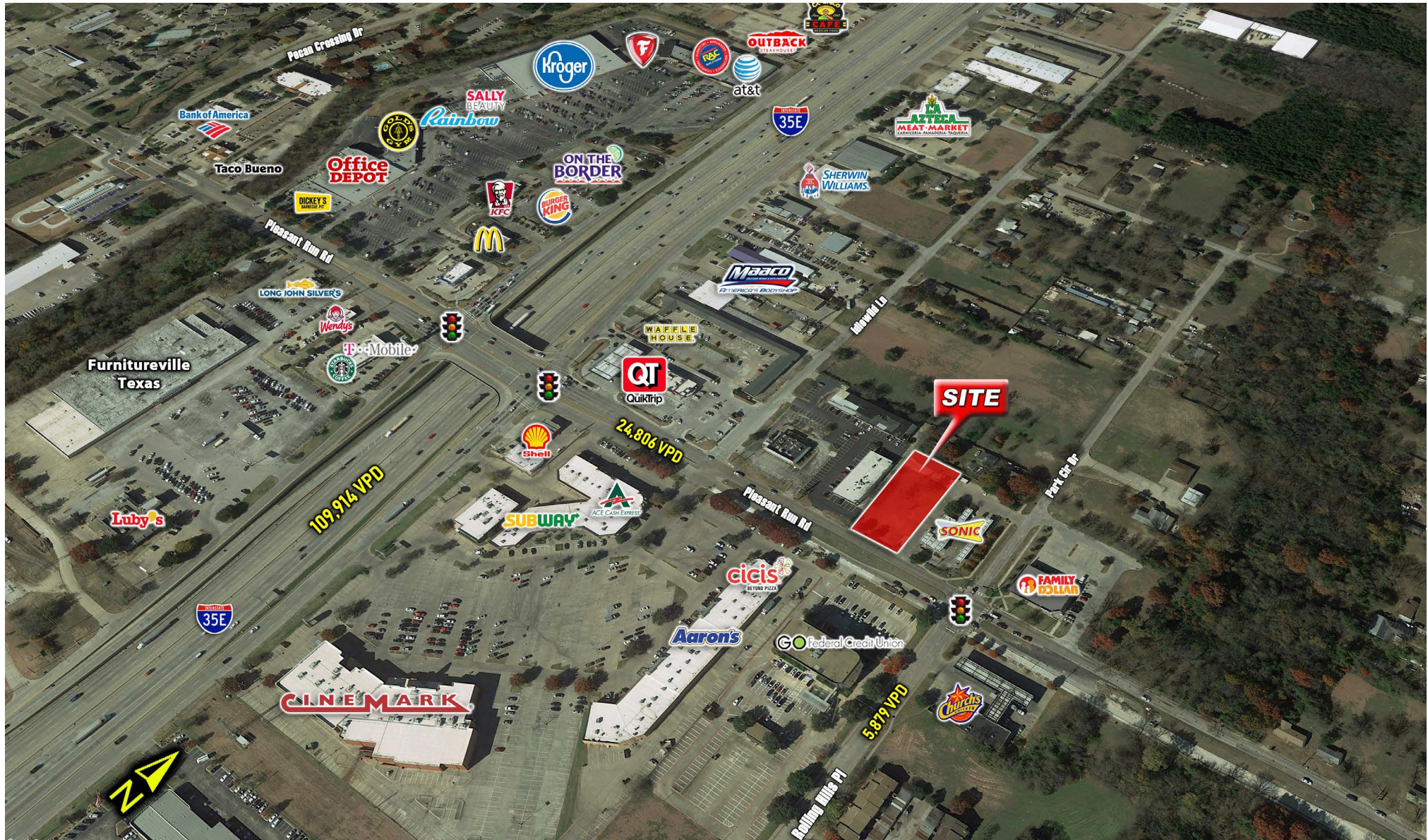


Pleasant Run Pad Site - Now Available

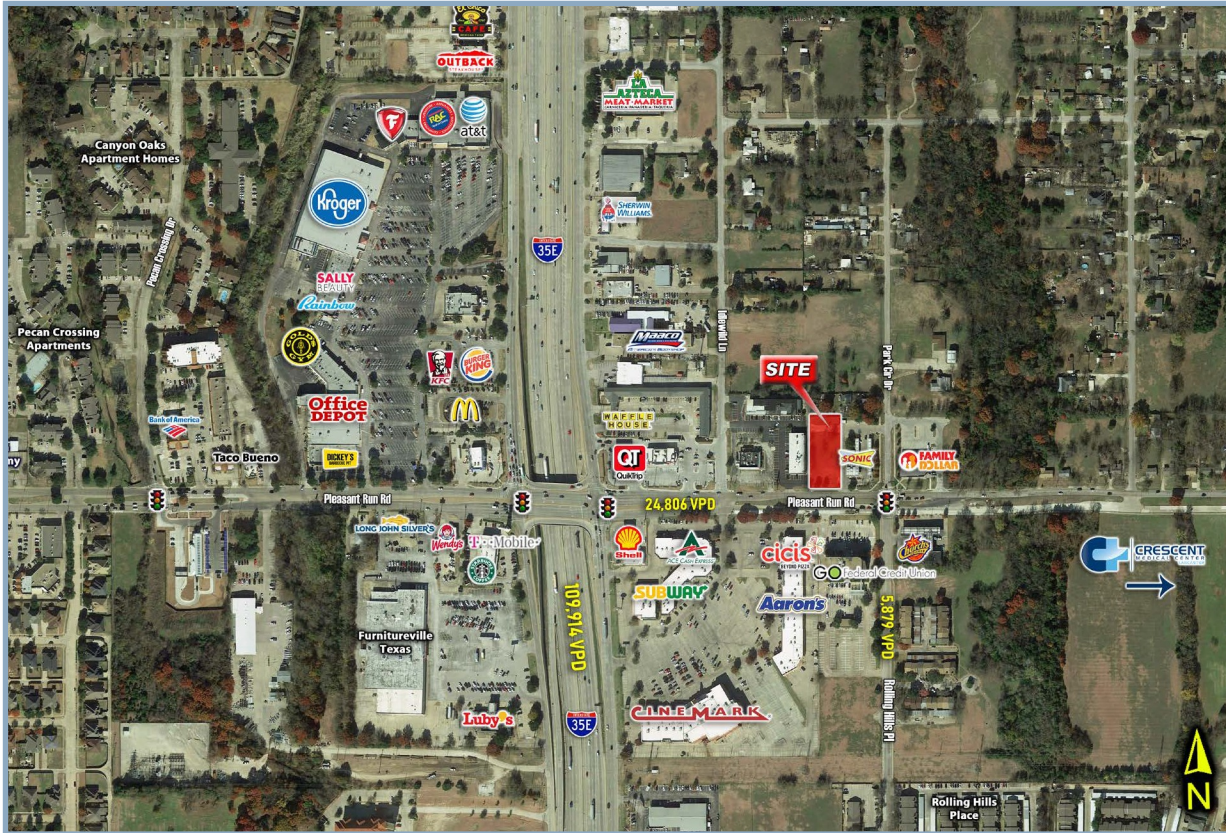


JOSH GORDON | 214.561.6529 | gordon@foremark.com
DOUG ALCOTT | 214.561.6501 | alcott@foremark.com

8350 N. Central Expressway, Ste. 1313 | Dallas, Texas 75206
www.foremark.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Pleasant Run Pad Site - Now Available



PROPERTY DESCRIPTION

- +/-0.63 acre site on heavily trafficked Pleasant Run Rd.
- Great for restaurant with drive thru or retail.
- Significant value in existing site improvements:
 - Perimeter landscaping
 - Sidewalk
 - Rear access drive
 - Rough graded
 - No curbing required
- Pleasant Run Rd. will soon be the main thoroughfare connecting I-45 and I-35E with expansion to 4 lanes from I-45 to N. Dallas Ave.

2018 DEMOGRAPHICS

RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	DAYTIME POPULATION	AVERAGE HH INCOME
3 Mile	69,552	24,395	58,215	\$66,206
5 Mile	161,414	55,301	139,653	\$66,783

TRAFFIC COUNTS

Interstate 35E:	109,914 VPD ('17)
W Pleasant Run:	24,806 VPD ('14)
Rolling Hills Pl:	5,879 VPD ('14)

DEVELOPED BY:



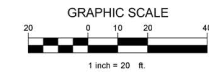
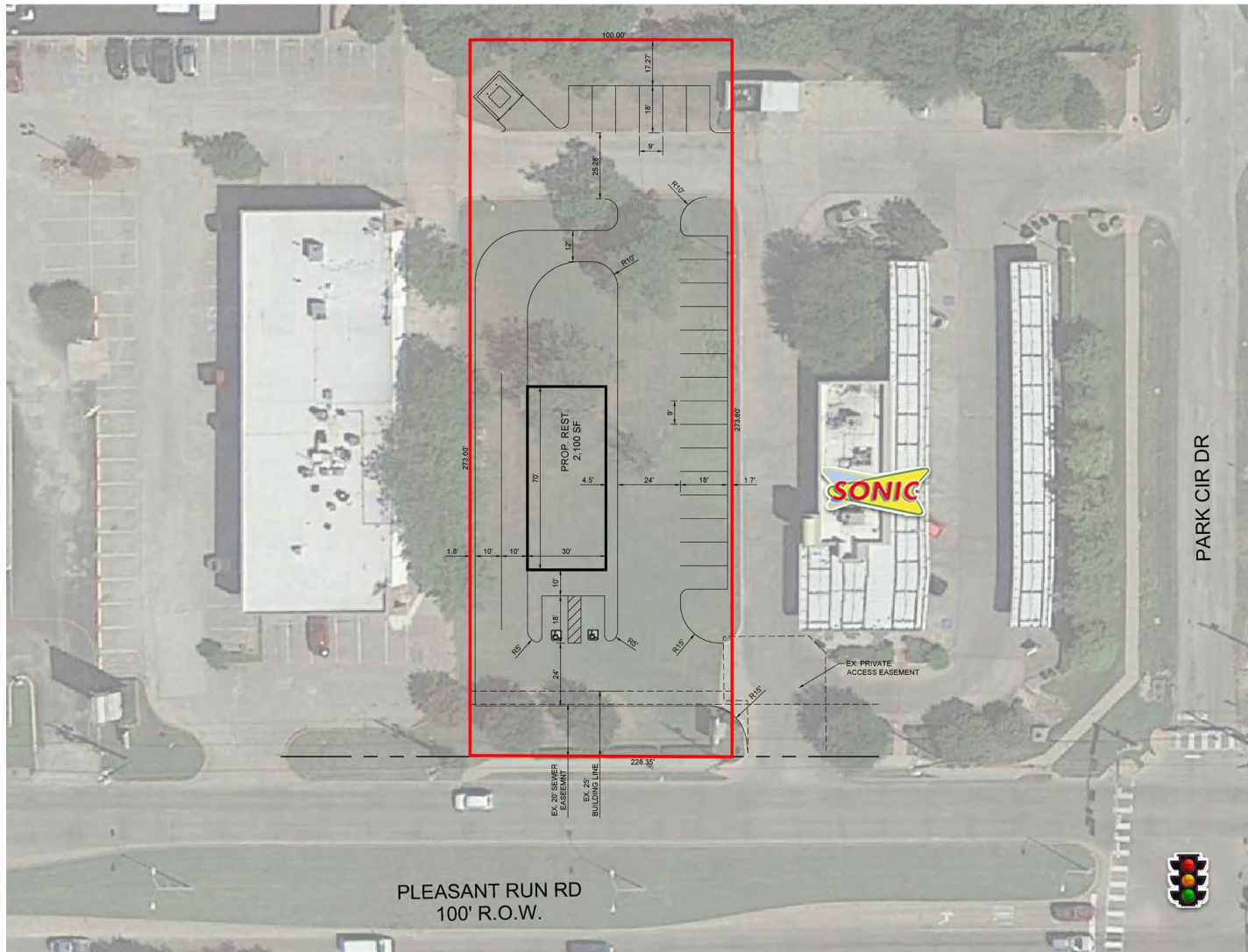
PALIO PARTNERS

JOSH GORDON | 214.561.6529 | gordon@foremark.com
DOUG ALCOTT | 214.561.6501 | alcott@foremark.com

8350 N. Central Expressway, Ste. 1313 | Dallas, Texas 75206
www.foremark.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Pleasant Run Pad Site - Now Available



PARKING TABLE	
RESTAURANT (1 SPACE PER 100 SF) 2,100 SF	21 (1 ADA)
PARKING PROVIDED	23 (2 ADA)

JOSH GORDON | 214.561.6529 | gordon@foremark.com
DOUG ALCOTT | 214.561.6501 | alcott@foremark.com

8350 N. Central Expressway, Ste. 1313 | Dallas, Texas 75206

www.foremark.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Pleasant Run Pad Site - Now Available

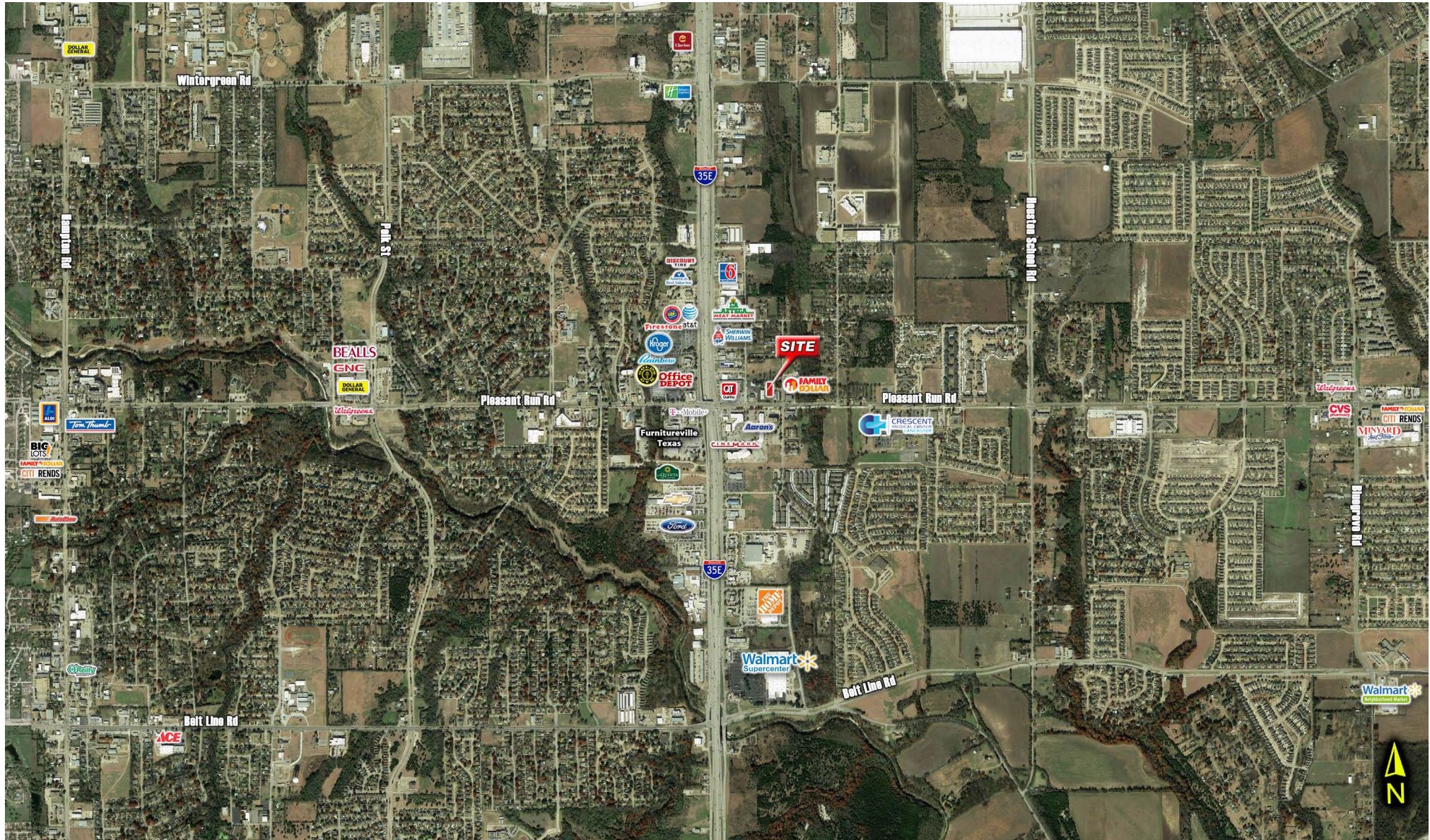


JOSH GORDON | 214.561.6529 | gordon@foremark.com
DOUG ALCOTT | 214.561.6501 | alcott@foremark.com

8350 N. Central Expressway, Ste. 1313 | Dallas, Texas 75206
www.foremark.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

Pleasant Run Pad Site - Now Available



JOSH GORDON | 214.561.6529 | gordon@foremark.com
DOUG ALCOTT | 214.561.6501 | alcott@foremark.com

8350 N. Central Expressway, Ste. 1313 | Dallas, Texas 75206
www.foremark.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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 on your part to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Foremark Real Estate Services, Ltd.	457106	N/A	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Doug Alcott	339437	alcott@foremark.com	(214) 561-6501
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Gordon	657638	gordon@foremark.com	(214) 561-6529
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date