

SUNRIDGE II RETAIL OFFICE LAND

[DRONE VIDEO CLICK HERE](#)

**COMMERCIAL “C2” ZONING / 10.4684 ACRES / WILL SUBDIVIDE
SEC I-45 FRONTAGE & PLEASANT RUN ROAD / 78,274 VPD TRAFFIC
NEW C-STORE WITH MUTUAL ACCESS EASEMENT ACROSS SITE
IMPROVEMENTS UTILITIES AVAILABLE / DETENTION AREA ENTIRE SITE
29,721 DAYTIME POPULATION 2024 / 38,000 PROJECTED 2025
MULTIPLE NEW SF / MF DEVELOPMENTS PLANNED 2025**

[FOR MORE INFORMATION](#)

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SITE AERIAL



South Dallas Industrial Occupiers

Colliers

1	BLU-ZERO	16	PENNDROP	31	MEDLINE	46	HYUNDAI	61	Walmart	76	Trinasolar
2	BMW	17	ADESA	32	CHL	47	THREDUP	62	Ryder	77	Texas Health Resources
3	MARS	18	Biagi	33	Makita	48	INNOVATION	63	CARMAX	78	STREAM DATA SYSTEMS
4	UNFI	19	WICKHAMPTON	34	STONIS	49	FedEx	64	Walmart	79	IGPS
5	INPEX	20	Shippers Warehouse	35	CREYE CARRIERS	50	KOHLER	65	LIQ	80	AD WOODBINE
6	AMERICAN TEXTILE CO.	21	AMERICAN TEXTILE CO.	36	Shippers Warehouse	51	wayfair	66	LIQ	81	AD WOODBINE
7	AMERICAN TEXTILE CO.	22	amazon	37	Unilever	52	QUICK	67	Crate&Barrel	82	FLEX
8	amazon	23	FedEx	38	PORTACOL	53	Georgia Pacific	68	niagara	83	Post Office
9	L'OREAL	24	Georgia Pacific	39	P&G	54	Ryder	69	DSV	84	Post Office
10	DISCOUNT TIRE	25	Overseas Insurance	40	Whirlpool	55	amazon	70	amazon		
11	Industrial Tire & Battery	26	RELKO	41	Whirlpool	56	Chick-fil-A	71	amazon		
12	GENCO	27	AMERICAN OVERSEAS	42	FedEx	57	Kellogg	72	AMT Industries		
13	ConAgra	28	KNIGHT	43	MARS	58	AMT	73	carelmo		
14	FOODENHORN FOODS	29	amazon	44	icu medical	59	tricolor	74	INGERSOLL RAND		
15	vistaprint	30	ACE	45	QUAKER	60	SCHNEIDER	75	INGERSOLL RAND		

UNDER CONSTRUCTION
1 IAC
2 Alto-Pinto

MARKET DEMAND OPPORTUNITY GAP

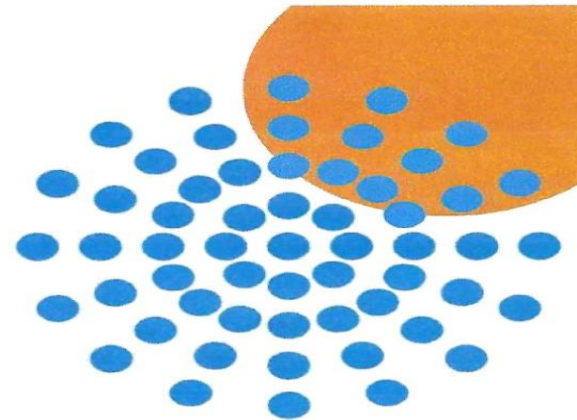
KEY OPPORTUNITY METRICS

TOTAL MARKET DEMAND:
\$1,857,509,172

OPPORTUNITY GAP:
\$1,172,992,375

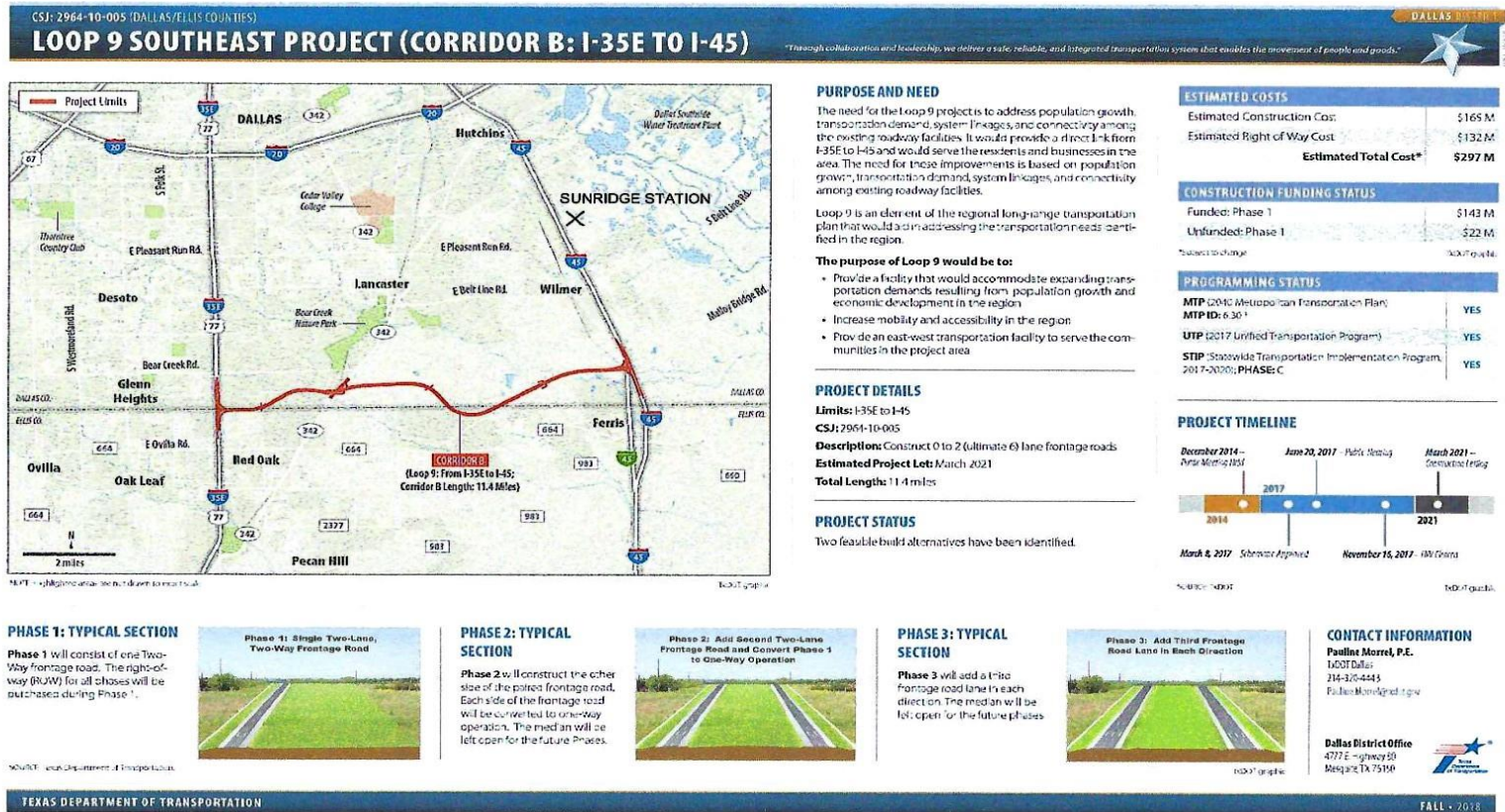
TRADE AREA:
93,806 (CURRENT)
98,096 (2028)

CONSUMER DEMAND AND SUPPLY:
GENERAL MERCHANDISE STORES: \$126,251,666
FOOD AND BEVERAGE STORES: \$101,264,211
HEALTH AND PERSONAL CARE: \$63,339,858
MISCELLANEOUS STORE RETAILERS: \$114,657,648

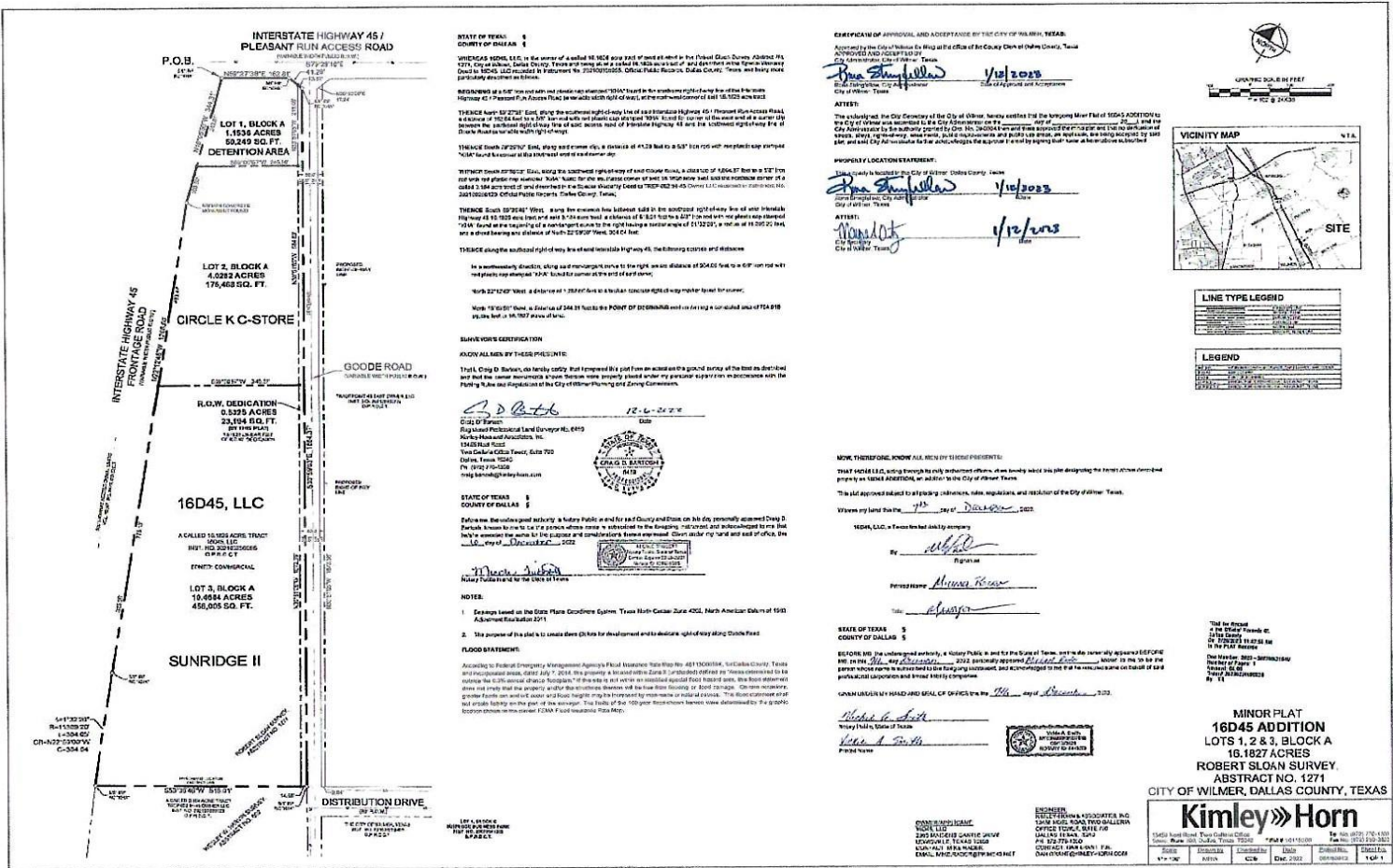


DATA PROVIDED BY RETAIL STRATEGIES

LOOP 9 FROM I-35 to I-45 OPEN



PLAT



[illegible]



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.

DFW REALTY PARTNERS LLC

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Email

Phone

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Designated Broker of Firm

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Associate

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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