

Excess Land

Lot 3

Walmart Supercenter

Walmart Fuel

WHITEWATER EXPRESS CAR WASH

H&R BLOCK

DOLLAR TREE

R&C

Great Clips

metro by T-Mobile

Domino's

FARM ROAD 1187

24,441 AADT '22

Crowley Plover Rd

Centennial Pl

MURPHY USA

AVAILABLE

# Walmart Anchored Outparcel Pads - Store #3631

1221 FM 1187 East | Crowley, TX 76036



# Walmart Anchored Outparcel Pads

1221 FM 1187 | Crowley, TX 76036



Lot 3: 1.51± AC

Excess Land:  
14.01± AC

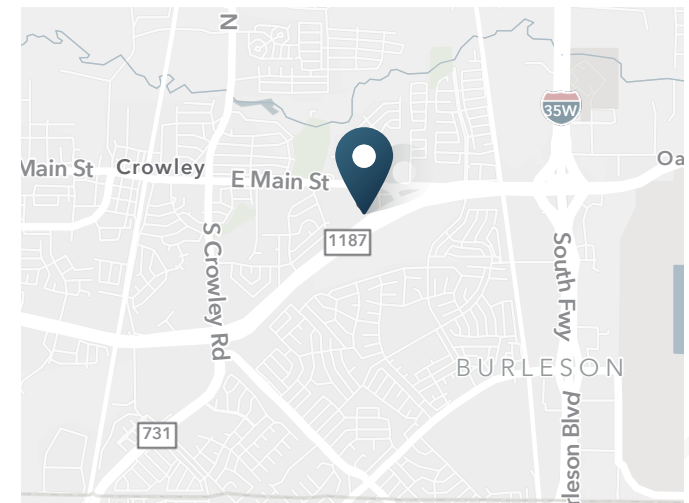
Available

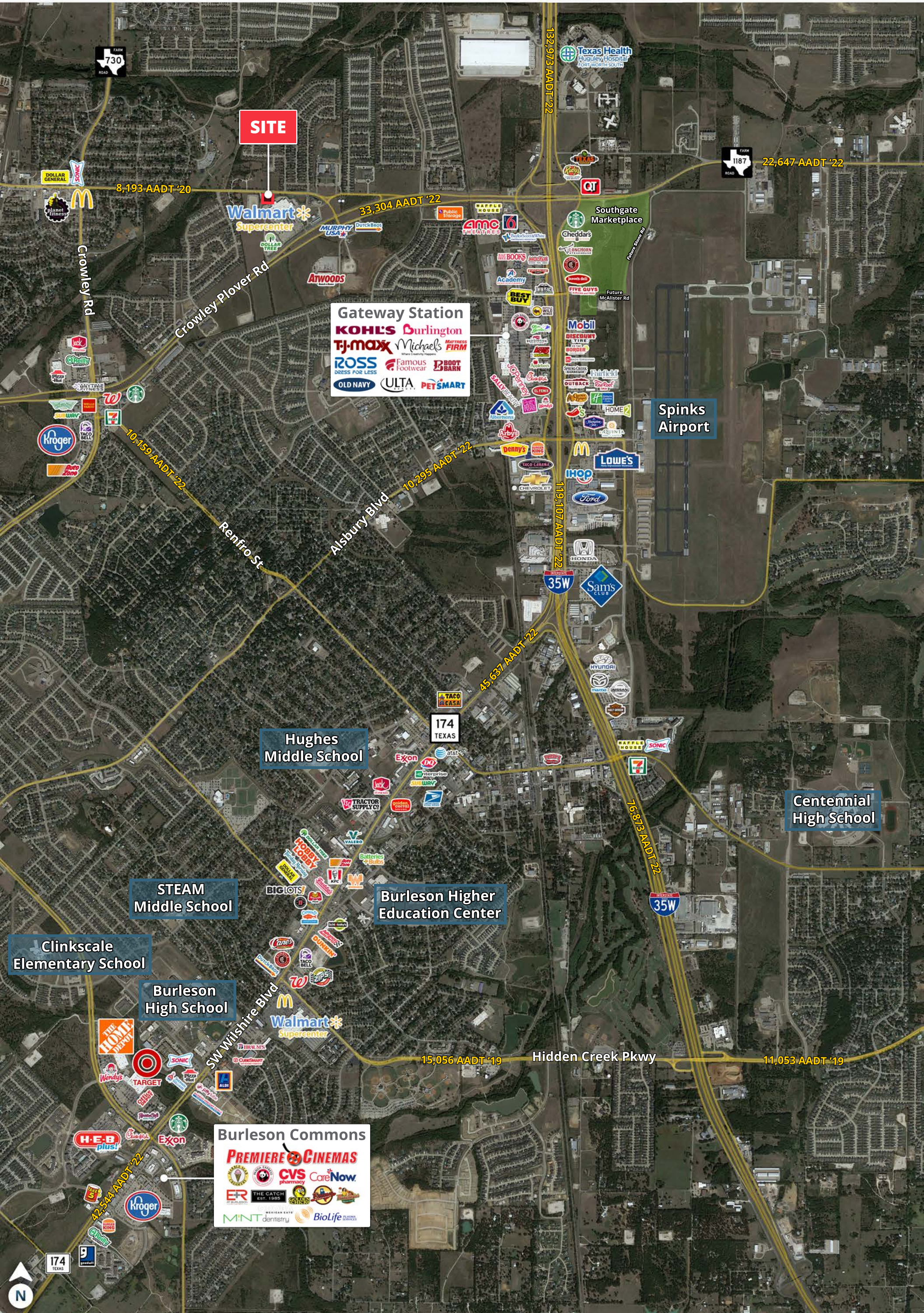
Contact Broker  
Rate

## ABOUT THE PROPERTY

- Corner pad adjacent to Walmart Fuel
- Detention required for both sites
- Anchored by Walmart Supercenter

## JOIN THESE RETAILERS





# Crowley Plover Rd & E Main St

Crowley, TX



**Excess Land**

**Lot 3**

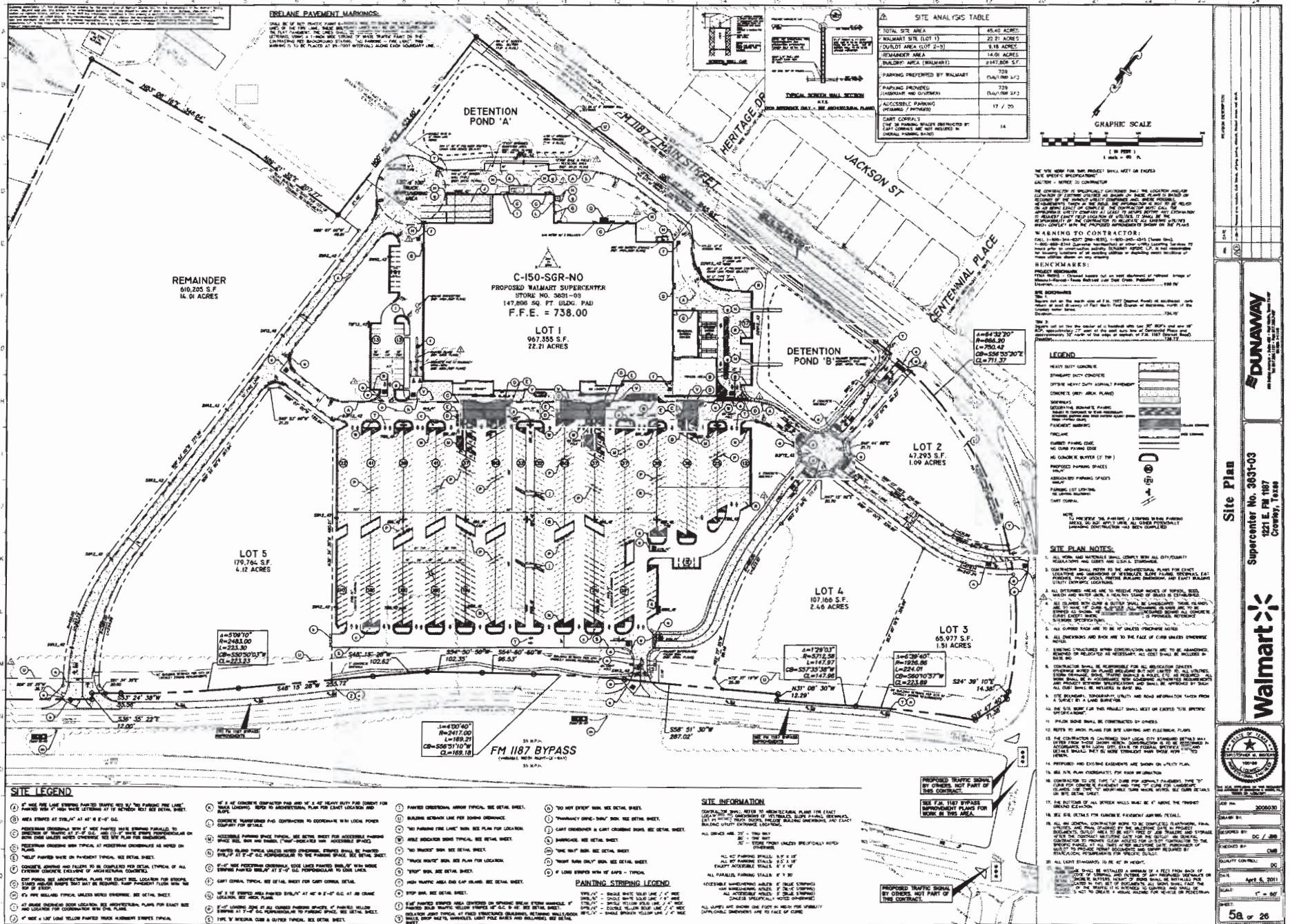
5,488 AADT '22

24,441 AADT '22



# Site Plan

1221 FM 1187 | Crowley, TX 76036



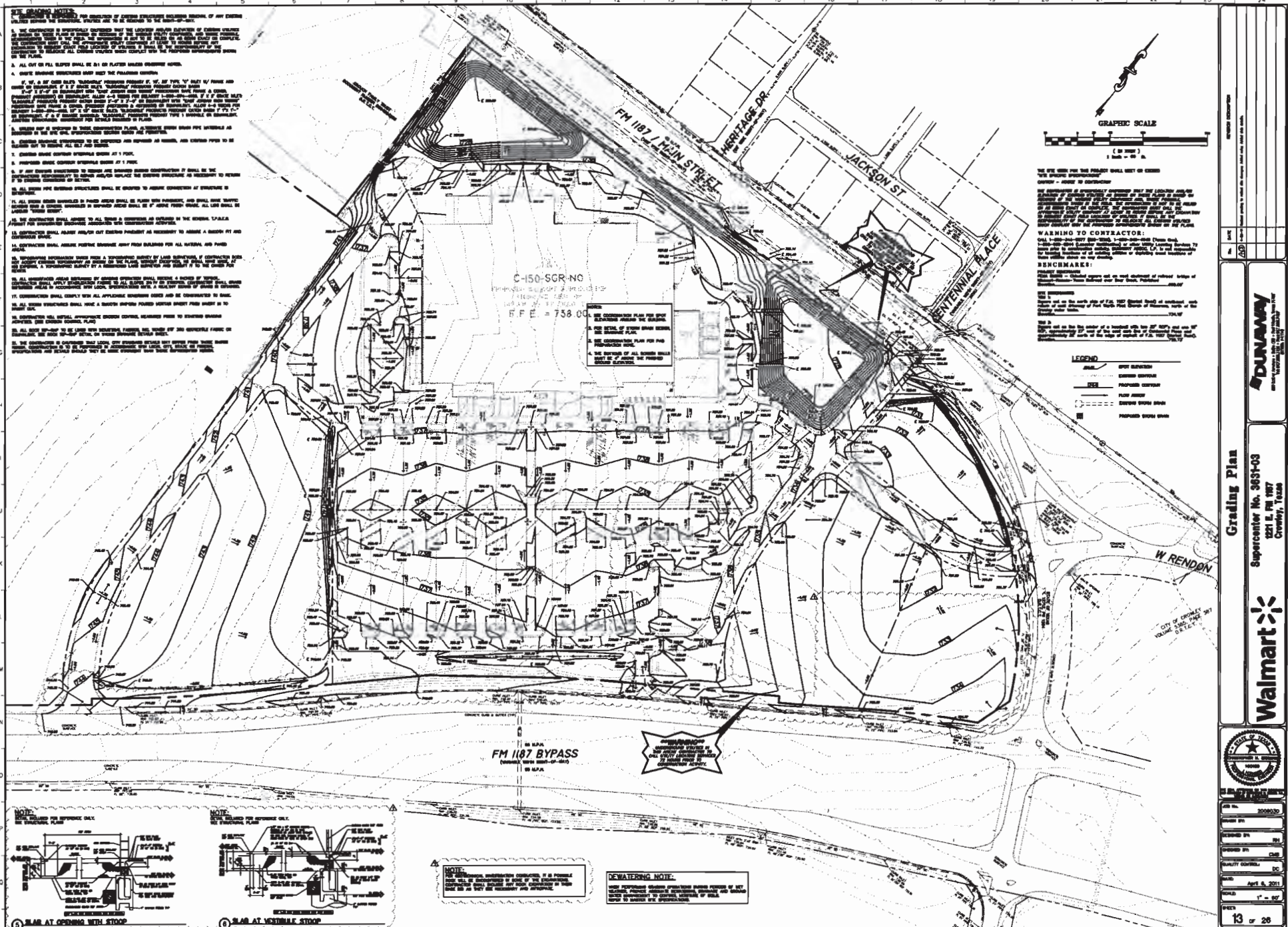
Site Plan  
Supercenter No. 3631-03  
1221 E. FM 1187  
Crowley, Texas



DATE	20060301
SCALE	AS SHOWN
DESIGNED BY	DC / JMS
CHECKED BY	CHS
DATE	April 8, 2001
SCALE	1" = 60'
SHEET NO.	5a
TOTAL SHEETS	26

# Grading Plan

1221 FM 1187 | Crowley, TX 76036



JOB NO. 2008030	
DESIGNED BY	CS
CHECKED BY	CS
DATE	April 6, 2011
SCALE	1" = 30'
SHEET 13 OF 20	

**DUNAWAY**  
SURVEYING & ENGINEERING, P.C.  
1221 FM 1187  
CROWLEY, TEXAS 76036

**Grading Plan**  
Supercenter No. 3651-03  
1221 E. FM 1187  
Crowley, Texas

**Walmart**

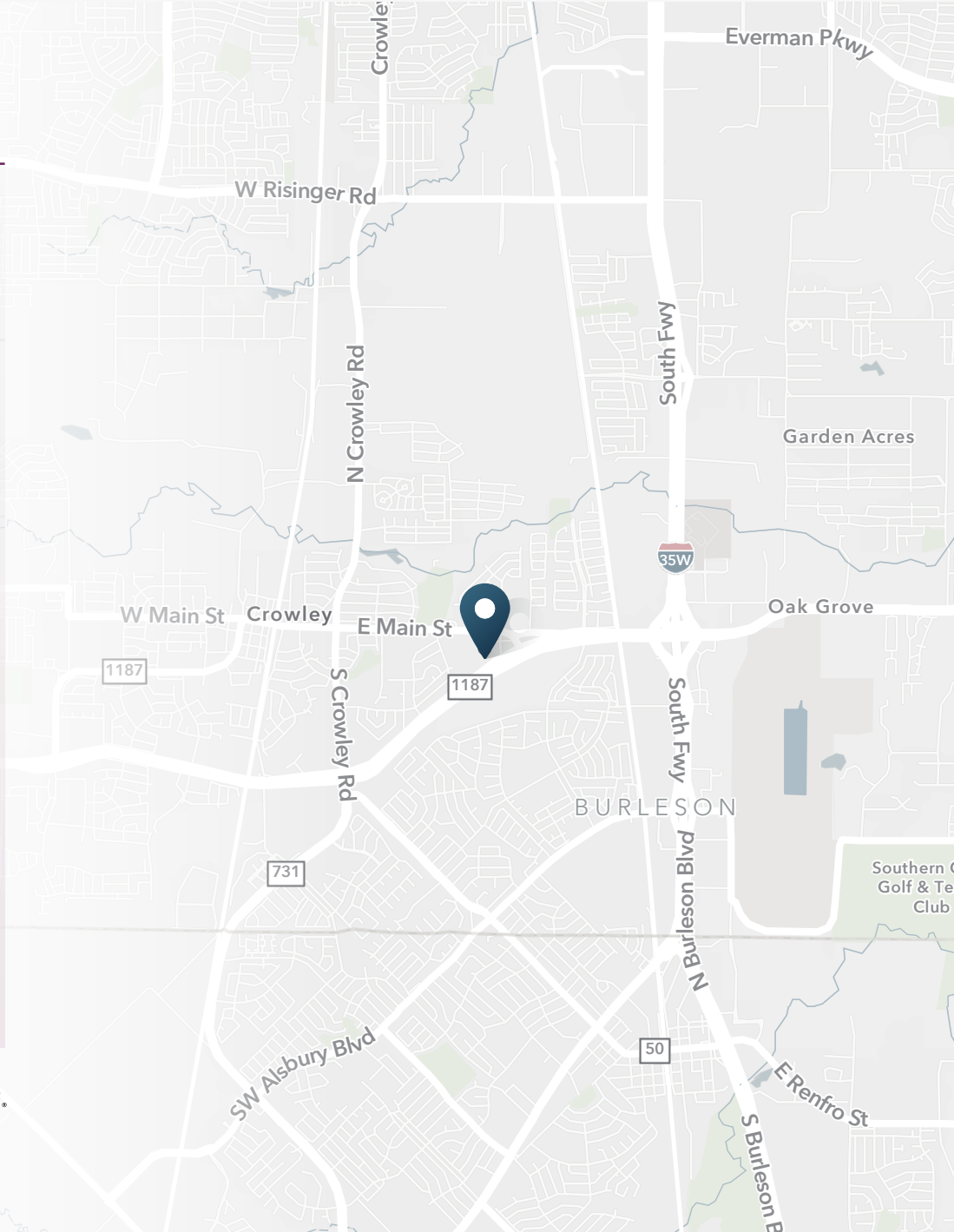
# Walmart Anchored Outparcel Pads

1221 FM 1187 | Crowley, TX 76036



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	8,548	63,767	162,975
2029 Projected Population	13,145	78,890	189,931
Projected Annual Growth 2024 to 2029	8.99%	4.35%	3.11%
<b>Daytime Population</b>			
2024 Daytime Population	5,679	41,900	125,490
Workers	1,626	11,609	44,532
Residents	4,053	30,291	80,958
<b>Income</b>			
2024 Est. Average Household Income	\$116,764	\$116,373	\$108,889
2024 Est. Median Household Income	\$91,247	\$95,970	\$86,760
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,724	21,200	108,55,587
2029 Estimated Households	4,291	26,633	65,138
Projected Annual Growth 2024 to 2029	9.51%	4.67%	3.22%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	51%	50%	46%
2024 Est. Black or African American	22%	23%	26%
2024 Est. Asian or Pacific Islander	2%	3%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	23%	23%	24%
2024 Est. Hispanic (Any Race)	27%	26%	27%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Dunaway Associates, LP

550 Bailey Avenue, Suite 400

Fort Worth, Texas 76063

**Christopher Biggers, PE**

(817) 335-1121

(817) 429-1370

**cbiggers@dunaway-assoc.com**

Location of Project:	<b>Crowley, Texas</b>		
Store Type:	<b>Supercenter</b>		
Size of the Store:	<b>150</b>	Store #:	<b>3631</b>
Date of this Report:	<b>Friday, August 28, 2009</b>		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
<b>Lot 2</b>	<b>1.09 AC</b>	<b>47,293</b>	<b>10'</b>	<b>0'</b>	<b>0'</b>	<b>25'</b>	<b>GC - General Commercial</b>
<b>Lot 3</b>	<b>1.51 AC</b>	<b>65,977</b>	<b>40'</b>	<b>0'</b>	<b>10'</b>	<b>25'</b>	<b>GC - General Commercial</b>
<b>Lot 4</b>	<b>2.46 AC</b>	<b>107,166</b>	<b>40'</b>	<b>0'</b>	<b>0'</b>	<b>25'</b>	<b>GC - General Commercial</b>
<b>Lot 5</b>	<b>4.13 AC</b>	<b>179,764</b>	<b>40'</b>	<b>0'</b>	<b>0'</b>	<b>25'</b>	<b>GC - General Commercial</b>
<b>Excess</b>	<b>14.01 AC</b>	<b>610,205</b>	<b>40'</b>	<b>10'</b>	<b>0'</b>	<b>20'</b>	<b>GC - General Commercial</b>

## ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

<b>No</b>
-----------

2. If yes, please describe:

--

3. What Jurisdiction is the property in?

<b>City of Crowley</b>
------------------------

4. Is a restaurant permitted?

<b>Yes</b>
------------

5. Is patio seating permitted?

<b>Yes</b>
------------

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

<b>Yes</b>
------------

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

<p><b>A specific use permit is required for restaurants.</b>  <b>There are no specific restrictions permitting or prohibiting patio seating. Developer should contact the City of Crowley to confirm if patio seating is allowed.</b></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



**PARKING REQUIREMENTS:**

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

Yes

If Yes, what is the requirement?

Restaurant	same
Retail	5.5 / 1,000

**SIGNAGE:**

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Other

2. If other, please define:

Either, except monument only on FM 1187

3. What is the maximum height allowed for the signage?

***The maximum height permitted for monument signs along FM 1187 is eight feet. The height of a pylon sign may not exceed one-half of the shortest linear distance from the location of the sign to the nearest boundary of any AG or residential district.***

4. What is the maximum square footage allowed for the signage?

***Monument signs on FM 1187 shall not exceed 8' x 12' with the message area being a maximum of 50 square feet exclusive of columns. The total area for a pylon sign is calculated as one square foot of sign for each linear foot of street frontage, up to 300 square feet.***

5. Explain how the square footage is calculated:

***The total area of signage.***

6. If *Other* or *No* signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

Yes

8. What is the maximum size?

***The maximum permitted area of roof signage shall be one square foot of sign area for each linear foot of qualified frontage not to exceed a maximum of 200 square feet. The height of a roof sign shall not exceed ten feet above the apparent flat roof or eaves line.***

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No

11. How long is the variance process for outlot signage and what is required?

***Variance requests shall be made with the engineering site plan review or may be completed with the plat review and approval process. Once staff review is complete, the request may be forwarded to the city council for approval.***

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12. Describe all reviews, hearings, variances and general requirements known at this time:

**Variance requests must be approved by the city council. If it is included with the engineering site plan review, the variance request shall be forwarded to the City Council upon completion of staff review. An 8.5" x 11" reduction must be submitted two weeks in advance of the council meeting.**

**PLATTING**

1. Is the property (including the outlots/excess land) required to be platted?

Yes

1a. If no please explain:

1b. If yes, has the plat been recorded?

No

1c. What is the book, page or volume?

1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

***A replat has been submitted to the city for review and processing.***

**\*\*Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

**STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:**

1. Who has Jurisdiction on this site?

TXDOT

2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?

No

3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

No

**\*\*Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

4a. If yes, please describe along with the timeframe and location:

5. Are sidewalks required on the outlot/excess land?

Yes

5a. If yes, what type and size:

***5' wide concrete sidewalk***

6. Was a traffic study performed for the overall project?

Yes

6a. If yes, was the outlot(s)/excess land included?

Yes

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

**Total Daily Trips were: Lot 2 (Fast Food w/ drive thru) - 1,240, Lot 3 (Drive-in Bank) - 741, Lot 4 (Retail) - 1,315, Lot 5 (Retail) - 2,758, Remainder - 5,633.**

6c. Will an additional traffic study be required for each purchaser?

No

6d. If yes, please explain why and any requirements including applicable timeframes:

6e. Does the traffic study, trips, etc. have an expiration date?

No

6f. If yes, please provide the expiration date and any other important information:

**UTILITIES:**

**Water**

1. Is water stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is water stubbed to the excess land?

No

2a. If not, where is it located?

**prop 10" water line cutting through property**

3. Who has Jurisdiction of the water line?

**City of Crowley**

4. What is the size of the water main?

**8" and 10"**

5. What is the normal pressure?

6. Is there a Tap Fee?

Yes

7. Is there a Meter Fee?

Yes

8. Can the hose bibs & irrigation be on a separate meter?

Yes

9. What is the size of the line required?

**Based on development**

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

Yes

12. Is there a current moratorium or a chance for one in the future?

No

13. Please add any additional information/comments regarding water:

**Sanitary Sewer**

1. Is sanitary sewer stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is sanitary sewer stubbed to the excess land?

Yes

2a. If not, where is it located?

8"

3. What is the size of the sewer line?

City of Crowley

4. Who has the Jurisdiction of the sanitary sewer line?

5. Nearest manhole:

Lot 2	Rim El.	<b>731.61</b>	Inv.El.Out	<b>724.8</b>
Lot 3	Rim El.	<b>731.61</b>	Inv.El.Out	<b>724.8</b>
Lot 4	Rim El.	<b>732.85</b>	Inv.El.Out	<b>724.27</b>
Lot 5	Rim El.	<b>737.53</b>	Inv.El.Out	<b>727.27</b>
Excess	Rim El.	<b>741.35</b>	Inv.El.Out	<b>733</b>

6. Is a grease trap required for a restaurant?

Yes

7. Is there a Tap Fee?

No

8. Are tap fees based on water useage?

Select Yes/No

9. Is the tap to be made by the city or a local plumber?

Either

10. Are there any special assessments?

No

11. Is there a current moratorium or a chance for one in the future?

No

12. Is the sanitary sewer line located in an existing easement?

Yes

13.

If sanitary sewer is not available, can a septic system be used?

N/A

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

**\*\*Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

[Empty text box for additional information]

**Storm Sewer:**

1. Is storm sewer stubbed to the outlot?

Yes

2. Is storm sewer stubbed to the excess land?

No

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

***The current topography of the excess property slopes to the west corner of the property. The storm system will need to discharge at the existing point. Coordinate with the City to determine if detention will be required since the discharge point is adjacent to other private properties.***

4. Has Wal-Mart's detention facility been sized to accept the drainage?

Yes

5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?

No

6. Who has the Jurisdiction of the storm sewer?

City of Crowley

7. What is the size of the storm sewer?

Lot 2 - 24", Lot 3 & 4 - 18", Lot 5 - 36"

8. What is the depth?

Lot 2 - 3', Lot 3 - 5', Lot 4 - 4', Lot 5 - 4.5'

9. What is the tap fee?

N/A

10. Are catch basins required?

Yes

11. Is the storm sewer located in an existing easement?

Yes

12. Please add any additional information/comments regarding storm sewer:

***The onsite storm drain system has been designed to accept the developed flows from lots 2 and 5 and pre-developed flows from lots 3 and 4. Detention is required on lots 3 and 4. The remainder tract does not enter the Walmart storm system. Detention requirements should be coordinated with the City prior to development of the excess property.***

**\*\*Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

**Electric**

1. Is electric stubbed to the outlot?

Yes

1a. If not, where is it located?

2. Is electric stubbed to the excess land?

Yes

2a. If not, where is it located?

3. Is it overhead or underground?

Underground

4. What is the voltage?

Primary

5. What is the phase?

3 phase

6. What is the wire?

Primary

7. Who has Jurisdiction of the electricity?

Oncor Electric

8. Is underground service required?

Yes

8a. If yes, will the power company bring conduit and wire to the transformer and/or building?

Yes

***The power company will install primary wire for underground lines up to the transformer.***

8b. Is there a standard cost per LF for the installation?

***based on development requirements***

8c. Transformer location:

***based on development requirements***

8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	<b>Pad Mounted</b>
9. Is the primary service connected to the existing transformer?	<b>No</b>
9a. Are there any service charges or connection fees?	<b>Yes</b>
9b. What is the cost?	<b>based on development requirements</b>
10. Is the electric located in an existing easement?	<b>Yes</b>
11. Please add any additional information/comments regarding electric:	

**Gas**

1. Is gas stubbed to the outlot?	<b>No</b>
1a. If not, where is it located?	<b>Stubbed to lot 5 only; in ROW for lots 2,3,4</b>
2. Is gas stubbed to the excess land?	<b>Yes</b>
2a. If not, where is it located?	
3. What is the maximum amount available?	<b>coordinate with gas company</b>
4. Who has Jurisdiction of the gas line?	<b>Atmos Energy</b>
5. What type of commitment will the gas company give?	<b>From the point of connection to meter</b>
6. Will the gas company bring the line to the building?	<b>No</b>
6a. What is the estimated cost to do so?	<b>costs are based on development</b>
6b. What is the size of the gas line?	
6c. What is the pressure of the gas line?	
6d. What is the BTU/CF rating?	
6e. What is the specific gravity?	
6f. Is a meter fee required?	<b>Yes</b>
7. Is the gas located in an existing easement?	<b>Yes</b>
8. Please add any additional information/comments regarding gas:	

**Telephone**

1. Is telephone stubbed to the outlot?	<b>Yes</b>
1a. If not, where is it located?	
2. Is telephone stubbed to the excess land?	<b>Yes</b>
2a. If not, where is it located?	
3. Is under ground service required?	<b>Yes</b>
4. Who is responsible for bringing telephone lines to the building?	<b>AT&amp;T will provide to building</b>
5. Is the telephone located in an existing easement?	<b>Yes</b>
6. Please add any additional information/comments regarding telephone:	

**FEES:**

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

**BUILDING CODES:**

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

**2006 IBC, 2007 NEC, 2006 IMC, 2006 IPC, 2000 IFC, 2006 IECC, Texas Accessibility Standard**

1a. What is the date they were adopted:

**various**

2. What is the building permit fee schedule?

**Based on valuation. City will notify contractor of fees due prior to issuing building permit.**

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

**SITE / LANDSCAPING:**

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

2a. If yes, please describe:

**On-site lighting shall be sufficient to provide adequate safety of patrons, employees, and property. Lighting shall be adequately shielded or directed so as not to disturb or adversely effect neighboring properties. Outdoor lighting shall comply with the International Dark Sky Association recommendations.**

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Yes

3c. Front loader:

Yes

3d. Side loader:

Yes

3e. Rear loader:

Yes

3f. Who has the Jurisdiction of solid waste:

**City of Crowley, Private contractor to be used**

3g. Is this adequate for Jurisdiction?

Select Yes/No

3h. Is a drain required in the trash area?

No

3i. Are hot and cold water hose bibs required in the trash area?

No

**\*\*Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**



**SOILS / ENVIRONMENTAL:**

1. Was the outlot(s) rough graded?	Yes
2. Was it compacted to Wal-Mart standard specifications?	Select Yes/No
3. Was the excess land rough graded, if applicable?	No
4. Was it compacted to Wal-Mart's specs?	Select Yes/No
5. Did the Phase 1 Environmental report indicate contamination?	No
3a. Report prepared by:	Dunaway Associates, LP
3b. Dated:	10-Nov-10
3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?	Select Yes/No
3d. If yes, was the contamination remediated as part of the overall project?	Select Yes/No
3e. Please provide any additional information/comments regarding the contamination:	

6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area? No

6a. If yes, please describe:

**TRAFFIC:**

1. Average Daily Traffic: 19,534  
19,534 v.p.d.  
 (year)

**Civil Consultant:** Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

**The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.**

**CONTACTS:**

The last page should be all local contacts (from your cover sheet)

# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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 or 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.

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