

TOWN CENTRE LAND AVAILABLE FOR SALE



FOR SALE

SITE INFORMATION (* per survey)

LOCATION: SEQ Gus Thomasson Rd & Towne Centre Dr
Mesquite, TX 75150

SIZE: Approx. 10.022 Acres
(will divide)

ZONING: Business Park

DEMOGRAPHICS

Area	Population	Employees
1 mile	11,662	6,788
3 mile	111,203	40,969
5 mile	320,617	88,129

TRAFFIC COUNTS

*(TXDOT 2009)

LBJ Freeway:	162,000 VPD
Town East Blvd:	25,510 VPD
Gus Thomasson Rd:	23,830 VPD
Towne Centre Dr:	17,600 VPD

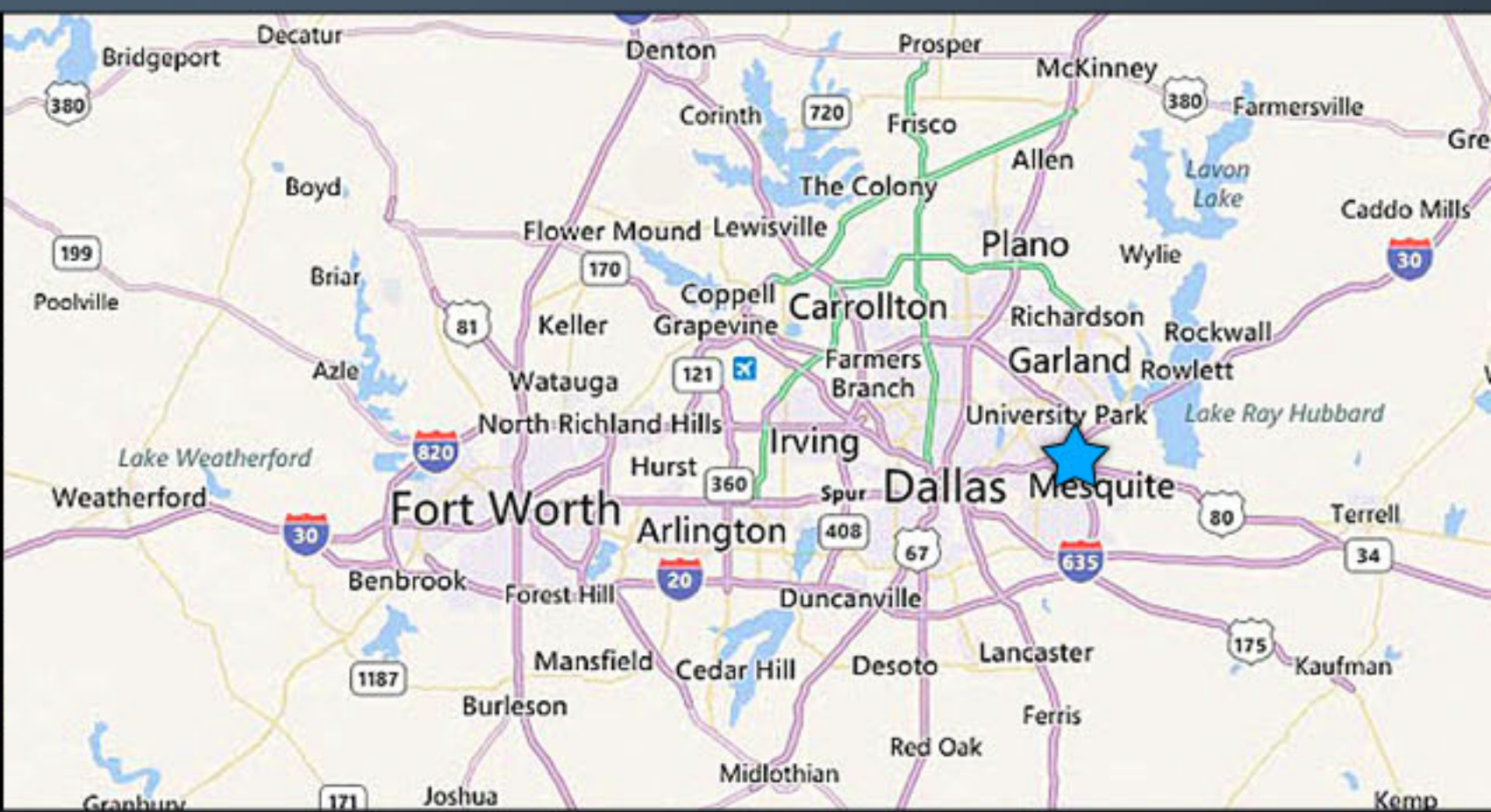
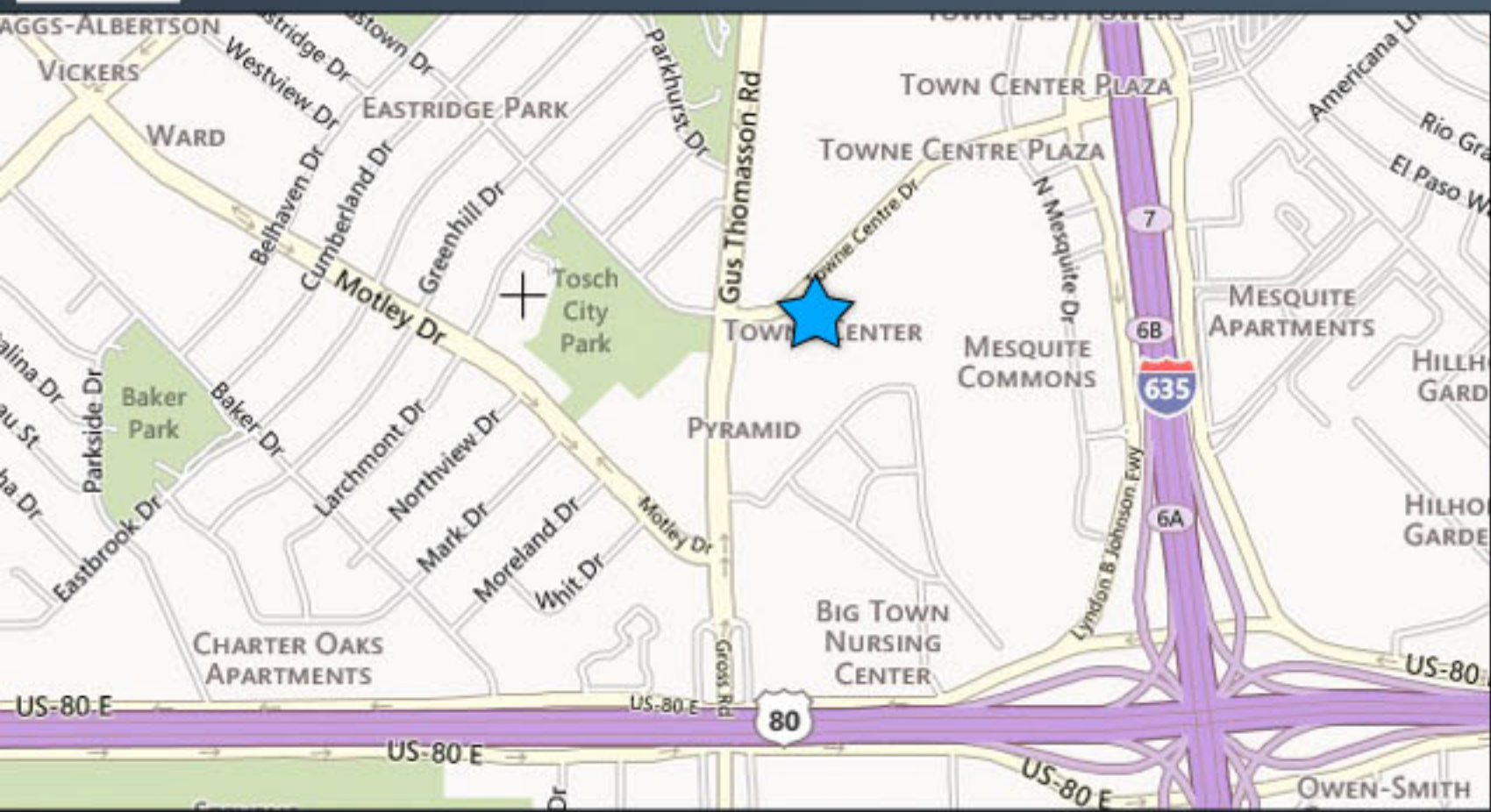
PRICING

Contact Broker

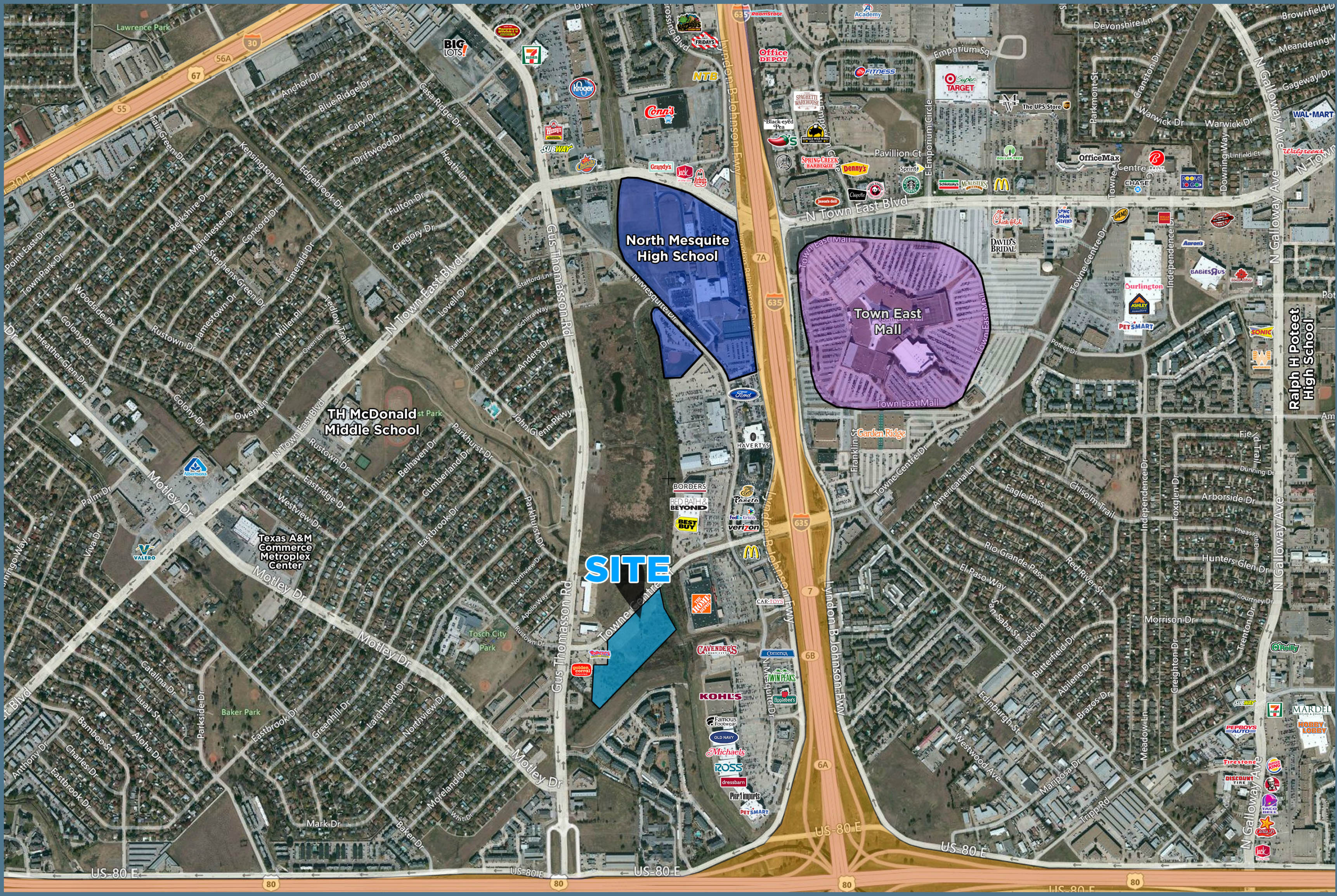
CONTACT:

TOM PAREDES, CCIM
(214) 561-6502 [direct]
(214) 727-4303 [mobile]
tomparedes@foremark.com

RICHARD POLISHUK
(214) 891-3234 [direct]
richardp@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.



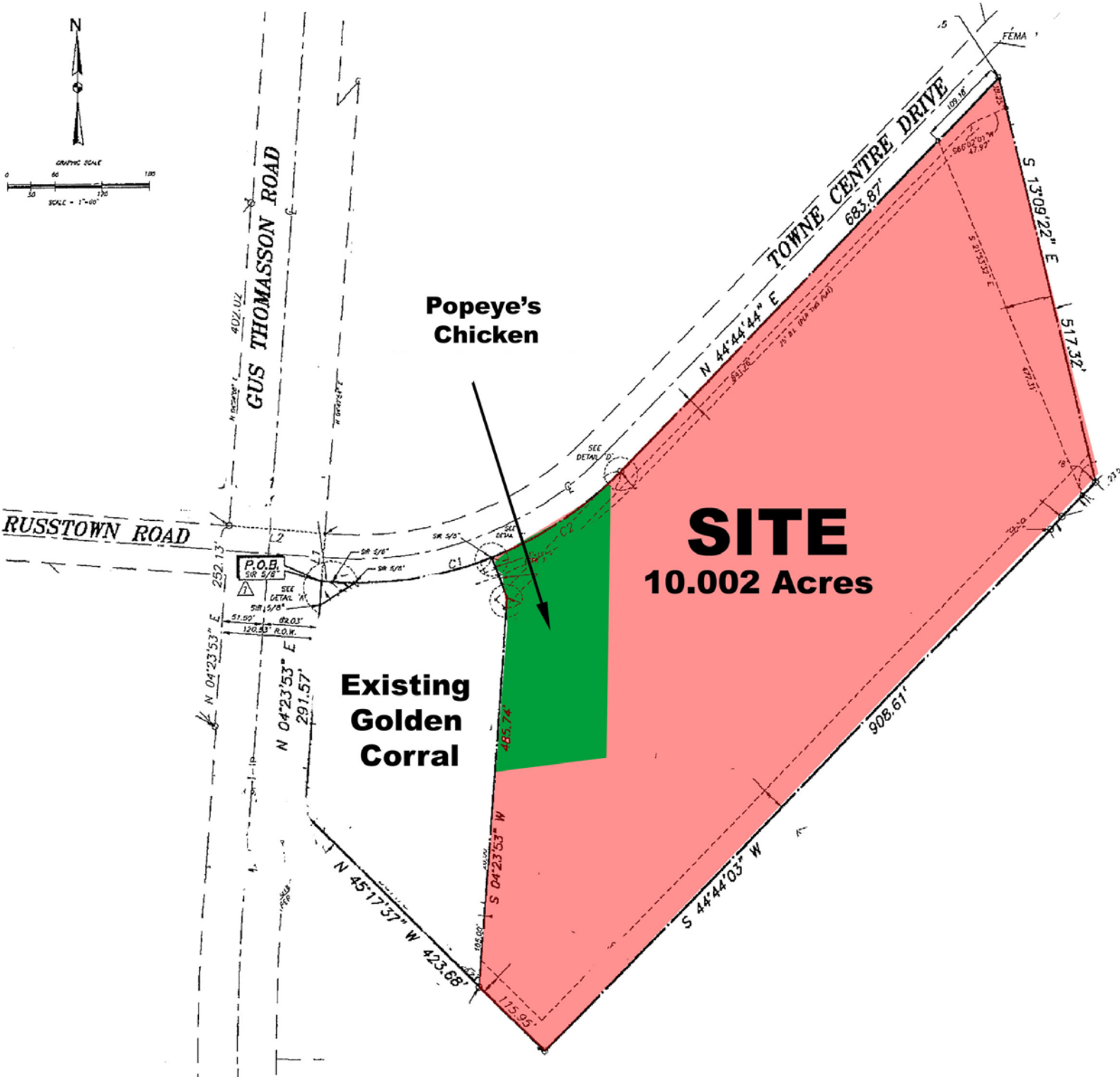
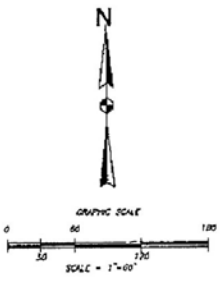
North Mesquite High School

Town East Mall

TH McDonald Middle School

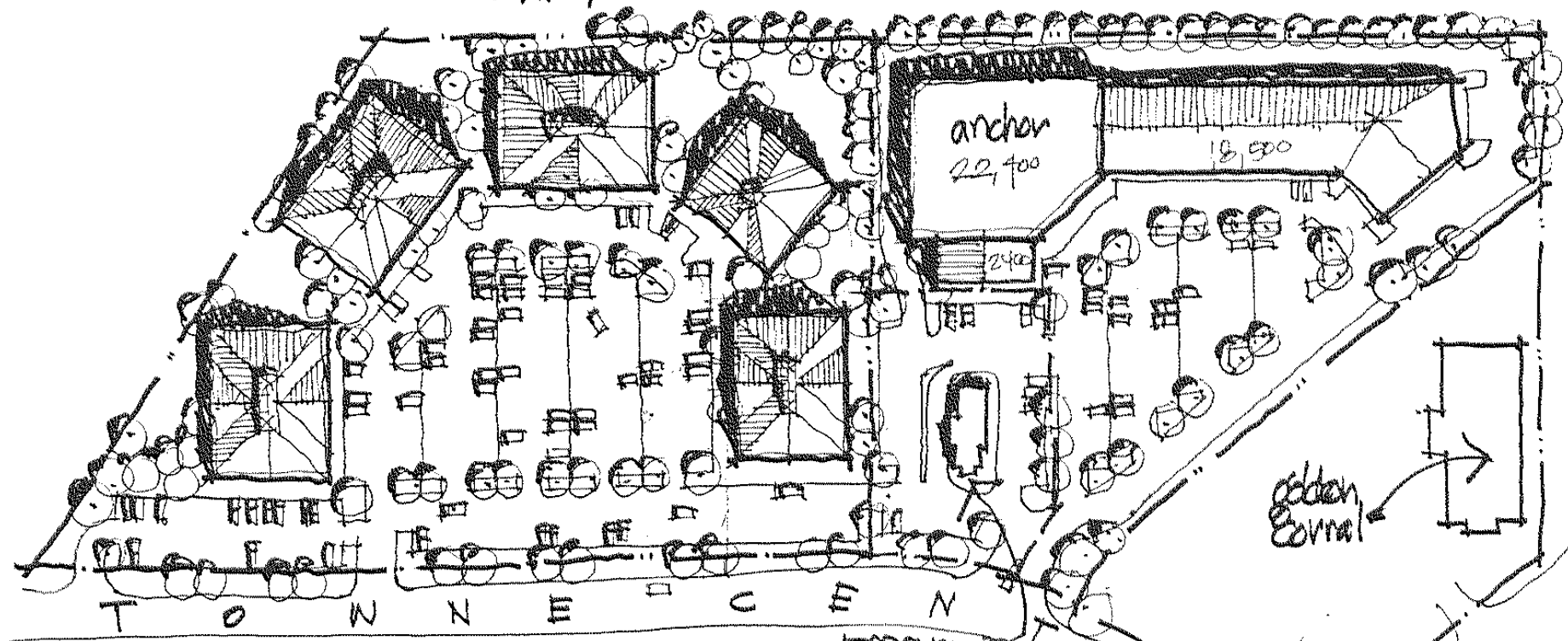
SITE

Ralph H Poteet High School



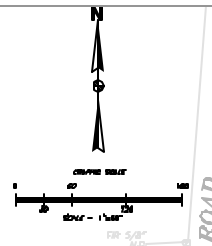
office/condo's 66,000

retail 43,500



MESQUITE TOWNE CENTRE

1:100



STATE PLAT COORDINATES:
NAD 83 COR. LCP 1
NAD 83 COR. LCP 2
NAD 83 COR. LCP 3
NAD 83 COR. LCP 4
NAD 83 COR. LCP 5
NAD 83 COR. LCP 6
NAD 83 COR. LCP 7
NAD 83 COR. LCP 8
NAD 83 COR. LCP 9
NAD 83 COR. LCP 10

R.O.W. LINE TABLE			
LINE	LENGTH	BEARING	REMARKS
1	100.00	S 85°21'39" E	FR 5/4" A.S.D.
2	402.02	N 04°23'53" E	FR 5/4" A.S.D.
3	129.00	S 04°23'53" E	FR 5/4" A.S.D.
4	129.00	N 04°23'53" E	FR 5/4" A.S.D.

CURVE TABLE				
CURVE	LENGTH	ARC	CHORD	CHORD BEARING
1	100.00	100.00	100.00	S 85°21'39" E
2	402.02	402.02	402.02	N 04°23'53" E
3	129.00	129.00	129.00	S 04°23'53" E
4	129.00	129.00	129.00	N 04°23'53" E

N = 680270.0187
E = 2943700.3725

NOTES:
1. EXISTING SHOW AREAS ARE BASED ON A HIGH LINE OF ABSOLUTE CORNER AND SHOWN ON PLAT RECORDED IN V. 2002094, P. 2151, D.R./D.C.T.
2. BEARING AND DISTANCE OF THIS SECTION BY METEOR AND BEARING IS A VARIATION OF CITY ORDINANCE, AND SHALL LAW AND IS SUBJECT TO THE REVERSING OF UTILITIES AND SAILING POINTS.
3. THE SURVEY THAT SHOWS PERSON LEFT WITH ZONE A-S, DEFINED AS "NEAR EXTENDED TO BE 50000 100 YEAR FLOODPLAIN" AS IDENTIFIED BY THE FLOOD EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY PANEL NO. 488280000 IN ZONE A-S, FIRM FOR DALLAS COUNTY, TEXAS AND INCORPORATED ASIDE. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA THIS FLOOD STUDY DOES NOT MEAN THAT THE PROPERTY OWNERS STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. 100 YEAR ULTIMATE WATER SURFACE ELEVATION FROM FLOOD STUDY OF LOWER MESQUITE CREEK FOR PROPOSED APPROXIMATE ON A BARRIAGE DAM TRACT BY BEH AND ASSOCIATES COMPLETED IN MARCH 2001.

DANIEL TANNER SURVEY
ABSTRACT NO. 1462

TOWNE CENTRE DRIVE

MESQUITE COMMONS
LOT 4, BLOCK 3
V. 2001034, P. 2151
A.R./D.C.T.

BLOCK 1, LOT 2
430,174 SQ. FT.
10,222 ACRES

JON REAL ESTATE - MESQUITE, L.P.
V. 2000223, P. 04840
D.R./D.C.T.

CITY OF MESQUITE
The Status
Mayor

Commissioner

"In the County Clerk of Dallas County"
This plat approved and filed for recording, under the authority and jurisdiction of the City of Mesquite, Texas.
Under authority established by the City of Mesquite on September 3, 1979, the approval of this plat by the City of Mesquite is automatically incorporated after this date of filing.
I, _____, and under this plat is presented for filing as an "initial" and shall, if recorded, not be accepted for filing.

Commissioner

Surveyor

- LEGEND**
- FR 1/4" 100' - CONCRETE FOUND 1/4" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 1/2" 100' - CONCRETE FOUND 1/2" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 3/4" 100' - CONCRETE FOUND 3/4" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 5/8" 100' - CONCRETE FOUND 5/8" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 5/4" 100' - CONCRETE FOUND 5/4" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 1/2" 100' - CONCRETE FOUND 1/2" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 1/2" 100' - CONCRETE FOUND 1/2" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 1/2" 100' - CONCRETE FOUND 1/2" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 1/2" 100' - CONCRETE FOUND 1/2" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE
 - FR 1/2" 100' - CONCRETE FOUND 1/2" AND HIGH WITH YELLOW PLASTER ON EXTERIOR SIDE

OWNER/APPLICANT:
CORNER ENTERPRISES, LLC
778 N. WASHINGTON STREET, SUITE 100-202
DALLAS, TEXAS 75201
TEL: 214-425-1100

PREPARED BY:
KORNER SURVEYING COMPANY
618 NORTH 44TH STREET, SUITE 200
DALLAS, TEXAS 75246
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 0123 01-01-01 THE STATE OF TEXAS
I-DALLA 000000000000000000000000

FINAL PLAT
TOWNE CENTRE COMMERCIAL
BLOCK 1, LOTS 1 AND 2
12,203 ACRE TRACT OF LAND IN THE
DANIEL TANNER SURVEY
ABSTRACT 1462
CITY OF MESQUITE
DALLAS COUNTY TEXAS

REVISED AUGUST 23, 2007
RECORDED FEBRUARY 28/07

RECORDED IN VOLUME 300804, PAGE 30 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS

CIVIL PLAN
SCALE: 1" = 60'-0"



DBA
CORPORATE



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.

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.

Foremark Real Estate Services, Ltd.	457106	Alcott@foremark.com	(214) 561-6515
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
Tom Paredes	368231	tomparedes@foremark.com	(214) 561-6502
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

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.

Foremark Real Estate Services, Ltd.	457106	alcott@foremark.com	(214) 561-6515
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
Richard Polishuk	286035	richardp@foremark.com	(214) 561-6504
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date