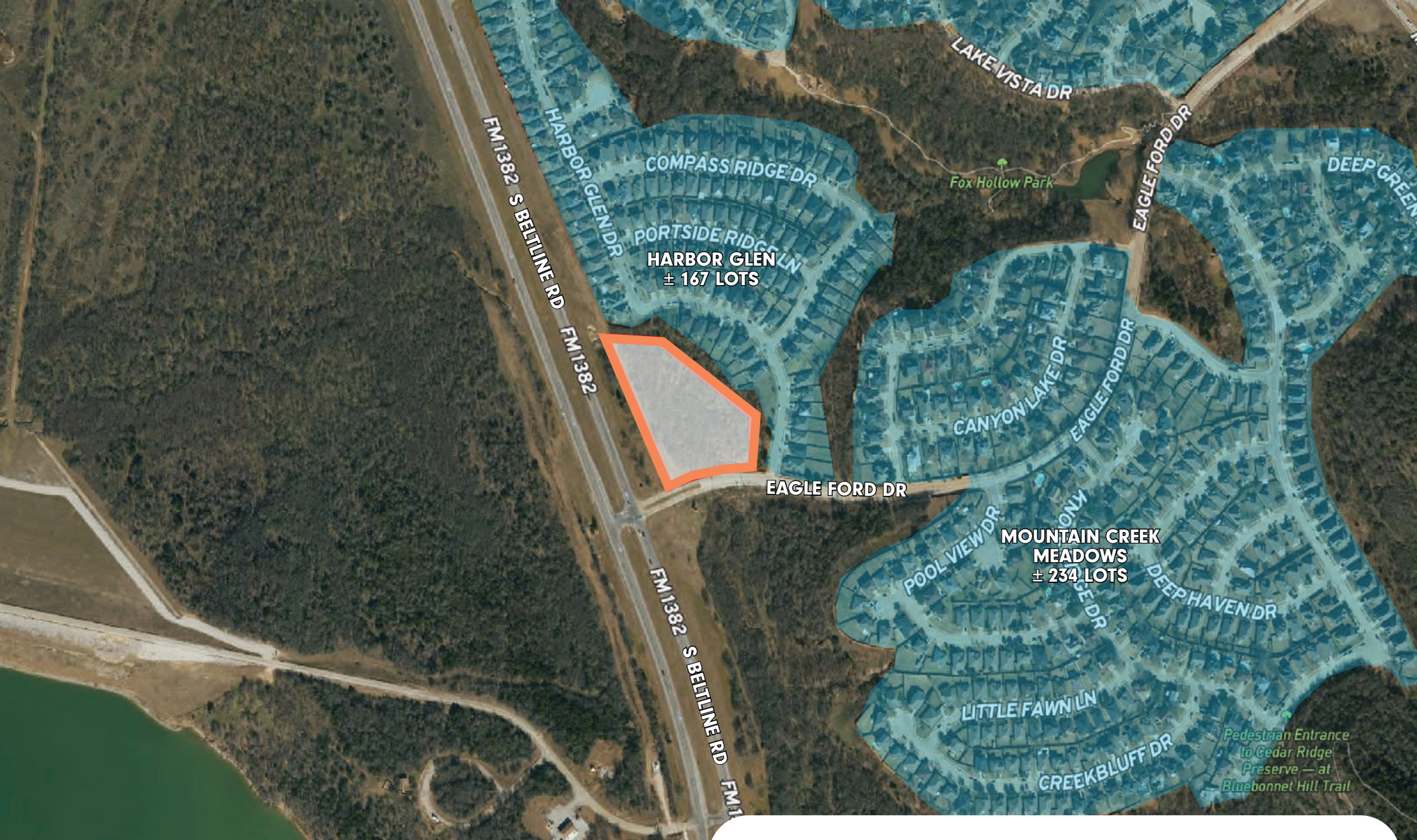




**SEC BELTLINE RD & EAGLE FORD DR
DALLAS, TX 75249**

RANGE
REALTY ADVISORS

DILLON COOK
214.416.8223
dcook@rangerealtyadvisors.com

CHRIS YOUNG
214.416.8216
cyoung@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

SEC Beltline Rd & Eagle Ford Dr
Dallas, TX 75249



ACREAGE

Gross: ± 3.9618
Net: ± 3.9618



ZONING

PD-521 (S-3 "zone")



UTILITIES

Water: To Site
Sewer: To Site



ISD

Duncanville ISD

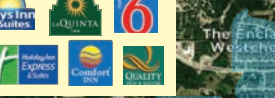
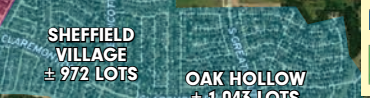
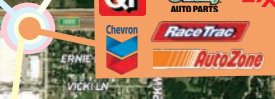
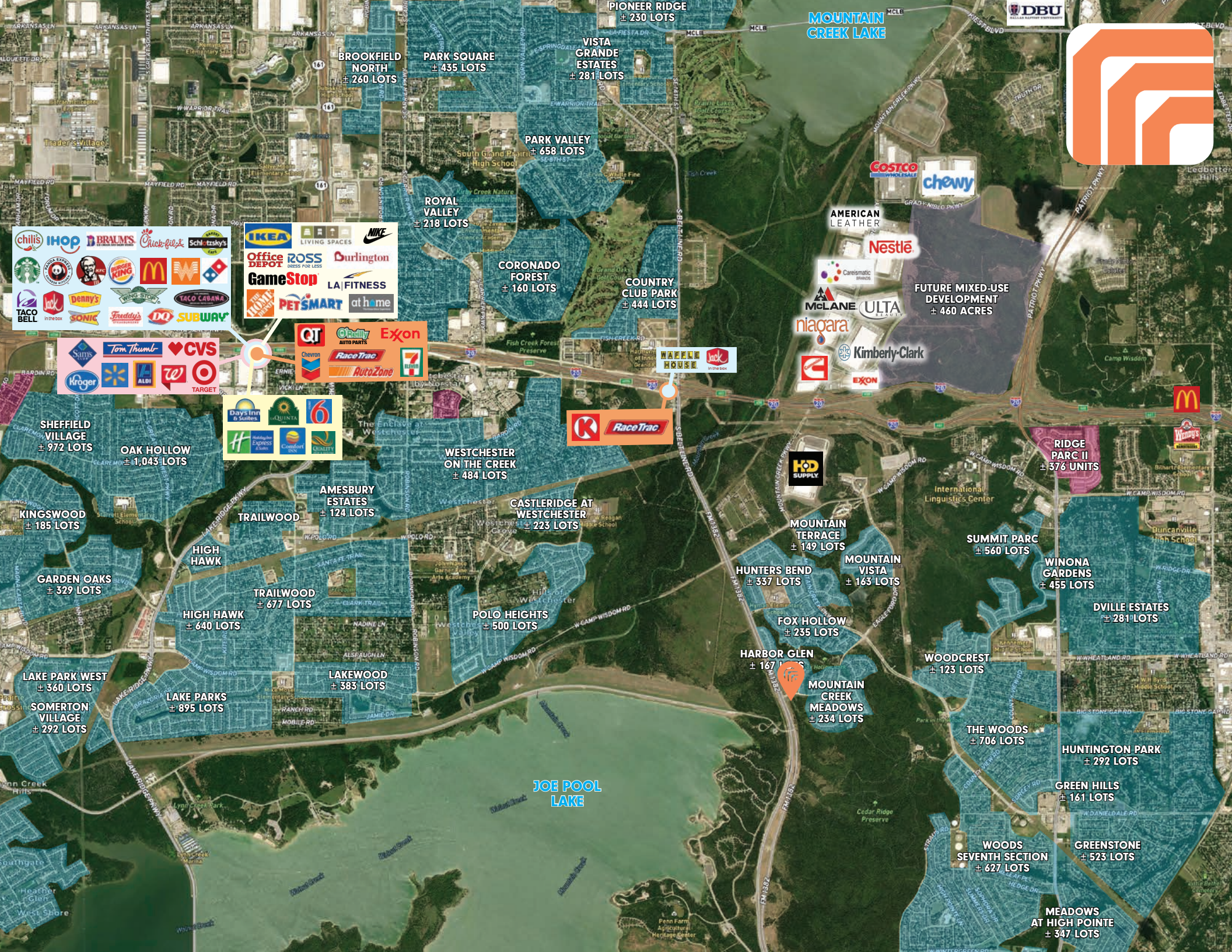


VPD

Beltline Rd: $\pm 27,113$



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BROOKFIELD NORTH
± 260 LOTS

PARK SQUARE
± 435 LOTS

PIONEER RIDGE
± 230 LOTS

VISTA GRANDE ESTATES
± 281 LOTS

ROYAL VALLEY
± 218 LOTS

CORONADO FOREST
± 160 LOTS

COUNTRY CLUB PARK
± 444 LOTS

WESTCHESTER ON THE CREEK
± 484 LOTS

AMESBURY ESTATES
± 124 LOTS

CASTLERIDGE AT WESTCHESTER
± 223 LOTS

POLO HEIGHTS
± 500 LOTS

KINGSWOOD
± 185 LOTS

GARDEN OAKS
± 329 LOTS

LAKE PARK WEST
± 360 LOTS

SOMERTON VILLAGE
± 292 LOTS

LAKE PARKS
± 895 LOTS

HIGH HAWK
± 640 LOTS

TRAILWOOD
± 677 LOTS

SHEFFIELD VILLAGE
± 972 LOTS

OAK HOLLOW
± 1,043 LOTS

MOUNTAIN TERRACE
± 149 LOTS

HUNTERS BEND
± 337 LOTS

FOX HOLLOW
± 235 LOTS

HARBOR GLEN
± 167 LOTS

MOUNTAIN CREEK MEADOWS
± 234 LOTS

SUMMIT PARC
± 560 LOTS

WINONA GARDENS
± 455 LOTS

DVILLE ESTATES
± 281 LOTS

WOODCREST
± 123 LOTS

THE WOODS
± 706 LOTS

GREEN HILLS
± 161 LOTS

GREENSTONE
± 523 LOTS

MEADOWS AT HIGH POINTE
± 347 LOTS

HUNTINGTON PARK
± 292 LOTS

JOE POOL LAKE

MOUNTAIN CREEK LAKE

MARKET OVERVIEW



SUMMARY

DALLAS HAS EXPERIENCED STRONG ECONOMIC GROWTH OVER THE PAST SEVERAL DECADES, DRIVEN BY ITS DIVERSE ECONOMY, PRO-BUSINESS POLICIES, AND FAVORABLE REGULATORY ENVIRONMENT.

DALLAS'S CENTRAL LOCATION WITHIN THE UNITED STATES MAKES IT A STRATEGIC HUB FOR COMMERCE, TRANSPORTATION, AND LOGISTICS. SITUATED IN THE HEART OF THE DALLAS-FORT WORTH METROPLEX, THE CITY BENEFITS FROM ITS PROXIMITY TO MAJOR MARKETS AND TRANSPORTATION NETWORKS, INCLUDING HIGHWAYS, RAILWAYS, AND AIRPORTS, FACILITATING TRADE AND CONNECTIVITY.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	3,793	49,095	175,957
2028 POPULATION	3,641	47,637	172,579
2023 TOTAL HOUSEHOLDS	1,199	16,368	58,031
MEDIAN HOUSE HOLDS INCOME	\$67,085	\$77,718	\$72,376
2023 TOTAL BUSINESSES	28	854	4,705
2023 TOTAL EMPLOYMENT	173	8,931	40,907



THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, 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 POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.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.

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:
 - 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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Young	565999	cyoung@rangerealtyadvisors.com	214-416-8216
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

IABS 1-0