

±2.55 ACRES ON S.H. 121



3601 William D. Tate, Grapevine, Texas 76051

PRESTON



FOR SALE



CONTACT:



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PRESENTED BY:

HENRY S. MILLER BROKERAGE, LLC

5151 Beltline Rd., 9TH FLOOR
DALLAS, TEXAS 75254
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360
TEXAS

225' Service Rd Frontage
110,000 VPD



HALL-JOHNSON RD.



PROPERTY FEATURES

LOCATION	3601 William D. Tate Grapevine, TX 76051
FRONTAGE	225' on William D. Tate/SH 121 NB Service Road
LAND AREA	±2.55 Acres (111,078 SF)
ZONING	PO (Professional Office)
PRICE	\$1,800,000.00
FEATURES	<ul style="list-style-type: none"> • Excellent Access & Visibility from SH 121 • Prominent Signage Opportunities • Traffic Counts in Excess of 110,000/Day • Improved with curbed concrete access road and parking
USES	Financial, Commercial and/or Medical Office



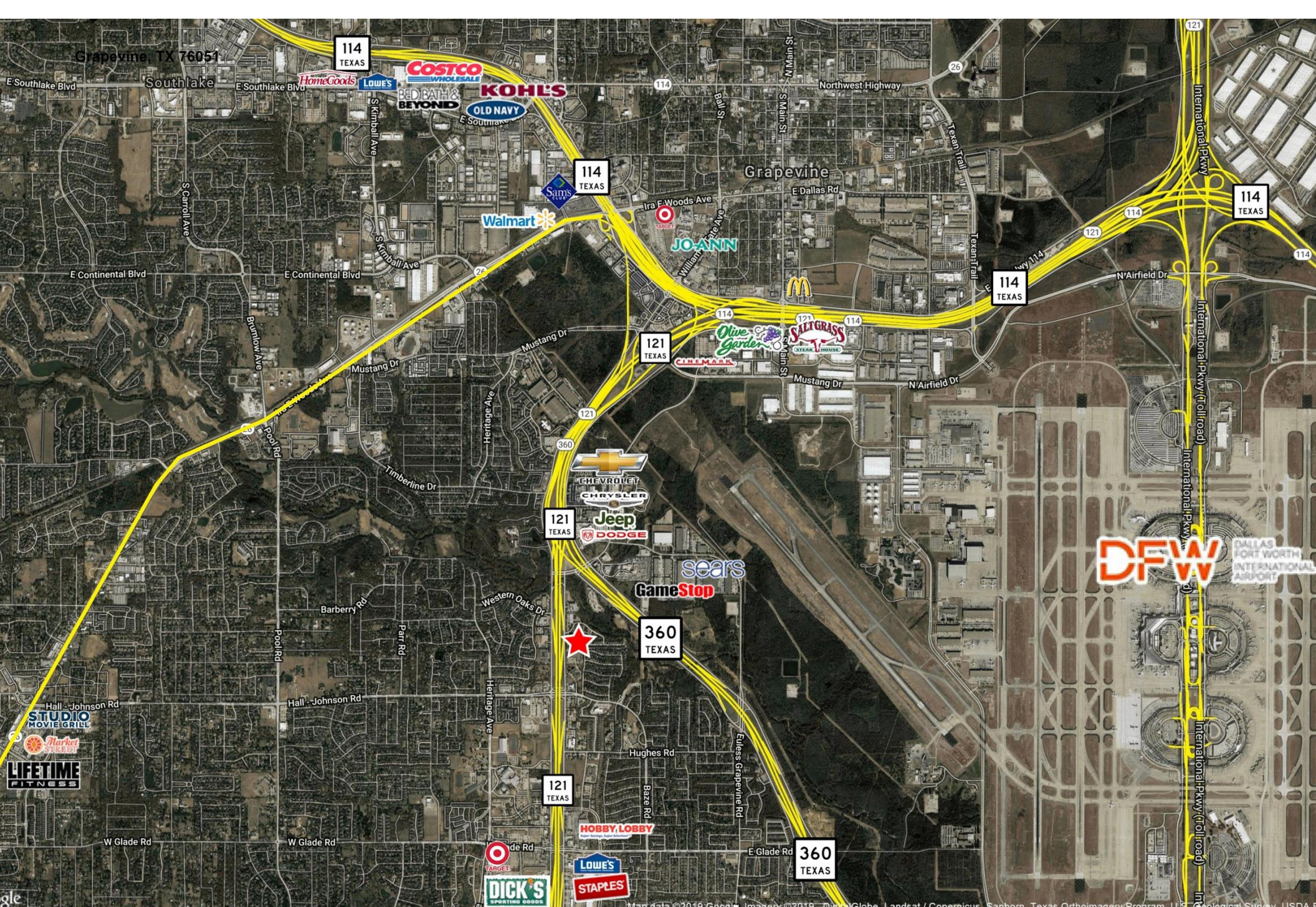
DEMOGRAPHICS 2018	1 Mile	3 Mile	5 Mile
POPULATION	7,254	62,272	178,076
HOUSEHOLDS	2,643	23,652	70,203
AVERAGE HOUSEHOLD INCOME	\$159,762	\$152,289	\$135,219
NUMBER OF BUSINESSES	469	3,443	8,849
NUMBER OF EMPLOYEES	4,760	40,080	100,028
ESTIMATED HOUSEHOLD EXPENDITURE	\$263 M	\$\$2.28 B	\$6.15 B
MEDIAN HOME VALUE	\$277,484	\$273,565	\$258,878

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

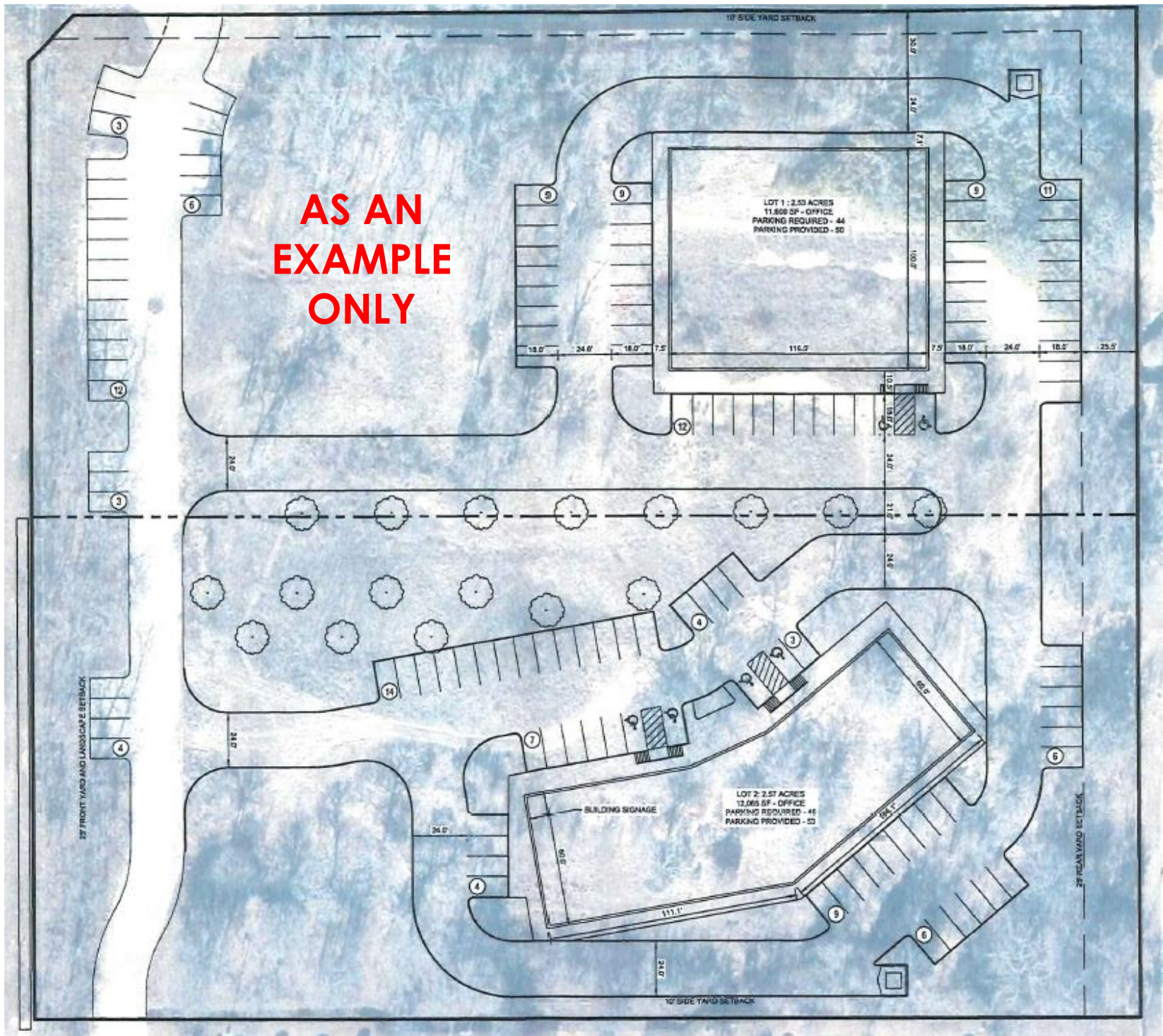
Rendering of new building on southern parcel



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WILLIAM D. TATE AVENUE
STATE HIGHWAY NO. 121
(PHEASANT ROAD)
BLOCK 1000

POINT OF BEGINNING
NAD-83 TEXAS STATE PLANE COORDINATES
E. 2366831.1985
N. 7023545.4453



AVAILABLE

SOLD

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NEW ENTERPRISES acting by and through the undersigned, its duly authorized agent, is the owner of a 5.102 acre tract of land situated in the G.M. BELL SURVEY, ABSTRACT NO. 234, in the City of Grapevine, Tarrant County, Texas and being all of that tract of land described in deed to said tract of land and recorded in Volume 13235, Page 137, Deed Records, Tarrant County, Texas, said 5.102 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the intersection of the west right-of-way line of State Highway No. 121 (w/line with right-of-way) and the south right-of-way line of Bear Run Drive (w/line with right-of-way), said point being the westernmost southeast corner of Bear Run Addition, an addition to the City of Grapevine according to the Amended Plat Plat recorded in Cabinet "A", Slide 1734, Plat Records, Tarrant County, Texas;

THENCE S00°45'32"E, along the south right-of-way line of said Bear Run Drive and the east line of said Bear Run Addition and coming at a distance of 28.14 feet a 5/8 inch iron pipe found for the southeast corner of Lot 1, Block 1, Vencor Grapevine, an addition to the City of Grapevine according to the plat recorded in Cabinet "A", Slide 3761, Plat Records, Tarrant County, Texas;

THENCE S60°02'30"E, along the westerly line of said Bear Run Addition, a distance of 431.52 feet to a 4/2 inch iron pipe found for the northeast corner of Lot 1, Block 1, Vencor Grapevine, an addition to the City of Grapevine according to the plat recorded in Cabinet "A", Slide 3761, Plat Records, Tarrant County, Texas;

THENCE N85°56'17"W, along the north line of said Lot 1, Block 1, Vencor Grapevine, a distance of 483.61 feet to a Texas Highway Department monument found for corner in the east line of said State Highway No. 121;

THENCE N02°07'04"W, along the east line of said State Highway No. 121, a distance of 442.75 feet to the POINT OF BEGINNING and containing 222,537 square feet or 5.102 acres of land.

HENCE, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NEW ENTERPRISES, acting by and through the undersigned, its duly authorized agent, does hereby certify the plat, describing the lands above described property as LOTS 1 AND 2, BLOCK 1, OAK HILLS PLAZA, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or town-owned public utilities for such particular use. The maintenance of public or the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the related use and accommodation of all public utility lines, or dealing in the same. Any City or town-owned utility shall have the full right to remove or keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way encroach or interfere with the construction, maintenance, or efficiency of its respective lines or the easements and all City or town-owned utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone.

The plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this _____ day of _____, 2001.

NEW ENTERPRISES

By _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2001.

Notary Public, State of Texas
My Commission expires _____

AVIGATION RELEASE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NEW ENTERPRISES, hereinafter called "Owner", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby release, release, waive and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the City of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "City", for the use and benefit of the public and its agencies, any and all claims, damages of any kind to persons or property that Owner may suffer by reason of the release and right of all aerial in the air space above Owner's property above the flight restriction as presently established by Ordinance No. 75-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an altitude height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and aircraft portage and of other effects that may be caused by the operation of aircraft, landing of, or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to persons or property caused by falling objects or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and aircraft portage.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and necessary in interest to said owner, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____, Texas, this _____ day of _____, 2001.

NEW ENTERPRISES

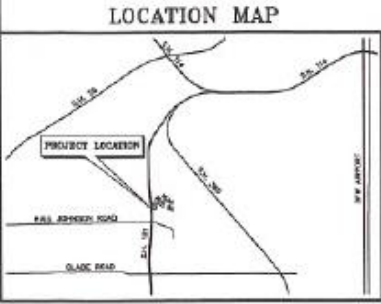
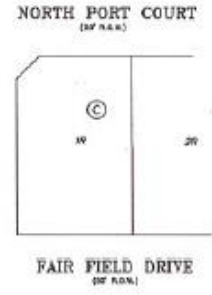
By _____

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2001.

Notary Public, State of Texas
My Commission expires _____



- GENERAL NOTES**
- EXISTING ZONING FOR THIS TRACT IS "PO".
 - PROPERTY IS SUBJECT TO ORDINANCE NO. 75-50 (REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS (AIRPORT ZONING ORD.)).
 - PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEMA F.I.R.M., COMMUNITY PANEL NUMBER 4843602318 H.
 - ALL PROPERTY CORNERS WILL BE 5/8" IRON RODS SET, OR OTHER ACCEPTED MONUMENTATION, UPON COMPLETION OF CONSTRUCTION.
 - THE BEARINGS B-K-M ON THIS PLAT ARE TRUE (ASTRONOMIC). TO OBTAIN NAD 1983 TEXAS NORTH CENTRAL STATE PLANE BEARINGS APPLY A COUNTER-CLOCKWISE CORRECTION OF 0.00046" TO THE BEARINGS SHOWN ON THE BOUNDARY. TO OBTAIN NAD 1983 TEXAS NORTH CENTRAL STATE PLANE GRID DISTANCES, APPLY A SCALE FACTOR OF 0.9999744 TO THE SURFACE DISTANCES SHOWN ON THE BOUNDARY.

A REPLAT OF
LOTS 1 & 2, BLOCK 1
OAK HILLS PLAZA

AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
AND BEING SITUATED IN THE G.M. BELL SURVEY, ABSTRACT NO. 234

MARCH 2001 2 LOTS 5.102 ACRES

OWNER/DEVELOPER NEW ENTERPRISES 1000 MAIN STREET SUITE 100 GRAPEVINE, TX 76051 (817) 481-1755	ENGINEER WELCH ENGINEERING, INC. 4109 CAGLE DRIVE SUITE 100 N. RICHLAND HILLS, TEXAS 76180 (817) 284-1175	SURVEYOR PEISER SURVEYING, INC. 1333 CORPORATE DRIVE SUITE 100 IRVING, TEXAS 75038 (972) 751-0055
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THIS PLAT FILED IN CABINET _____ SLICE _____ DATED _____ 2001

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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.

_____ 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