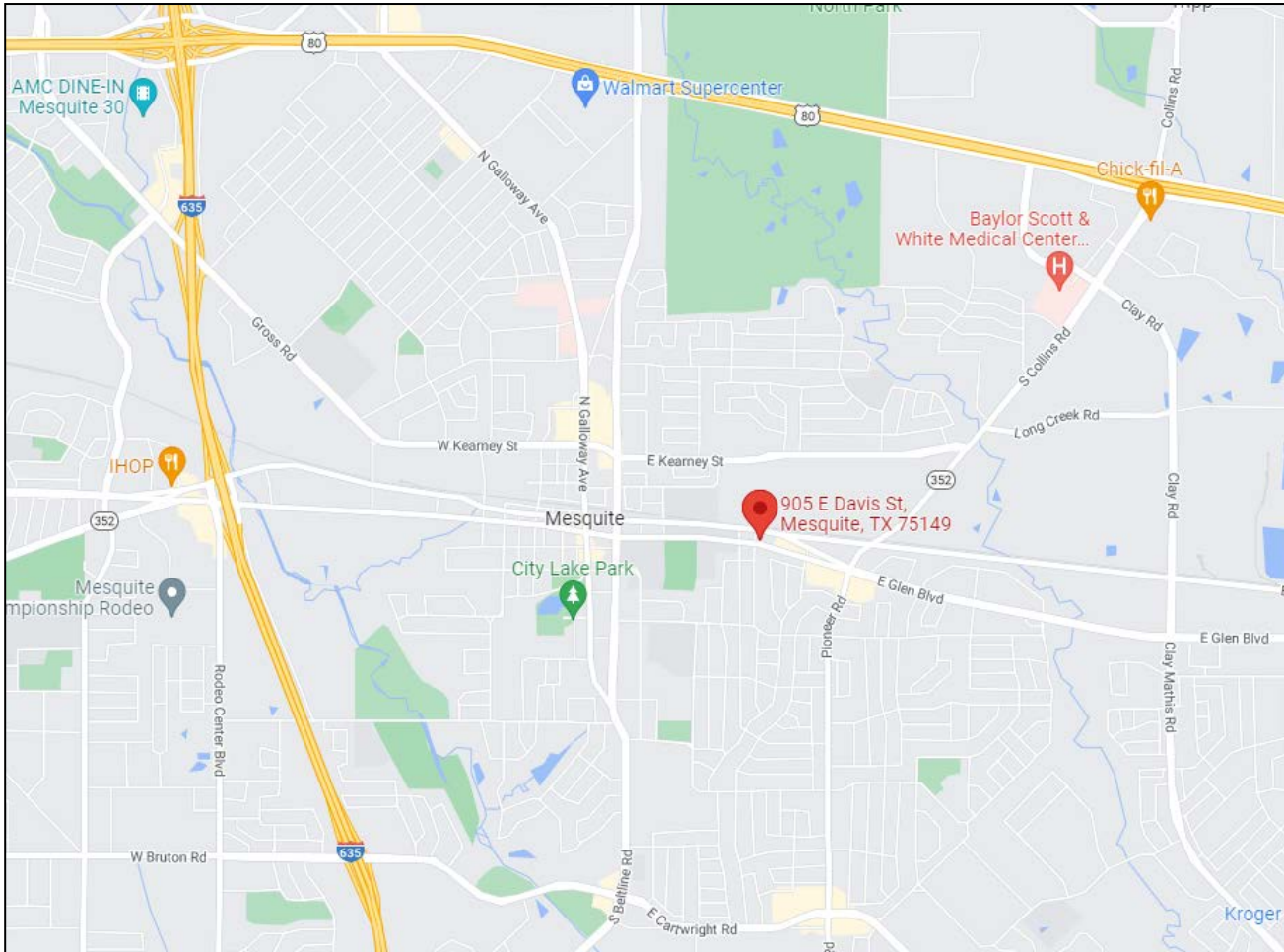


FOR LEASE/BUILD TO SUIT**Property Information:**

- Up to 3,000 sqft available
- Ideal for Drive-Thru/ Fast Food
- High Visibility with three road frontage
- Convenient Access
- Combined daily traffic along Davis St/Main over 22,000 vpd

Leasing Information:

Land Available: 16,433 sqft

Lease Terms: 10-15 years

Lease Rate: Negotiable

GAINES

Gaines Real Estate Company

A Licensed Real Estate Broker
Investment Real Estate Marketing and Management



Andrew Gaines
Cell: 214.808.0729
andrew@gainesrealestate.com

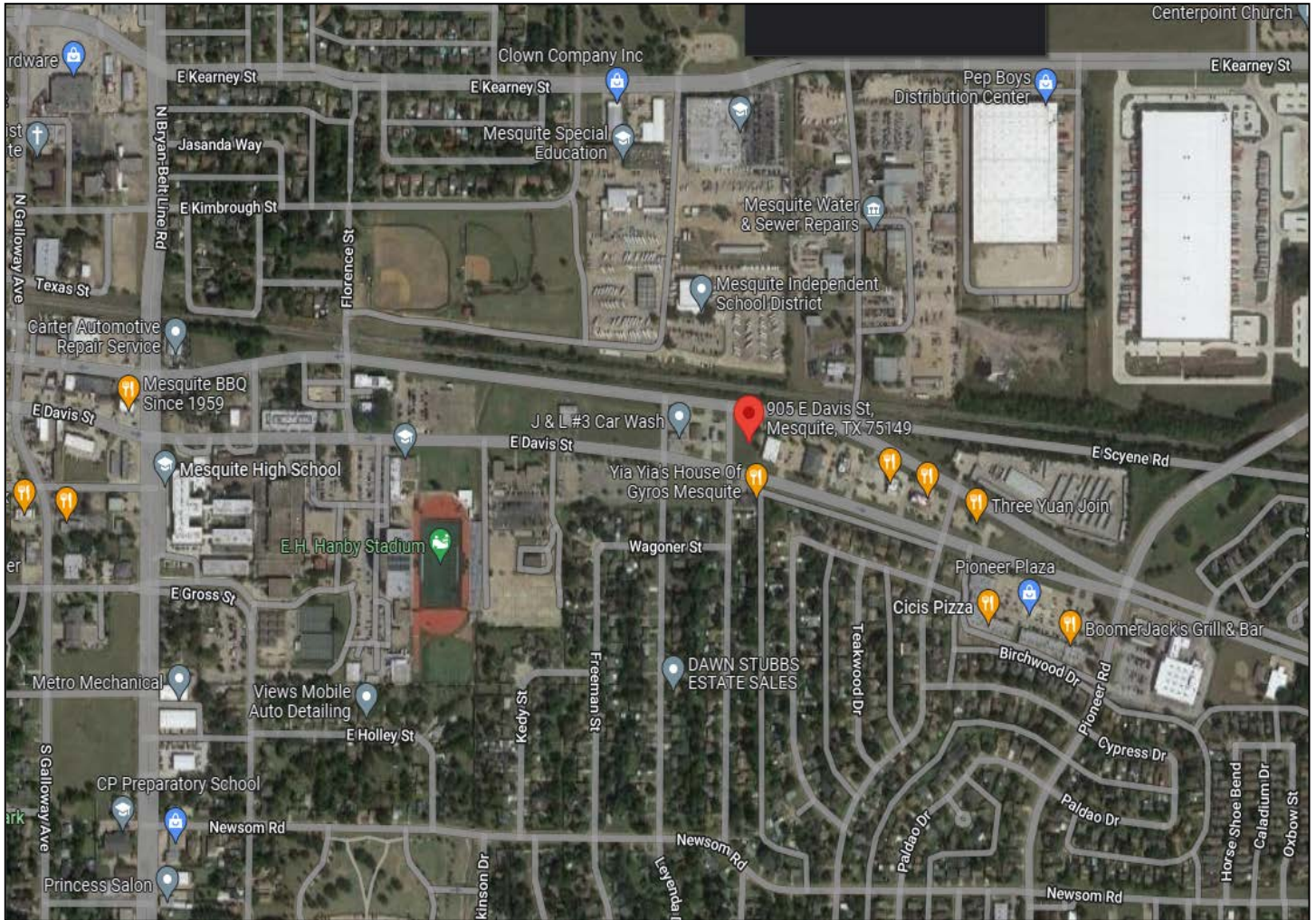
905 E Davis
Mesquite TX 75149
www.gainesrealestate.com

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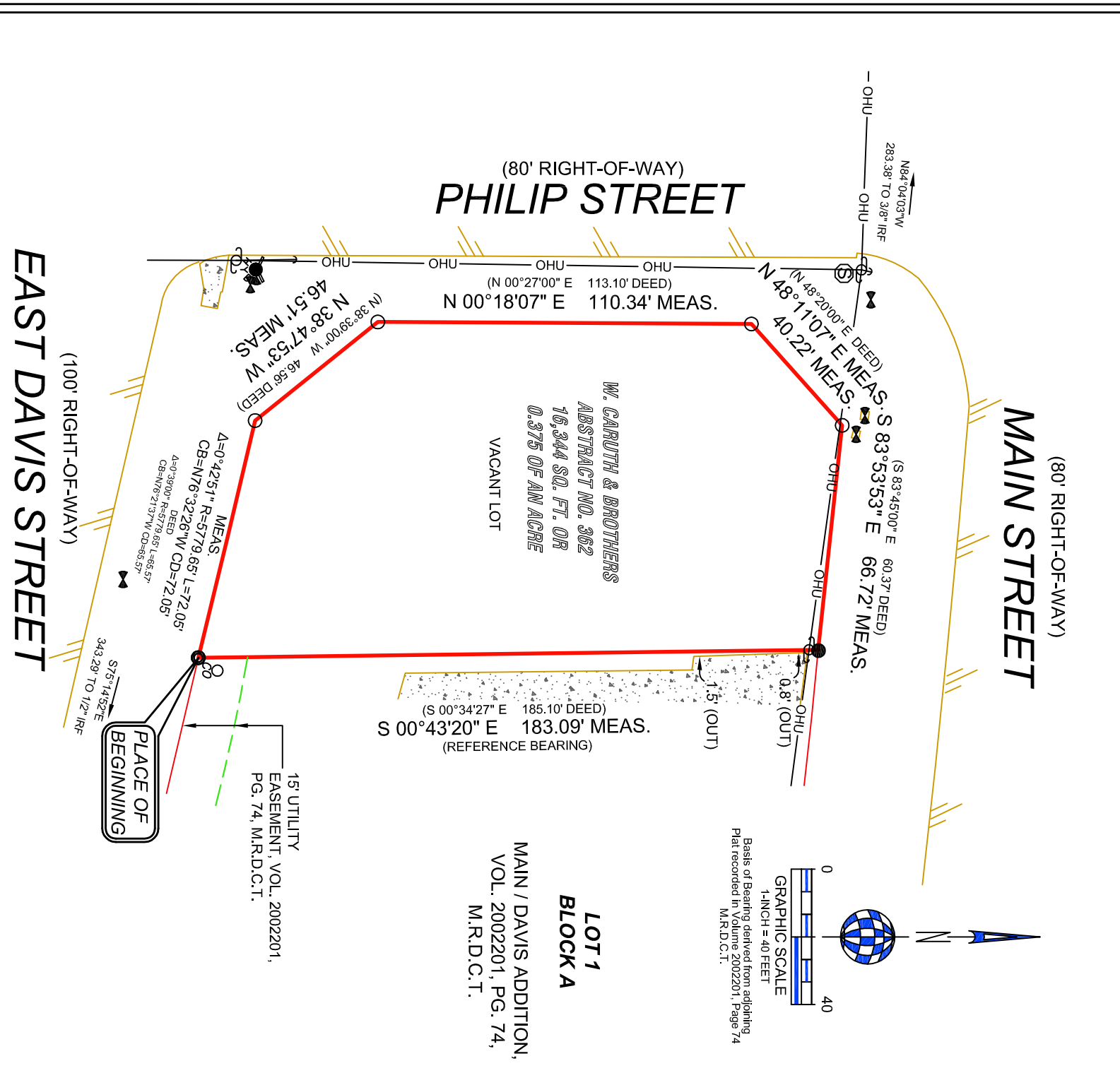


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SURVEY PLAT

LEGEND	
	TELE. BOX
	CABLE BOX
	ELECTRIC BOX
	BRICK COLUMN
	1\"/>
	1\"/>
	POINT FOR CORNER
	CON. MONUMENT
	3/4\"/>
	WATER VALVE
	FIRE HYDRANT
	BOLLARD POST
	SEPTIC COVER
	SAN. SEW. MH.
	1\"/>
	POINT FOR CORNER
	CON. MONUMENT
	3/4\"/>
	TRAFFIC SIGN
	UTILITY POLE
	GAS METER
	A.G. PAD
	TRANS. BOX
	STORM DRAIN MH.
	SAN. SEW. CO.
	POOL EQUIP.
	FIRE RAIL FENCE
	ASPHALT
	OHU
	OVERHEAD UTILITY LINE
	GUY WIRE ANCHOR
	BARBED WIRE FENCE
	IRON FENCE
	CHAINLINK FENCE
	WOOD FENCE
	CON. RET. WALL
	STUC. RET. WALL
	COVERED AREA
	BOUNDARY
	HIGH BANK LINE
	BUILDING LINE
	EASEMENT
	FIRE LANE STRIPE
	BRICK RET. WALL
	STONE RET. WALL
	WOOD DECK
	BUILDING WALL
	TILE
	HANDICAP SPACE



LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land located in the W. CARUTH & BROTHERS SURVEY, ABSTRACT NO. 362, City of Mesquite, Dallas County, Texas, and being the same tract of land described in deed to Rudolph Edwards and Linda Edwards, recorded in Volume 93219, Page 2039, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the North line of Davis Street a 100' right-of-way, at the Southwest corner of Lot 1, Block A, Main/Davis Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2002201, Page 71, Deed Records, Dallas County, Texas, said point being the beginning of a curve to the left having a central angle of 0°42'51", a radius of 5779.65' and a chord bearing and distance of North 76°32'26" West, 72.05';

Thence Northwesterly, along said North line and said curve to the left, an arc distance of 72.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southerly corner of a transitional right-of-way line of said North line, with the East line of Phillip Street, an 80' right-of-way;

Thence North 38°47'53" West, along said transitional line, a distance of 46.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in said East line, at the Northerly corner of said transitional line;

Thence North 00°18'07" East, along said East line, a distance of 110.34' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southerly corner of a transitional right-of-line of said East line, with the South line of Main Street, an 80' right-of-way;

Thence North 48°11'07" East, along said transitional line, a distance of 40.22' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in said South line, at the Northerly corner of said transitional line;

Thence South 83°53'53" East, along said South line, a distance of 66.72' to a 1/2" iron rod at the Northwest corner of said Lot 1;

Thence South 00°43'20" East, a distance of 183.09' to the **PLACE OF BEGINNING** and containing 16,344 square feet or 0.375 of an acre of land.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to El-Aya Investments LLC, a Texas limited liability company, Rudolph Edwards, Linda Edwards, Lone Star Realty, First American Title Insurance Company, and Reunion Title Company, all in connection with G. F. NO. 2019-263831-RU, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48113C 0390K of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 07-07-14. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

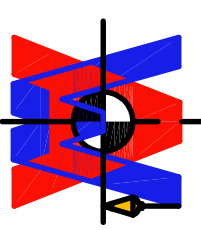
John S. Turner
 JOHN S. TURNER
 RPLS 5310

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: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

A&W SURVEYORS, INC.

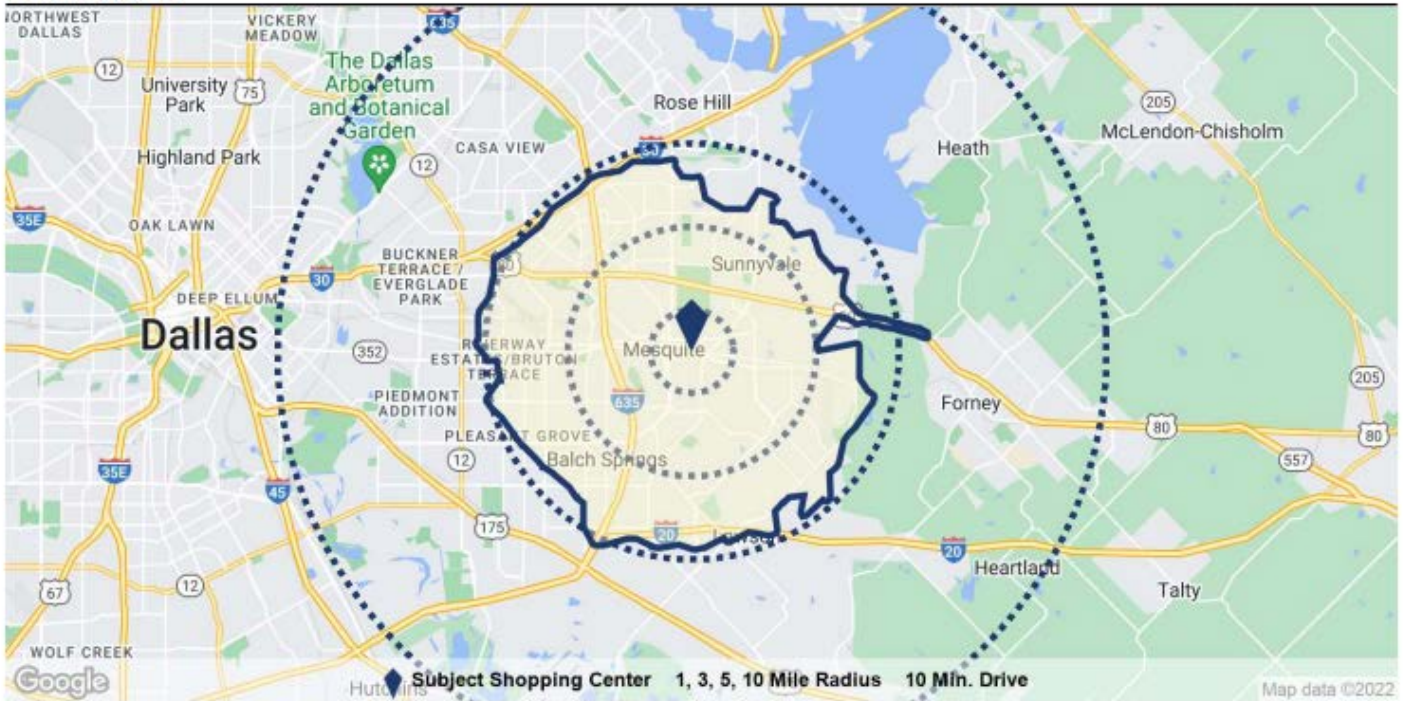


Professional Land Surveyors
 TEXAS REGISTRATION NO. 100174-00
 P.O. BOX 870029, MESQUITE, TX. 75187
 PHONE: (972) 681-4975 FAX: (972) 681-4954
 WWW.AWSURVEY.COM

**909 EAST DAVIS STREET
 MESQUITE, TEXAS**

JOB NO.: 18-2331
 DATE: 11-07-2018
 DRAWN BY: 908
"A professional company operating in your best interests"

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	12,607	77,039	214,420	714,025	199,558
5 Yr Growth	-0.4%	-0.6%	0.9%	4.4%	2.1%
Median Age	35	34	33	34	32
5 Yr Forecast	36	35	35	35	34
White / Black / Hispanic	70% / 20% / 29%	66% / 25% / 34%	67% / 25% / 44%	71% / 22% / 45%	67% / 26% / 42%
5 Yr Forecast	69% / 20% / 31%	65% / 25% / 35%	67% / 25% / 45%	70% / 23% / 46%	67% / 26% / 44%
Employment	4,961	24,606	58,560	160,931	97,339
Buying Power	\$278.5M	\$1.6B	\$3.9B	\$13.5B	\$3.6B
5 Yr Growth	0.3%	0.1%	1.7%	6.6%	3.1%
College Graduates	14.6%	16.1%	13.3%	16.8%	18.8%
Household					
Households	4,241	25,264	69,882	235,070	65,345
5 Yr Growth	-0.4%	-0.6%	0.9%	4.0%	2.1%
Median Household Income	\$65,658	\$64,548	\$55,812	\$57,639	\$55,356
5 Yr Forecast	\$66,138	\$64,992	\$56,228	\$59,073	\$55,896
Average Household Income	\$77,049	\$79,056	\$69,057	\$76,103	\$69,992
5 Yr Forecast	\$77,428	\$79,775	\$69,651	\$78,180	\$70,989
% High Income (>\$75K)	42%	41%	33%	36%	34%
Housing					
Median Home Value	\$154,076	\$171,050	\$155,038	\$177,522	\$147,632
Median Year Built	1981	1985	1984	1980	1984
Owner / Renter Occupied	79% / 21%	71% / 29%	63% / 37%	63% / 37%	63% / 37%



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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	4,241		25,266		69,884		65,345	
<\$25,000	581	13.70%	3,666	14.51%	11,600	16.60%	11,154	17.07%
\$25,000 - \$50,000	1,008	23.77%	5,739	22.71%	19,433	27.81%	17,972	27.50%
\$50,000 - \$75,000	884	20.84%	5,413	21.42%	15,828	22.65%	14,134	21.63%
\$75,000 - \$100,000	662	15.61%	3,252	12.87%	8,825	12.63%	8,145	12.46%
\$100,000 - \$125,000	615	14.50%	2,964	11.73%	5,737	8.21%	5,052	7.73%
\$125,000 - \$150,000	177	4.17%	1,982	7.84%	3,985	5.70%	4,266	6.53%
\$150,000 - \$200,000	186	4.39%	1,444	5.72%	2,972	4.25%	3,177	4.86%
\$200,000+	128	3.02%	806	3.19%	1,504	2.15%	1,445	2.21%
2022 Avg Household Income	\$77,049		\$79,056		\$69,057		\$69,992	
2022 Med Household Income	\$65,658		\$64,548		\$55,812		\$55,356	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$135M		\$803.2M		\$2B		\$1.6B	
Total Apparel	\$7.3M	5.37%	\$45.3M	5.64%	\$119.9M	5.89%	\$105M	6.74%
Women's Apparel	\$2.8M	2.05%	\$17.1M	2.13%	\$44M	2.16%	\$39.5M	2.54%
Men's Apparel	\$1.4M	1.04%	\$8.8M	1.09%	\$22.9M	1.13%	\$20.7M	1.33%
Girl's Apparel	\$537.6K	0.40%	\$3.5M	0.43%	\$9.6M	0.47%	\$9.5M	0.61%
Boy's Apparel	\$417.4K	0.31%	\$2.7M	0.33%	\$7.3M	0.36%	\$6.4M	0.41%
Infant Apparel	\$391.5K	0.29%	\$2.4M	0.30%	\$6.7M	0.33%	\$5.4M	0.35%
Footwear	\$1.7M	1.28%	\$10.9M	1.36%	\$29.4M	1.44%	\$23.5M	1.51%

Total Entertainment & Hobbies	\$19.4M	14.39%	\$114.4M	14.25%	\$287.6M	14.12%	\$225.5M	14.47%
Entertainment	\$2.7M	1.97%	\$15.4M	1.92%	\$39M	1.91%	\$20.7M	1.33%
Audio & Visual Equipment/Service	\$4.6M	3.40%	\$27.4M	3.42%	\$71.9M	3.53%	\$61.6M	3.95%
Reading Materials	\$196.3K	0.15%	\$1.1M	0.13%	\$2.3M	0.11%	\$3.3M	0.21%
Pets, Toys, & Hobbies	\$3.1M	2.28%	\$17.8M	2.22%	\$43M	2.11%	\$32.6M	2.09%
Personal Items	\$8.9M	6.60%	\$52.7M	6.56%	\$131.4M	6.45%	\$107.3M	6.89%

Total Food and Alcohol	\$35.4M	26.22%	\$212.9M	26.51%	\$554.8M	27.24%	\$434.8M	27.91%
Food At Home	\$19.2M	14.18%	\$114.6M	14.27%	\$304.9M	14.97%	\$249.1M	15.99%
Food Away From Home	\$14.2M	10.54%	\$86M	10.70%	\$218.8M	10.74%	\$161.4M	10.36%
Alcoholic Beverages	\$2M	1.50%	\$12.3M	1.53%	\$31.1M	1.53%	\$24.2M	1.56%

Total Household	\$21.1M	15.60%	\$125.4M	15.61%	\$311.4M	15.29%	\$207.2M	13.30%
House Maintenance & Repair	\$5.8M	4.26%	\$31M	3.86%	\$76.2M	3.74%	\$41.9M	2.69%
Household Equip & Furnishings	\$7.7M	5.73%	\$47.6M	5.92%	\$119.9M	5.89%	\$85.7M	5.50%
Household Operations	\$5.7M	4.24%	\$35.1M	4.37%	\$87.6M	4.30%	\$62.3M	4.00%
Housing Costs	\$1.8M	1.36%	\$11.8M	1.46%	\$27.7M	1.36%	\$17.4M	1.11%

All information is deemed to be correct, however Broker takes no responsibility for inaccurate information.

Andrew Gaines
Cell: 214.808.0729
andrew@gainesrealestate.com

905 E Davis
Mesquite TX 75149
www.gainesrealestate.com



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:
 - 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.

Gaines Real Estate Company	475170		
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
Andrew Gaines	631345	andrew@gainesrealestate.com	214-637-1515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date