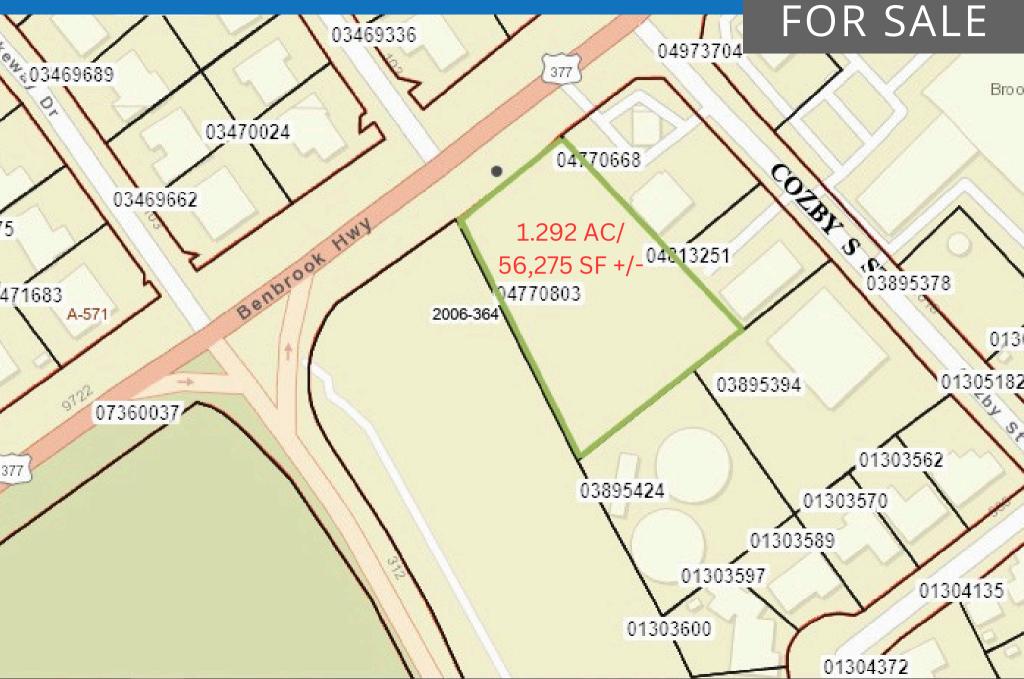
jkasman@capstonecommercial.com



C A P S T O N E C O M M E R C I A L

4300 Sigma Rd . Suite 100 Dallas . TX 75244 T 972.250.5800 F 972.250.5801 www.capstonecommercial.com

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

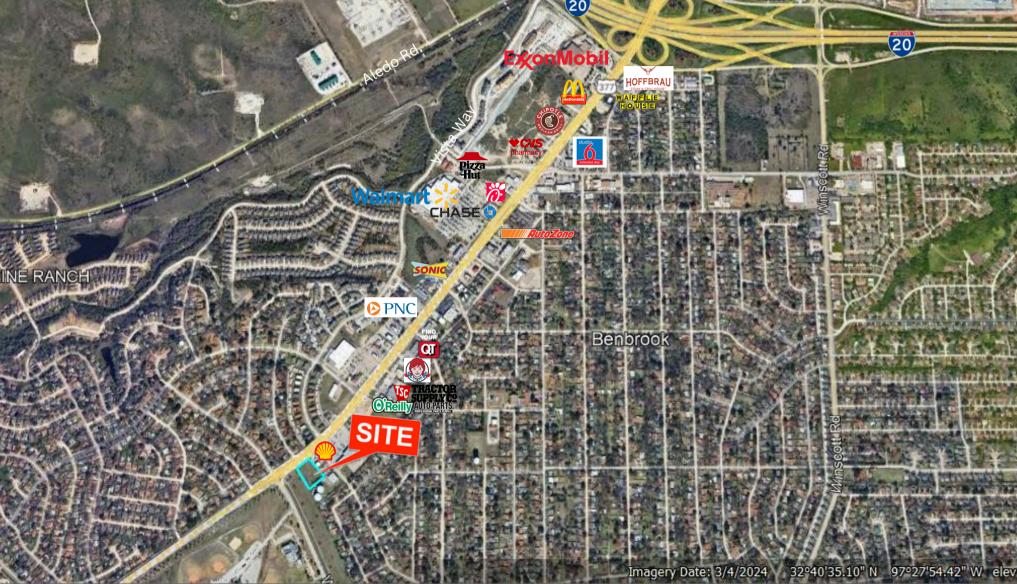


The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

FOR SALE SOUTHWEITUNG COLBY SOUTH STREET SANTTARY WANNAUK URDED IN T RECORDS, POUND OF C. BLOCK 1 ADDITION (ILLTOP HEIGHTS ADDITION (OLUME 388-1442, PACE 51 16' UTILITY RAS ACCORDING TO TH VOLUME 388-137, P TARRANT C LOT B BLOCK 200 LLS. Of. VOLUME 1904, PAGE 107 SCALE

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.





The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

Infor Texas law requires a brokerage si	rmation Ab all real estate lice services to prospe	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.	cruz-z-ti
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b 	: erage activities, incl by a broker and wor	5 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.	d by the broker.
 A BROKER'S MINIMUM DUTTES REQUIRED BYLAW (A client is the person or party that the brok 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 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. 	BY LAW (A client) all others, including ormation about the esent any offer to o saction honestly and	 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. 	nts): .;
A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	RTY IN A REAL EST	VTE TRANSACTION:	
AS AGENT FOR OWNER (SELLER/LANDLO) usually in a written listing to sell or prope above and must inform the owner of ar information disclosed to the agent or suba	RD): The broker be erty management a ny material inform agent by the buyer o	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.	n agreement with the owner, the broker's minimum duties own by the agent, including
AS AGENT FOR BUYER/TENANT: The bro written representation agreement. A buye material information about the property o seller's agent.	oker becomes the E er's agent must peri or transaction know	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.	the buyer, usually through a must inform the buyer of any 1 to the agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY: agreement of <i>each party</i> to the transactiv underlined print, set forth the broker's oblive and store of a set of the transactive	: To act as an int ion. The written ag ligations as an inter	AS AGENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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 first obtain the written and, in conspicuous bold or #
 Must treat all parties to the transaction impartulity and railing; May, with the parties' written consent, appoint a different license holder asso buyer) to communicate with, provide opinions and advice to, and carry out the ir wust not, unless specifically authorized in writing to do so by the party, disclose: 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/tranat will pay a price greater than the price submitted in a v o any confidential information or any other information that a party specidics. 	ion impaintany and ent, appoint a diffe e opinions and advi zed in writing to do ie less than the writ price greater than 'i r any other inform o by law.	May, with the parties to the transaction impartuality; May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner buyer) to communicate writh, 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.	er to each party (owner and rty to the transaction. broker in writing not to
AS SUBAGENT: A license holder acts as a buyer. A subagent can assist the buyer but	a subagent when ai t does not represen	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.	eement to represent the owner first.
 TO AVOID DISPUTES, ALL AGREEMENTS BE The broker's duties and responsibilitie Who will pay the broker for services provided to the p	ETWEEN YOU AND les to you, and your provided to you, wl	 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. 	RLY ESTABLISH: ent. :nt will be calculated.
LICENSE HOLDER CONTACT INFORMATIO you to use the broker's services. Please ach	M: This notice is be knowledge receipt	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.	s not create an obligation for records.
Capstone Commercial Real Estate Group, LLC Licensed Broker /Broker Firm Name or Drimary Assumed Rusiness Name	480574 License No.	sburris@capstonecommercial.com Email	1 (972) 250-5800 Phone
Steven Burris	450870	sburris@capstonecommercial.com	(972)
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/Ten	Buyer/Tenant/Seller/Landlord Initials	ord Initials Date	
Regulated by the Texas Real Estate Commission	nmission	Information avai	Information available at www.trec.texas.gov IABS 1-0

11-2-2015