



5956 W. JEFFERSON BLVD.

DALLAS, TX | LAND FOR LEASE | ± 10,000 SF BLDG. ON ± 7.68 ACRES OF IMPROVED LAND



DAVID GUINN
DGuinn@db2re.com
214.526.3626 x 136

MARTIN GROSSMAN
MGrossman@db2re.com
214.526.3626 x 152

CHRIS WONG
CWong@bradford.com
214.499.8741



PROPERTY INFORMATION



SIZE:
± 7.6 AC
Shop: ± 9,559 SF



TRAFFIC COUNTS:
W. Jefferson Blvd.: 11,022 VPD
Loop 12: 150,095 VPD



ZONING:
Commercial Service (CS)

ZONING SUMMARY

Commercial service (CS) district.

(1) Purpose. To provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be in areas of low and medium density residential

Permitted for Truck Parking:

- Freight Terminal
- Landscaping Sales & Supplies
- Warehousing
- Mechanical Equipment
- Outside Storage
- Petroleum Products



DRONE PHOTO

DAVIDSON BOGEL • LAND IS OUR BUSINESS

PROPERTY SPECS

Shop (± 9,559 SF):

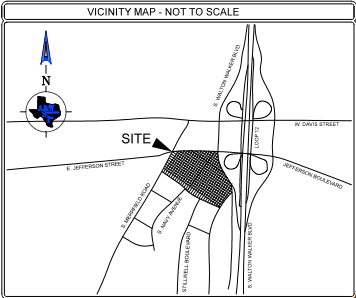
- Four 12x14 Grade Level Doors
- 14' Overhead Doors
- ± 600 SF Newly White Boxed Office
- Two Restrooms

Property (± 7.6 AC):

- Fenced Outside Storage
- New Asphalt Pavement
- Loop 12 Visibility
- Newly Installed LED Lighting Throughout Yard

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

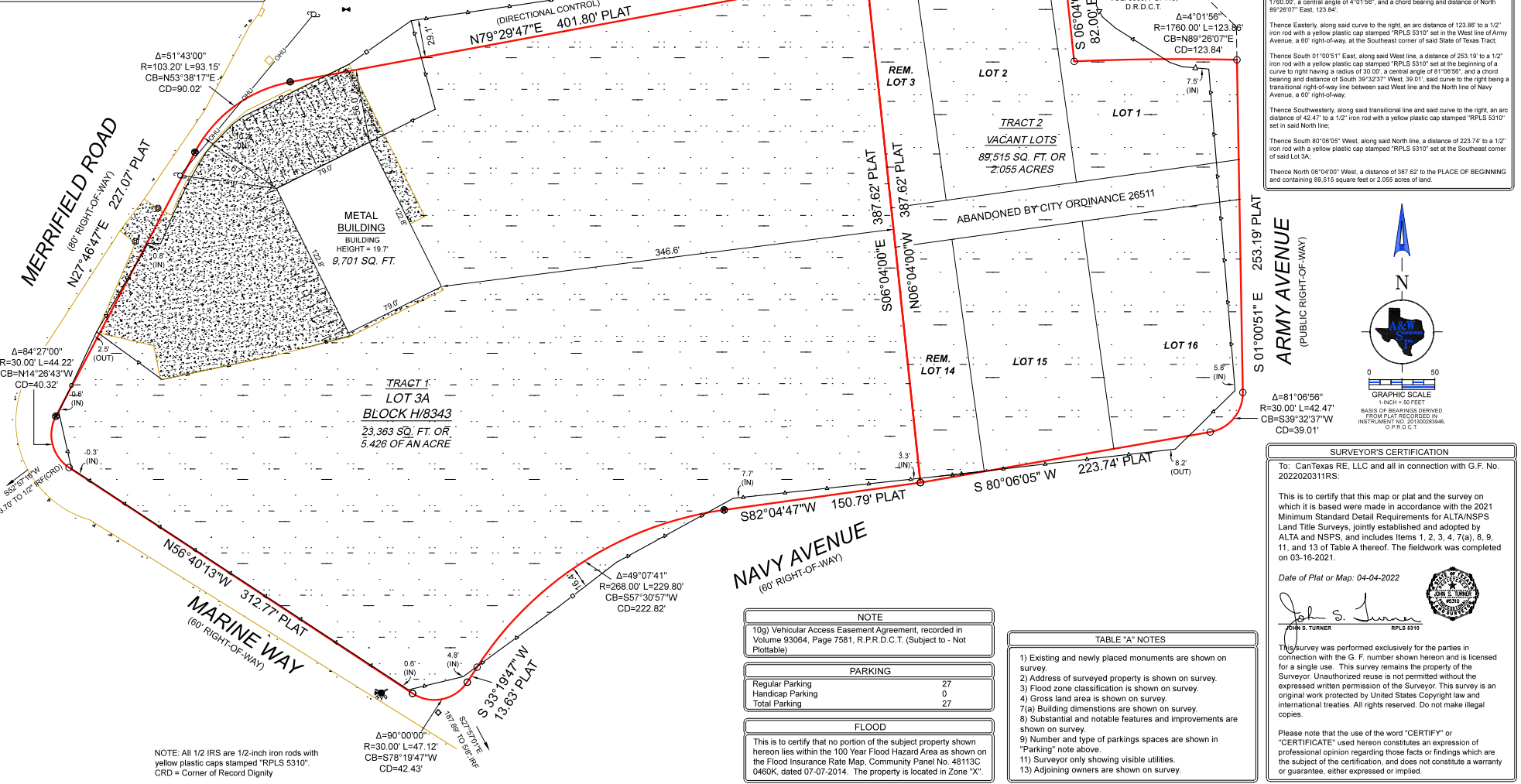
ALTA/NSPS LAND TITLE SURVEY PLAT



W. JEFFERSON BOULEVARD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TRACT 1
Being Lot 13A, Block H/8343, of JEFFERSON-NAVY ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map of Plat thereof, recorded in Instrument No. 20130023946, Official Public Records, Dallas County, Texas.

TRACT 2
Being all of Lots 2, 15, & 16, and a part of Lots 1, 3, & 14, and a 30' strip of land dedicated as an alley (abandoned by Commissioner's Court Order No. 20511) in Block H/8343, of Mountain Lakes Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20130023946, Official Public Records, Dallas County, Texas, and being the same tract of land described in deed to Bruce Heydariyan, Asa Heidarian, & Cyrus Heydariyan, recorded in Volume 69184, Page 5375, Deed Records, Dallas County, Texas, and being more particularly described as follows:



BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Jefferson Boulevard, a variable width right-of-way, at the Northeast corner of Lot 3A, Block H/8343, of Jefferson-Navy Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20130023946, Official Public Records, Dallas County, Texas, said point being the beginning of a curve to the right having a radius of 1637.00', a central angle of 5°15'25", and a chord bearing and distance of North 83°39'55" East, 150.15';

Thence Easterly, along said South line and said curve to the right an arc distance of 150.20' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of that portion of said Lot 1 described in right-of-way deed to the State of Texas, recorded in Volume 3868, Page 443, Deed Records, Dallas County, Texas;

Thence South 06°04'00" East, a distance of 82.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said State of Texas Tract 2, said point being the beginning of a curve to the right having a radius of 1760.00', a central angle of 4°01'56", and a chord bearing and distance of North 89°26'07" East, 123.84';

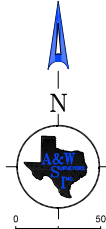
Thence Easterly, along said curve to the right, an arc distance of 123.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the West line of Army Avenue, a 60' right-of-way, at the Southeast corner of said State of Texas Tract 2;

Thence South 01°00'51" East, along said West line, a distance of 253.19' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a curve to the right having a radius of 30.00', a central angle of 81°06'56", and a chord bearing and distance of South 33°32'37" West, 39.01'; said curve to the right being a transitional right-of-way line between said West line and the North line of Navy Avenue, a 60' right-of-way;

Thence Southwesterly, along said transitional line and said curve to the right, an arc distance of 42.47' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in said North line;

Thence South 80°06'05" West, along said North line, a distance of 223.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of said Lot 3A;

Thence North 06°04'00" West, a distance of 387.62' to the PLACE OF BEGINNING and containing 69,515 Square feet or 2.055 acres of land.



**TRACT 1
LOT 3A
BLOCK H/8343**
23,363 SQ. FT. OR
5.426 OF AN ACRE

**TRACT 2
VACANT LOTS**
89,515 SQ. FT. OR
2.055 ACRES

**NAVY AVENUE
(60' RIGHT-OF-WAY)**

SURVEYOR'S CERTIFICATION

To: Can Texas RE, LLC and all in connection with G.F. No. 2022020311RS.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS and Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on 03-16-2021.

Date of Plat or Map: 04-04-2022

John S. Turner
JOHN S. TURNER RPLS 6310

This survey was performed exclusively for the parties in connection with the G.F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTE
10g) Vehicular Access Easement Agreement, recorded in Volume 93064, Page 7581, R.P.R.D.C.T. (Subject to - Not Plottable)

PARKING

Regular Parking	27
Handicap Parking	0
Total Parking	27

FLOOD
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C-046K0, dated 07-07-2014. The property is located in Zone "X".

TABLE "A" NOTES

- Existing and newly placed monuments are shown on survey.
- Address of surveyed property is shown on survey.
- Flood zone classification is shown on survey.
- Gross land area is shown on survey.
- Substantial and notable features are shown on survey.
- Number and type of parking spaces are shown in "Parking" note above.
- Surveyor only showing visible utilities.
- Adjoining owners are shown on survey.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310". CRD = Corner of Record Dignity

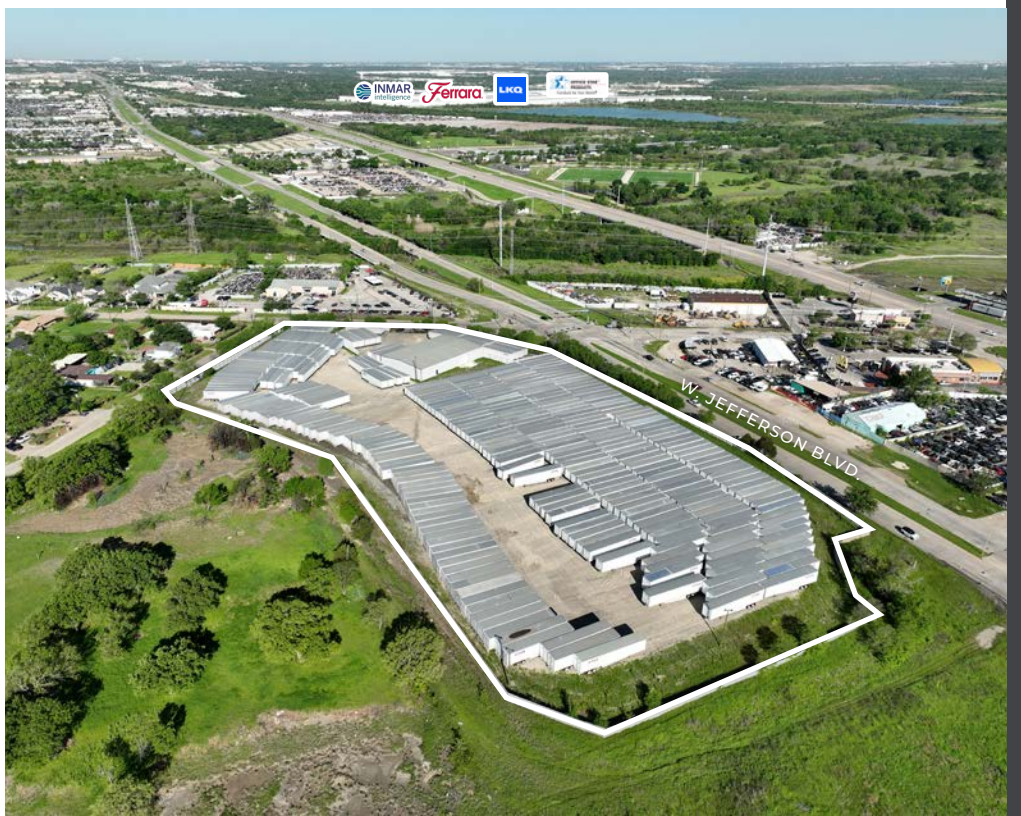
LEGEND

1/2" IR FOUND	4" FOUND	TELE BOX	BOLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
1/2" IR FOUND	1" IR FOUND	METAL DISK	GAS METER	SAN SEW. MH	FIRE LAME STRIPS	BRICK	BOUNDARY	BOUNDARY
1/2" IR FOUND	1" IR FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	BRICK RET. WALL	STONE	HIGHBANK LINE	HIGHBANK LINE
1/2" IR FOUND	1" IR FOUND	POW. OR. CORNER	WATER VALVE	TRANS. BOX	STONE RET. WALL	WOOD DECK	PARKING STRIPE	PARKING STRIPE
1/2" IR FOUND	1" IR FOUND	COIL MONUMENT	STONE ORG. IN.	FIRE HYDRANT	WOOD FENCE	WOOD FENCE	BUILDING WALL	BUILDING WALL
1/2" IR FOUND	1" IR FOUND	SAN SEW. CO.	IR. VALVE	POOL EQUIP.	METAL FENCE	NO PARKING	TILE	TILE
1/2" IR FOUND	1" IR FOUND	IR. VALVE	IR. VALVE	POOL EQUIP.	METAL FENCE	NO PARKING	TILE	TILE

**5956 W. JEFFERSON
BOULEVARD
DALLAS, TEXAS**

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 881-4975 FAX: (972) 881-4654
WWW.AWSURVEY.COM

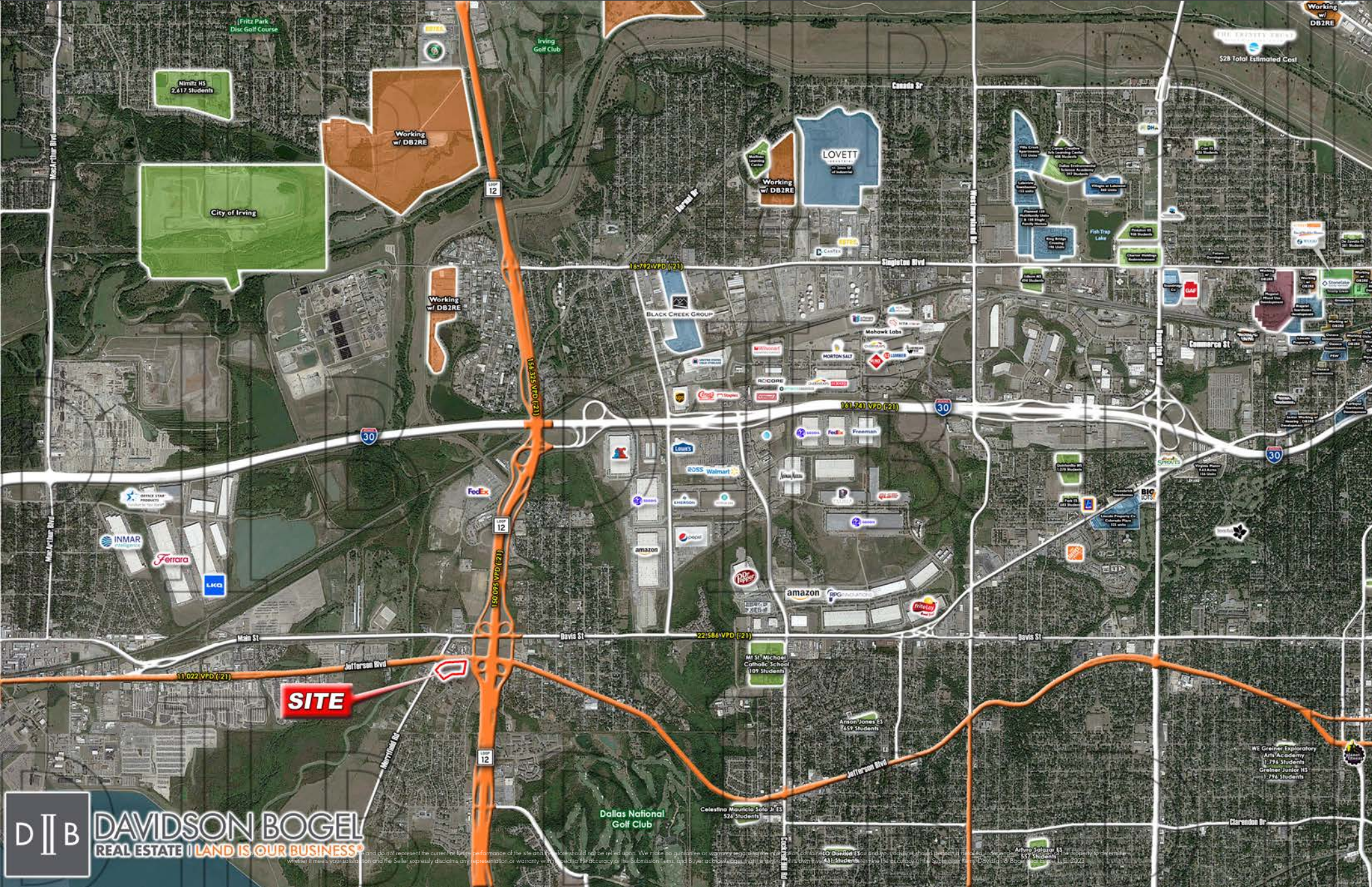
JOHN 22-0412
DATE 03-16-2021
DRAWN BY JTB
"A professional company operating in your best interest!"



Any projections used are speculative in nature and do not represent an offer or the performance of the project. These projections are based on current market conditions and are subject to change. We make no representation or warranty regarding the information contained herein. We and our agents should perform due diligence, independently and dispassionately, to determine whether to invest in this property. We make no representation or warranty with respect to the accuracy of the information. Buyer acknowledges and agrees that it is its own responsibility to determine the accuracy of the information. Davidson & Bogel, Inc. 2023.

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WIDE AERIAL



5956 W. JEFFERSON BLVD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MARTIN GROSSMAN	637148	MGROSSMAN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
DAVID GUINN	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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.

11-2-2015

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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Martin Grossman	637148	mgrossman@db2re.com	214-526-3626
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



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

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