

For Sale

Property Highlights

- \$11.25/sf
- 16.349 acres in Garland
- Just Northwest of Firewheel Town Center, a mixed use center with top brands and multi-family, office, and hotel growth
- In close proximity to Medical District, Fujitsu, Harmon, & Rockwall Collins
- Excellent highway access and visibility

**NEC N Hwy 190 & Lookout Dr
Garland, TX 75082**

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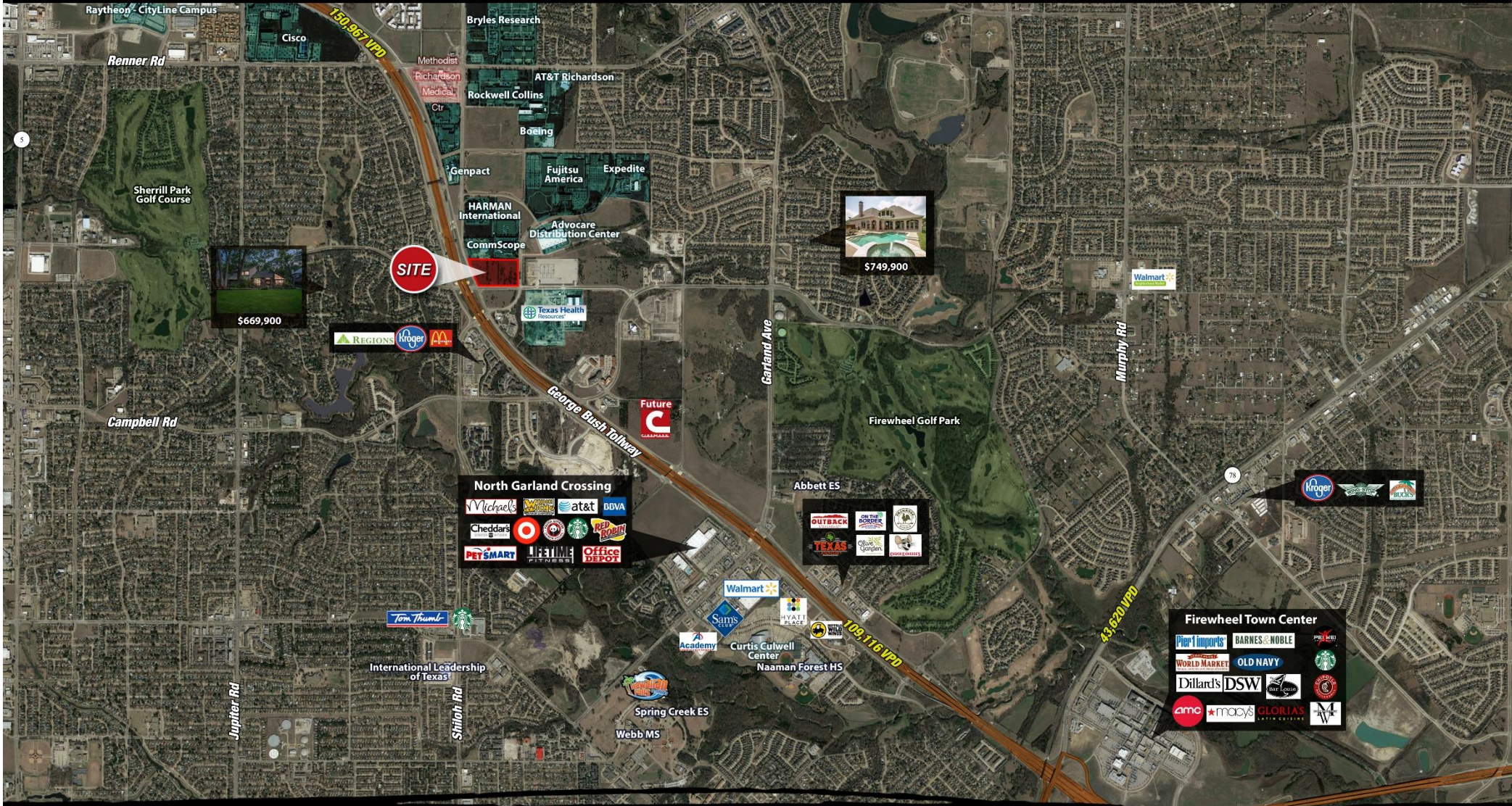
amelia.rohrman@am.jll.com

| Demographics | 1 mile | 3 mile | 5 mile |
|------------------------|-----------|-----------|----------|
| 2017 Est population | 7,068 | 92,430 | 292,280 |
| 2017 Est avg HH income | \$132,621 | \$103,743 | \$96,900 |

jllretail.com

| Traffic counts | |
|----------------|-------------|
| N Hwy 190 | 162,674 VPD |
| Lookout Drive | 6,900 VPD |





Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.

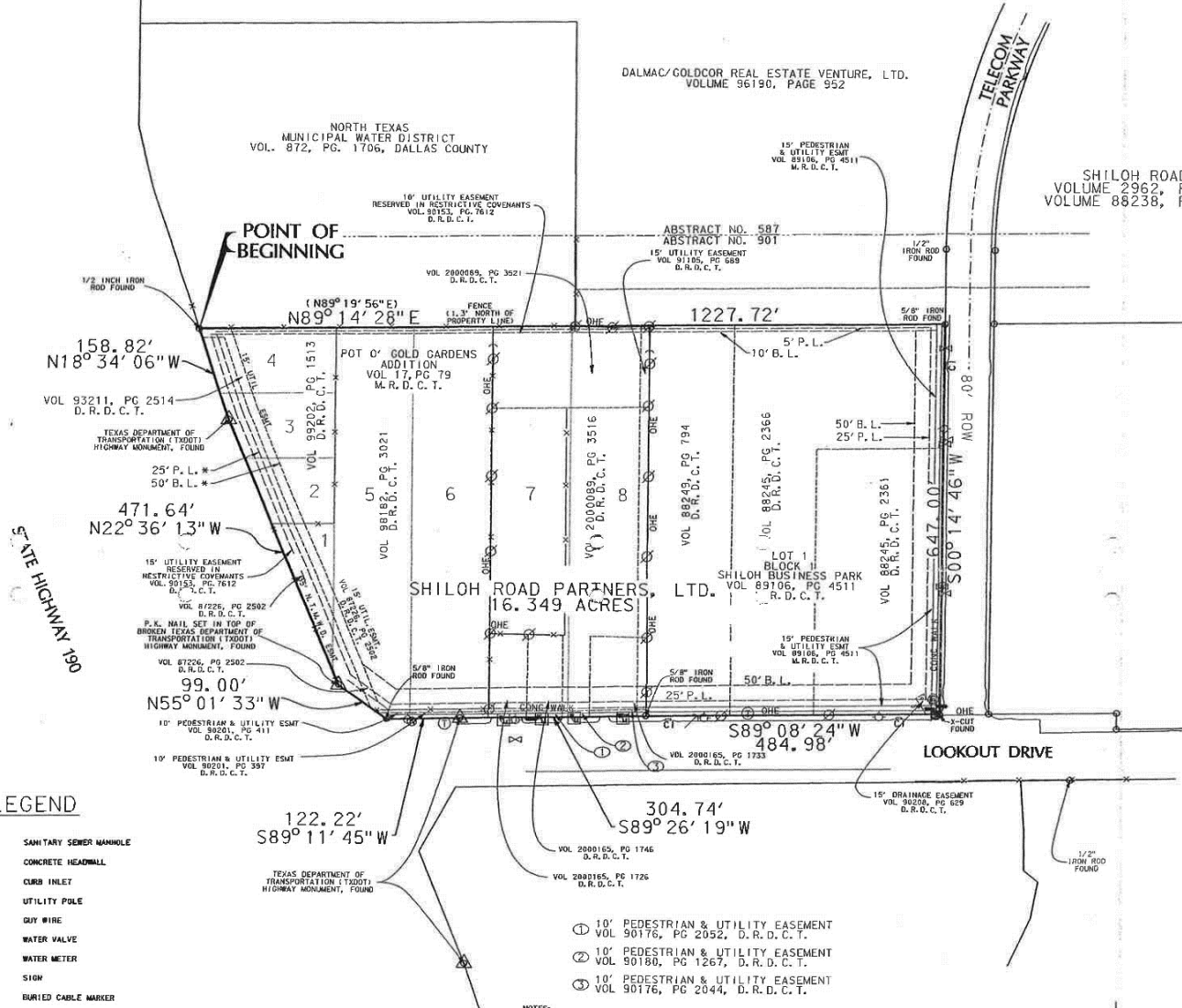
Aerial

NEC N HWY 190 & LOOKOUT DR | GARLAND, TX 75082

**HENRY McCULLOUGH SURVEY
ABSTRACT NO. 587 (COLLIN COUNTY)**

DALMAC/GOLDCOR REAL ESTATE VENTURE, LTD.
VOLUME 96190, PAGE 952

SHILOH ROAD PARTNERS, LTD.
VOLUME 2962, PAGE 800 D.R.C.C.T.
VOLUME 88238, PAGE 2645 D.R.D.C.T.



LEGEND

- 9 SANITARY SEWER MANHOLE
- CONCRETE HEADWALL
- 1 CURB INLET
- 3 UTILITY POLE
- 4 GUY WIRE
- 4 WATER VALVE
- WATER METER
- SIGN
- BURIED CABLE MARKER
- ELECTRIC BOX
- GAS MANHOLE
- ELECTRIC MANHOLE
- SOUTHWESTERN BELL MANHOLE
- FENCE
- L BUILDING LINE RECORDED IN VOL 90153, PG 7612, D.R.D.C.T.
- L PAVING LINE RECORDED IN VOL 90153, PG 7612, D.R.D.C.T.

- 1 10' PEDESTRIAN & UTILITY EASEMENT VOL 90176, PG 2052, D.R.D.C.T.
- 2 10' PEDESTRIAN & UTILITY EASEMENT VOL 90180, PG 1267, D.R.D.C.T.
- 3 10' PEDESTRIAN & UTILITY EASEMENT VOL 90176, PG 2044, D.R.D.C.T.

NOTES

1. THE BASIS OF BEARING IS THE EASTERLY LINE OF LOT 1, BLOCK 1, SHILOH BUSINESS PARK ADDITION, RECORDED IN VOLUME 89106, PAGE 4511, MAP RECORDS OF DALLAS COUNTY, TEXAS, SHOWN AS S 89°14'45\"/>

Survey



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:
 - 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