

I-20 & Bonnie View | Dallas, Texas 76241

LOCATION:

NEQ of I-20 & Bonnie View, Dallas, Texas 75241

AVAILABILITY: ±19.85 Gross AC | ±14.4 Net AC

PROPERTY DETAILS:

- Water: 8-inch water line in Cederdale, just west of the subject property
- Sewer: 30-inch sewer main on the southeast corner of the property
- Oncor and AT&T: both have lines on Cedardale, and the I-20 ROW
- Gas: Atmos has a 4-inch line in the Cedardale ROW
- Access: The property has access on both Cedardale and the I-20 frontage road (subject to TxDot restrictions)
- Zoning: PD 761 LR
- Call for Pricing

TRAFFIC COUNTS:

I-20 / LBJ Fwy: 158,137 VPD (TXDOT 2021) Bonnie View Rd: 15,707 VPD (TXDOT 2019)

For More Information:

2022 Population

Daytime Population

Average HH Income

1 MILE

3.235

4.260

\$60.195

Brent Wicker - 972.991.1600 bwicker@wickerassociates.com

Randy Church - 972.991.1600 rchurch@wickerassociates.com

The information contained herein was obtained from sources believed reliable; however, Wicker & Associates, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

5 MILE

129,412

108,931

\$57.007



2 MILE

17,007

15,378

\$55,037

3 MILE

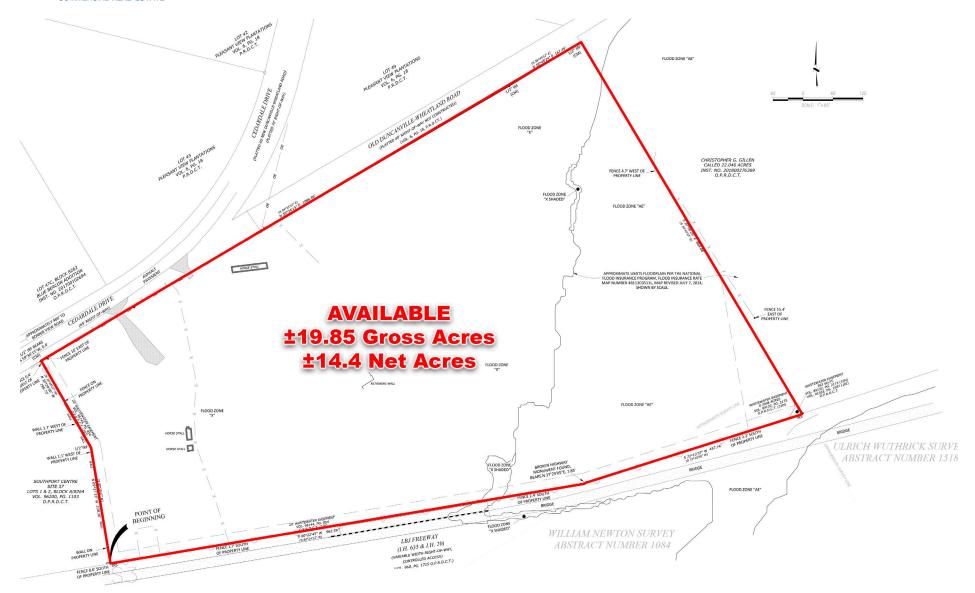
31,021

27.777

\$57,341



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Randy Church - 972.991.1600 Brent Wicker - 972.991.1600 bwicker@wickerassociates.com

rchurch@wickerassociates.com

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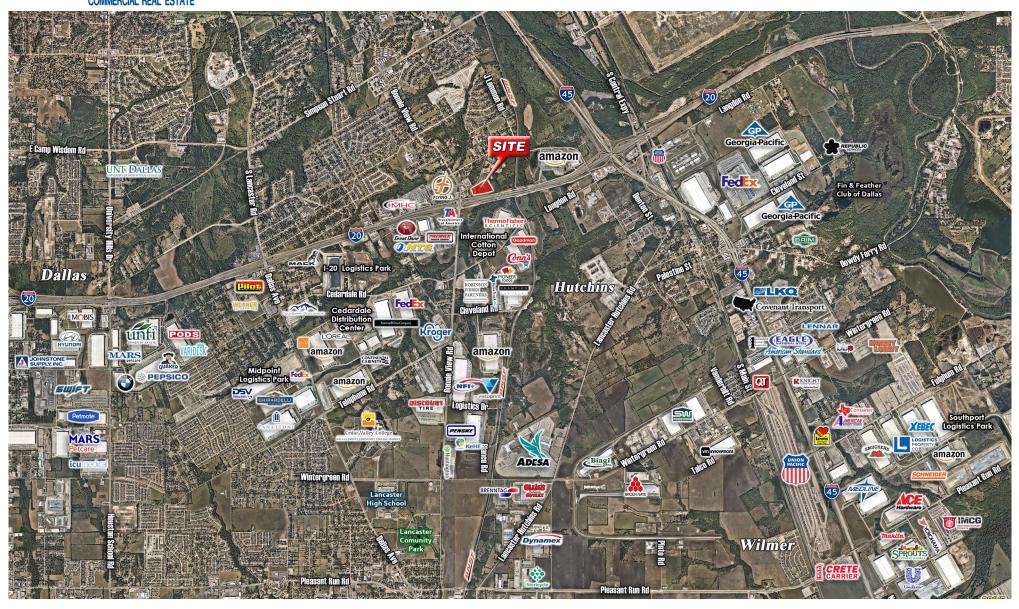
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Information About Brokerage Services

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 sale s 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 ot hers, 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 ques tions and present any off er to or counter-off er from the client; and
- Treat all par ties to a real estate transacti on 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writtng 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 du ties 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.

Wicker & Associates Inc.	318213		972-991-1600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Leon Wicker	284685	cwicker@wickerassociates.com	214-707-3998
Designated Broker of Firm	License No.	Email	Phone
Randy Church		rchurch@wickerassociates.com	214-676-0000
Licensed Supervisor of Sales Agent/ Associate Brent Wicker	License No.	Email	Phone
Brent Wicker	0302162	bwicker@wickerassociates.com	817-360-0480
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Regulated by the Texas Real Estate Commission