

# SEC I-20 & DUNCANVILLE RD

822 DUNCANVILLE RD | DUNCANVILLE, TX 75116

# PROPERTY DETAILS

**ADDRESS** SEC I-20 & Duncanville Rd  
Duncanville, TX 75116

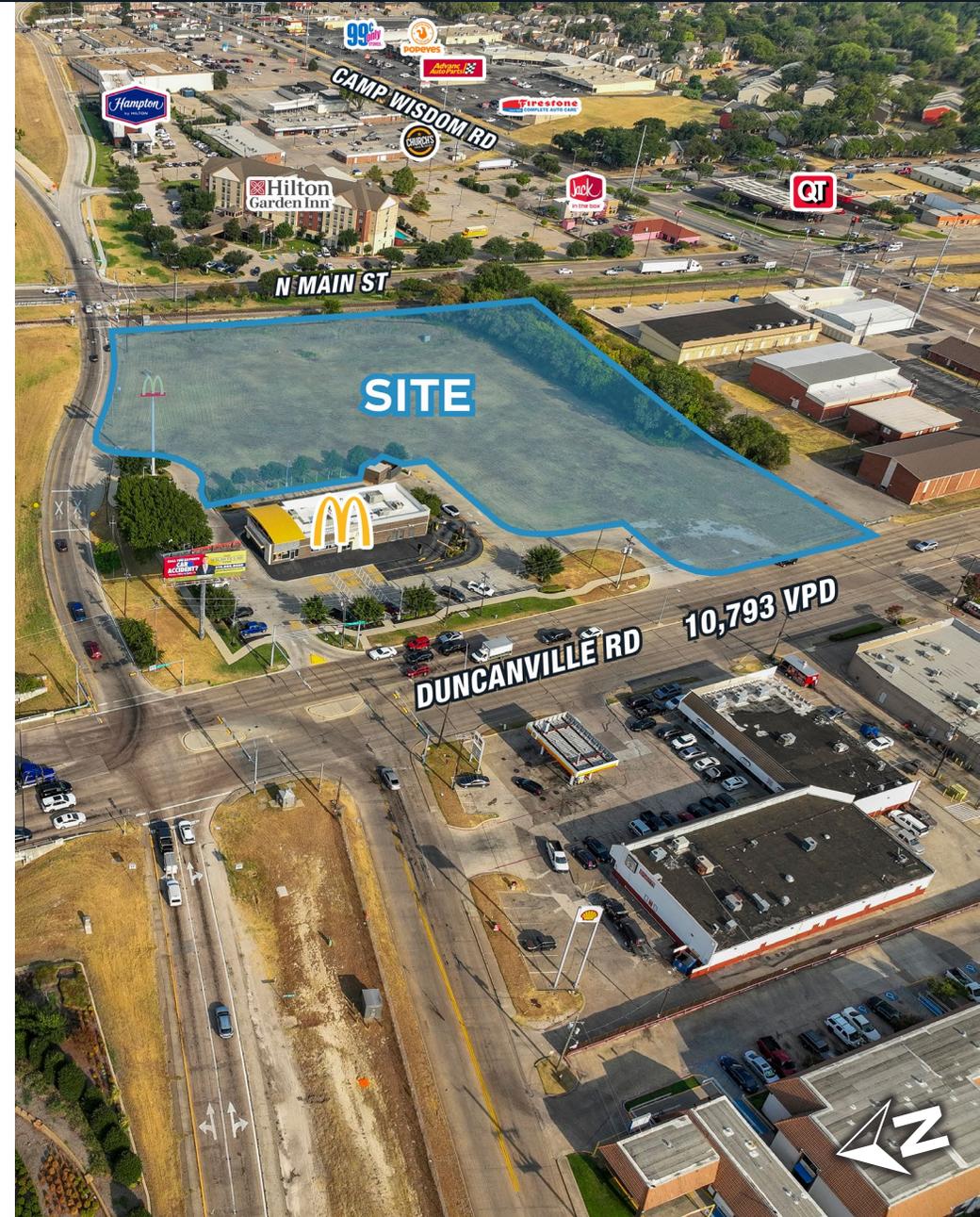
**PROPERTY TYPE** Land

**LAND SIZE** 4.07 Acres (will subdivide)

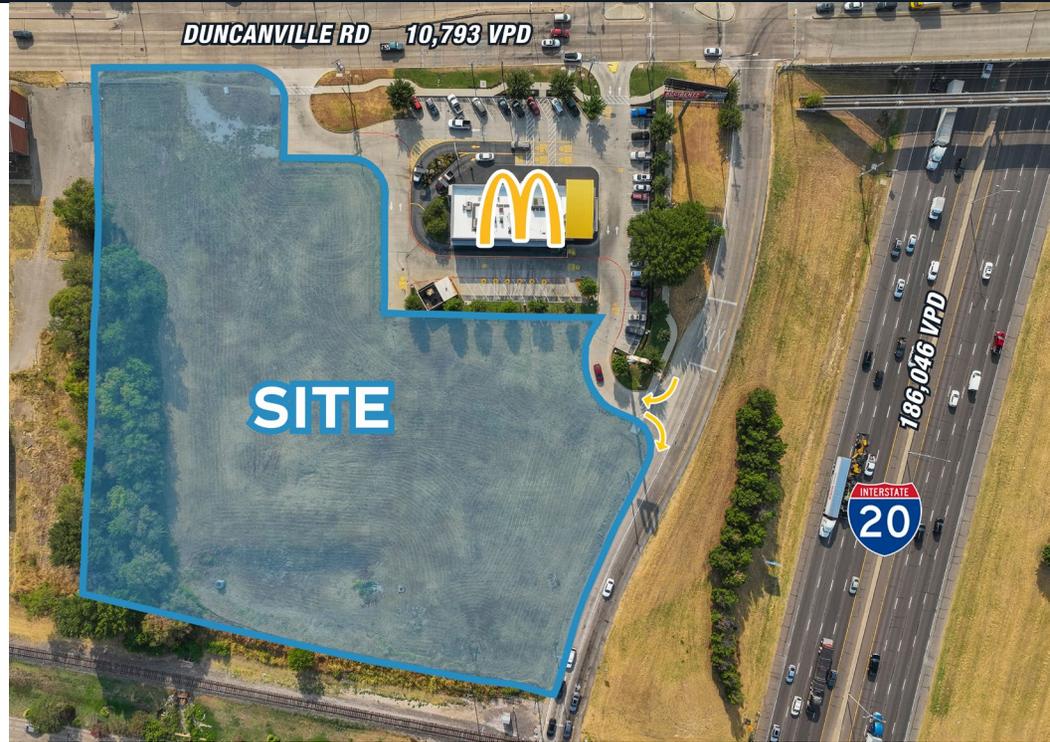
**ZONING** DD, Downtown Duncanville District

**PRICING** Contact brokers

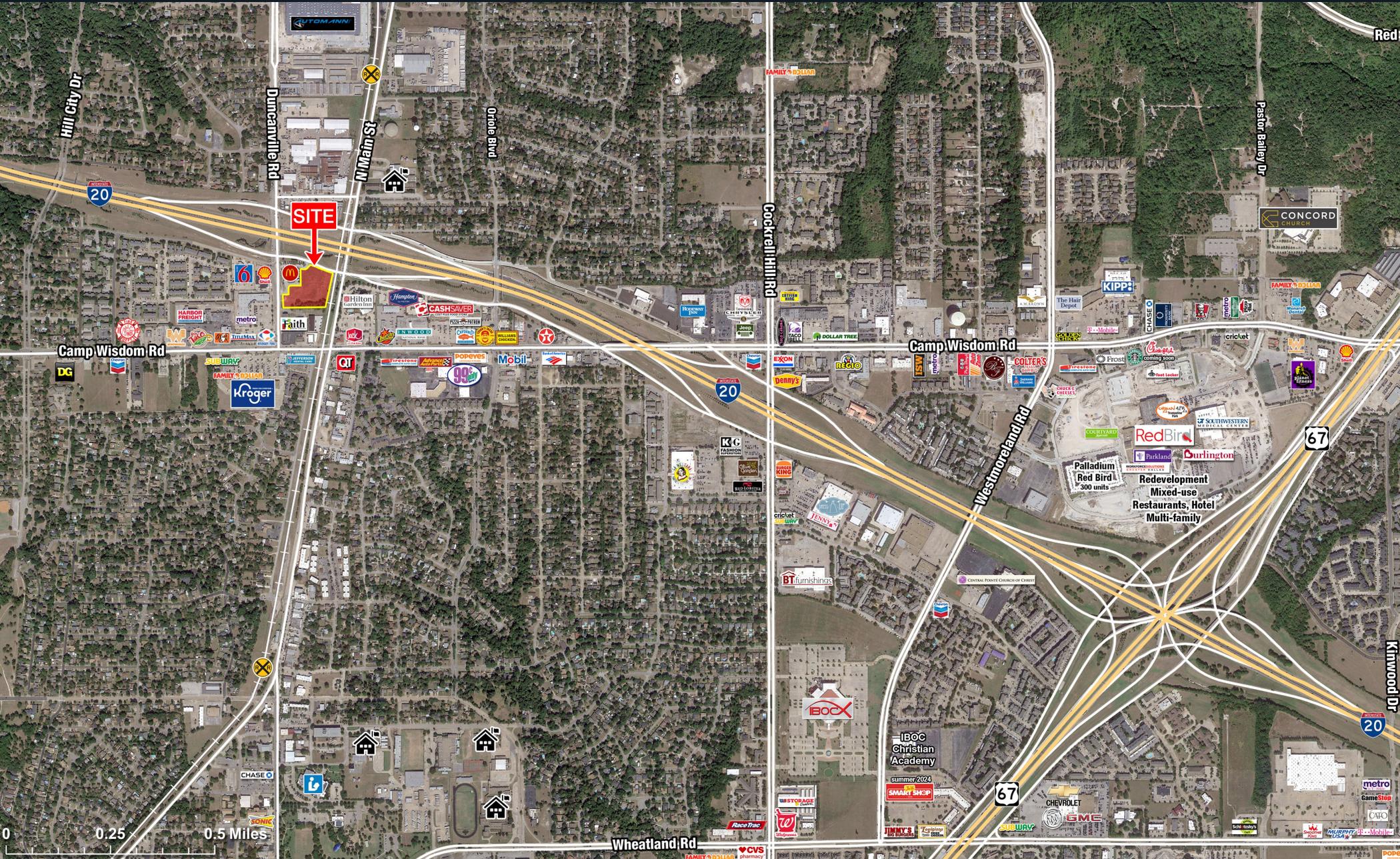
- Highway visibility with utilities to site
- About 1.5 miles from the iconic mixed-use project, The Shops at RedBird, comprising of over 720K square feet of improved infrastructure



# PROPERTY PHOTOS

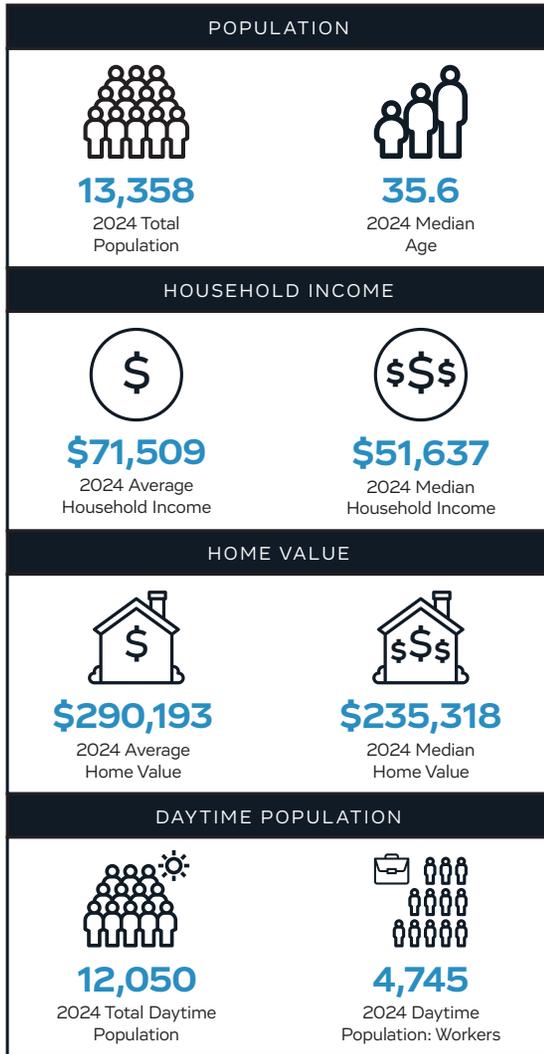


# PROPERTY AERIAL

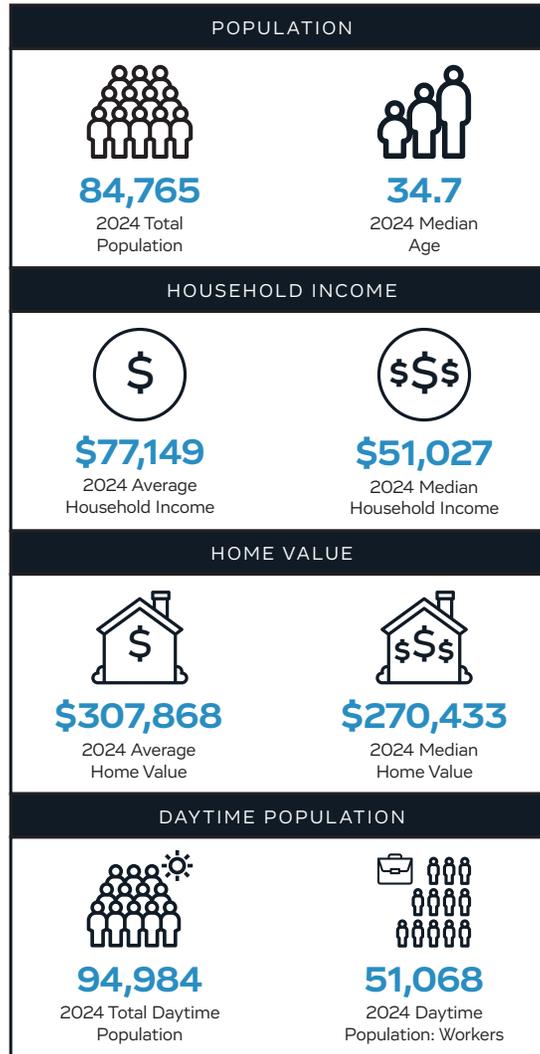


# DEMOGRAPHICS

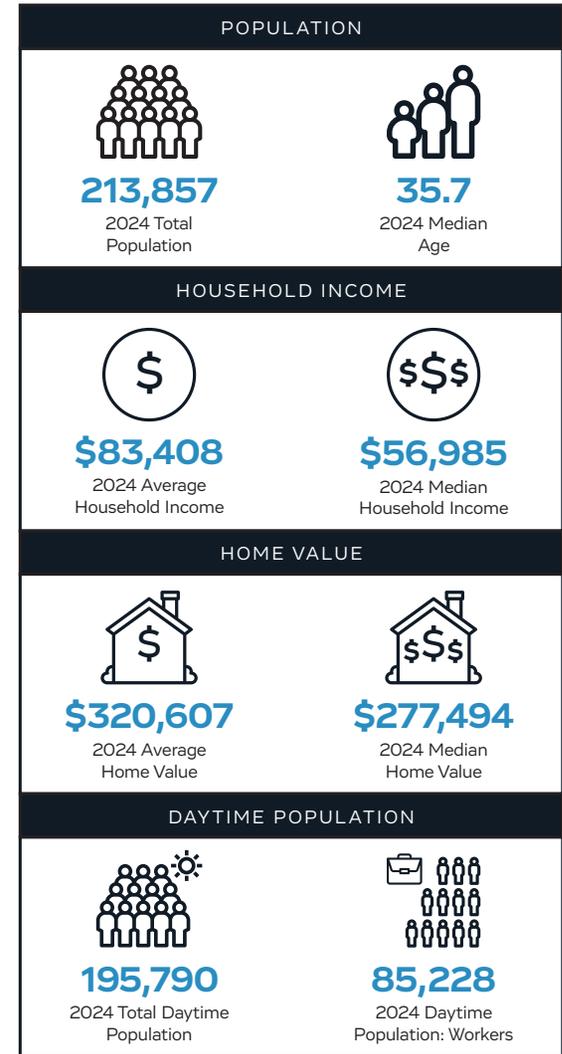
## 1 MILE



## 3 MILE



## 5 MILE



# DUNCANVILLE OVERVIEW



## DUNCANVILLE RETAIL MARKET: ACCESS, VISIBILITY AND CO-TENANCY

Duncanville offers the benefit of an established, dense residential market served by major thoroughfares. The site at the southeast corner of IH-20 and Duncanville Road is one of the market's most visible, accessible locations and offers a prime location for a variety of retail, restaurant or related users seeking a high-profile location.

The location benefits from visibility and access to the more than 186,000 vehicles per day that travel IH-20 and the approximately 11,000 vehicles daily on Duncanville Road. Traffic to the site is further boosted by an adjacent McDonald's restaurant.

Within a three-mile location of the site, the population exceeds 84,000 residents in approximately 30,000 households with an average household income of more than \$77,000. Due to the location in the midst of a strong commercial, residential and retail corridor, the daytime population within the radius is more than 94,000. Daytime population is a metric that helps determine traffic to a location throughout the day.

# DFW BY THE NUMBERS

# 1

## IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS  
MAY 2021-MAY 2022  
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS  
JULY 2020-JULY 2021

U.S. CENSUS

# 1

## IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW  
TOTALED 323,000

STORAGECAFE

# 1

## IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS  
REPORTED 233,00 NEW MULTI-FAMILY  
UNITS

STORAGECAFE

# TEXAS BY THE NUMBERS

# 1

## IN JOB GROWTH

**82,500 JOBS** IN JUNE 2022 – #1  
**779,000 JOBS** YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN POPULATION GROWTH

**310,200** BETWEEN 2020 AND 2021  
**4 MILLION** BETWEEN 2010 AND 2020

U.S. CENSUS

# 5

## BEST STATES FOR BUSINESS

CNBC

# 1

## FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500  
COMPANY HEADQUARTERS, MORE  
THAN ANY OTHER STATE

FORTUNE

# 9

## WORLD ECONOMY

TEXAS IS THE WORLD'S 9<sup>TH</sup> LARGEST  
ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

# 1

## FOR ECONOMIC GROWTH

TEXAS RANKS 1<sup>ST</sup> IN THE NATION  
IN FORECASTS FOR STRONG  
EMPLOYMENT AND INCOME GROWTH  
FOR THE NEXT 5 YEARS.

FORBES

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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 on 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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date