

4718 Lasater Rd.

Balch Springs, Texas



PROPERTY OVERVIEW

Prime .33 acre pad site, located off of I-20 Frontage Rd. The property is ideally situated in the heart of fast-growing Balch Springs, just south of Mesquite and southeast of Dallas. It's also close to three major highways, including I-635, I-20 and U.S. Highway 175 bordering the south of town.

PROPERTY HIGHLIGHTS

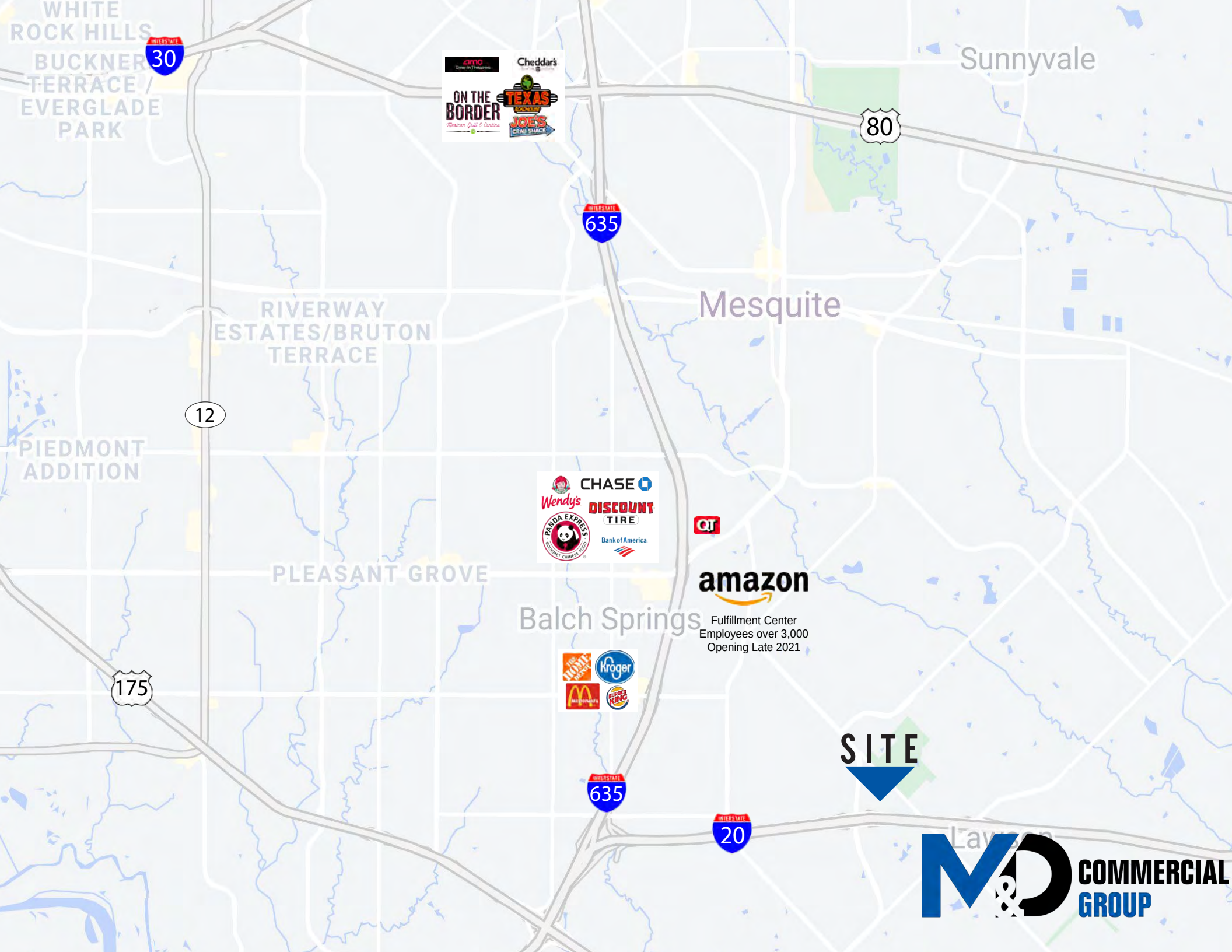
- .33 Acre Pad Site
- Off of I-20 Frontage Rd.
- Easy access to I-20 and IH 635

M&D COMMERCIAL GROUP
FOR SALE
\$250,000

4718 Lasater Rd.

Balch Springs, Texas





DEMOGRAPHIC OVERVIEW

3 MILE



Population
63,476



Households
18,142



Household Size
3.49



Avg HH Income
\$58,329



Average Age
30.3



Avg Home Value
\$184,230

5 MILE



Population
154,218



Households
44,535



Household Size
3.41



Avg HH Income
\$56,684



Average Age
31.6



Avg Home Value
\$177,419

7 MILE



Population
261,221



Households
76,670



Household Size
3.37



Avg HH Income
\$53,578



Average Age
31.3



Avg Home Value
\$172,149

MARKET OVERVIEW



Employees over 3,000

THE CITY OF

BALCH SPRINGS

GROWING COMMUNITY



MARKET OVERVIEW

The City of Balch Springs, Texas is a sea of opportunity just waiting for people and companies to jump in and explore everything it has to offer – while watching and helping it continue to evolve and prosper.

Although small, Balch Springs is anything but sleepy. This city of 26,000 is growing at a quick pace, with people migrating from all over the United States who are slowly discovering the benefits of living in suburban Texas. Benefits that include marginal cost of living increases, low home costs, low property tax, and the fact that Texas has no state tax. The rewards for people who consider moving to Balch Springs, and companies who locate there, are endless. What's not to love about easy access to interstates, close proximity to Dallas for the big city vibe, and the sheer joy of getting outside and strolling, jogging, hiking, or biking on some of the town's many trails and walking paths.

Urban. Historic. Artistic.

- 16 Miles from Downtown Dallas
- \$1.4 million pirate-themed splash pad and a skate park in works
- 188,929 Retail Trade Area Population
- 95 Acre Class A Business Park
- 14% Population Growth in the last 10 Years with an even larger influx on the way



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date