BRADFORD CORFAC

10440 N. Central Expy, Suite 1150
Dallas, Texas 75231

Land

bradford.com



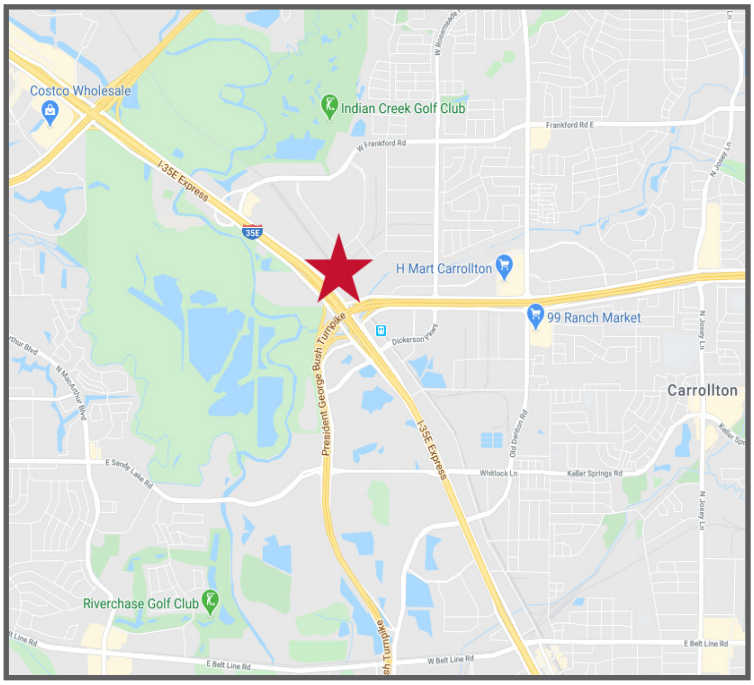
N. I-35E & PGBT INTERSECTION - LAND

FOR SALE • 1.718 ACRES

2620 N INTERSTATE 35E, CARROLLTON, TEXAS 75006

Features

- 1.718 acres available
- Utilities to the site
- Direct access to N I-35E and PGBT
- +/- 260 feet of frontage on I-35E
- Freeway (FWY) District Zoning
- Approved Uses Include:
  - Office
  - Retail
  - Restaurant
  - Medical
  - Place of Worship
- Other uses may be approved with Special Use Permit



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The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

FOR SALE

N. I-35E and PGBT Intersection
1.718 acres available
2620 N Interstate 35E, Carrollton, Texas 75006

Land

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Dining

1. Outback
2. IHOP
3. Panera Bread
4. Chick-fil-a
5. 54th Street
6. Sonic
7. Cotton Patch
8. Starbucks
9. Five Guys
10. Saltgrass
11. BJ's Brewhouse
12. Whataburger
13. LA Burger
14. Taste of Korea
15. Gen Korea BBQ House
16. 99 Ranch Market
17. La Hacienda Ranch

Hotels

1. SpringHill Suites by Marriott
2. Hilton Garden Inn
3. Holiday Inn
4. Hampton Inn
5. Courtyard by Marriott
6. Country Inn by Radisson
7. Towne Place Suites
8. Fairfield Inn
9. Courtyard by Marriott
10. One Boutique Hotel

Grocery/Big Box Retailers

1. Music City Mall
2. Costco
3. Walmart
4. Lowes
5. Vista Ridge Mall

Fitness Facilities

1. LA Fitness

12 MINUTES TO DALLAS- FORT WORTH INTERNATIONAL AIRPORT

25 MINUTES TO DALLAS CENTRAL BUSINESS DISTRICT

20 MINUTES TO FORT WORTH BUSINESS DISTRICT



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Disclosure

BRADFORD

11-2-2015

EQUAL HOUSING OPPORTUNITY

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