

# FAST FOOD PAD

**Join 7-ELEVEN**



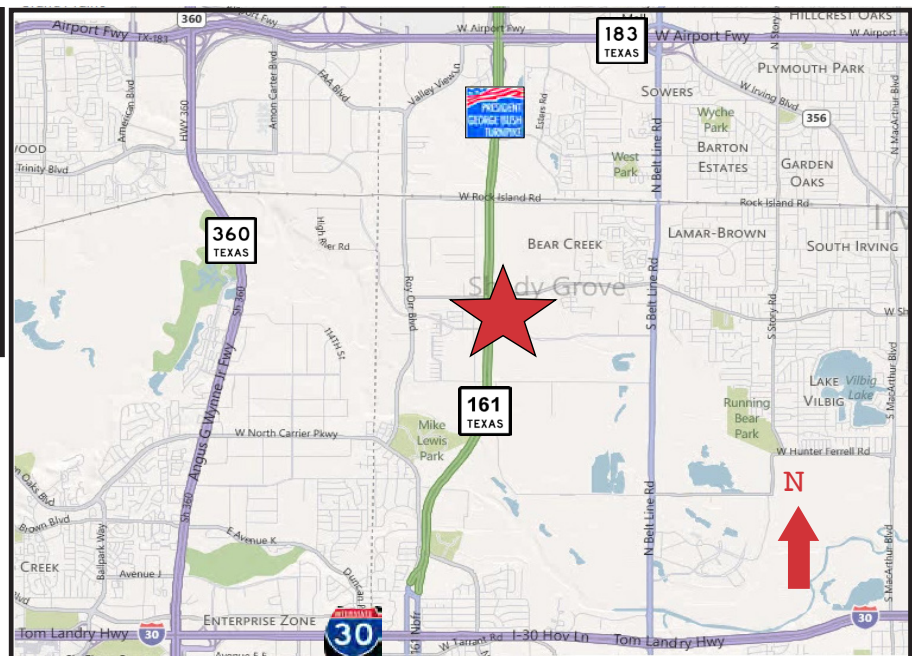
**AT THEIR NEW PROTOTYPE TRUCK AND AUTO  
GAS CONVENIENCE CENTER**

**Extremely Busy Intersection  
Solid Traffic Throughout the Day  
Only corner at intersection available for food  
Own the market!**



**Phone**

**214-202-1961**

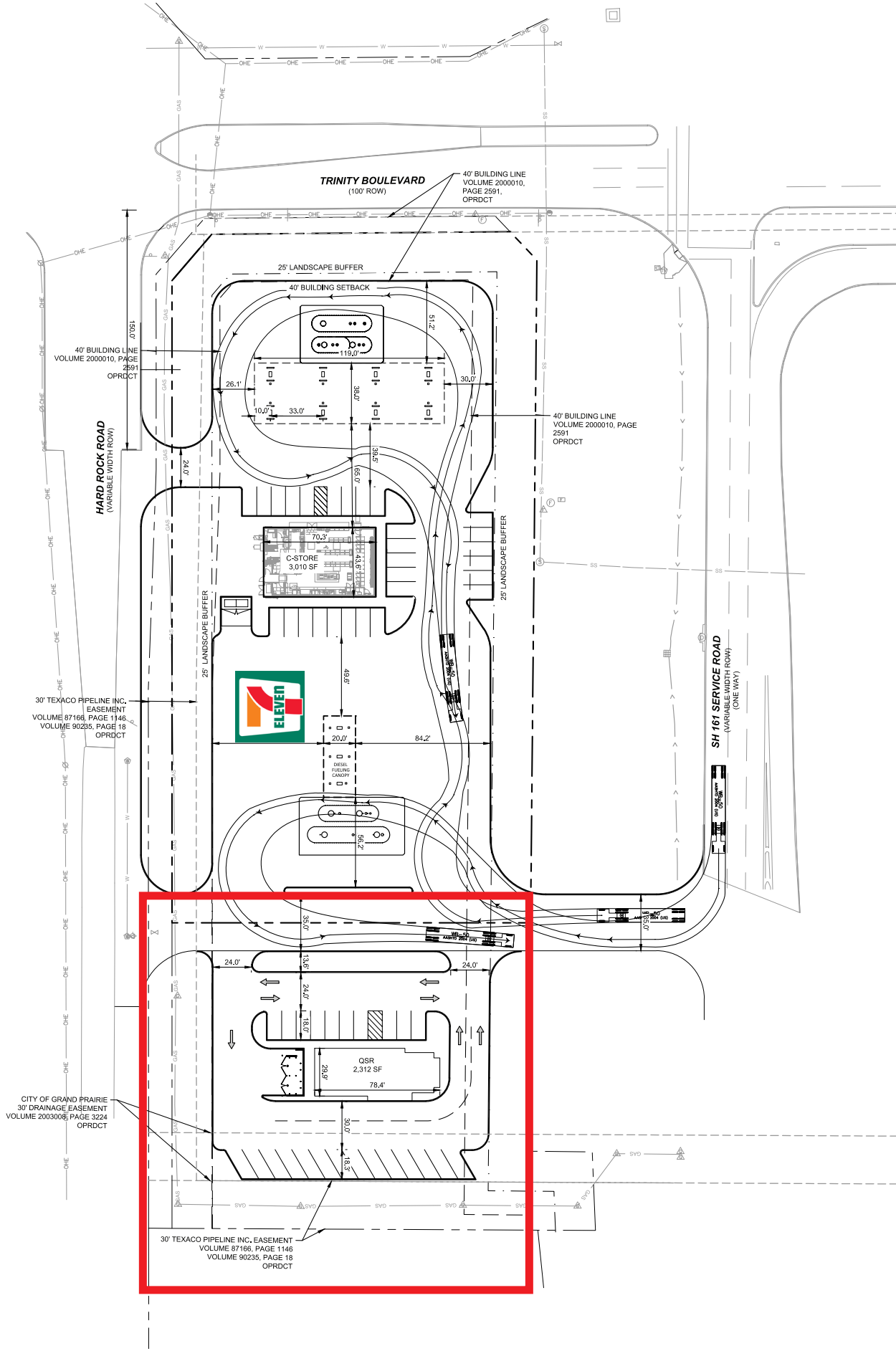




Commercial Real Estate Brokerage

# SH 161 at Trinity Blvd - Grand Prairie, Texas

## 7 - Eleven Development Plan



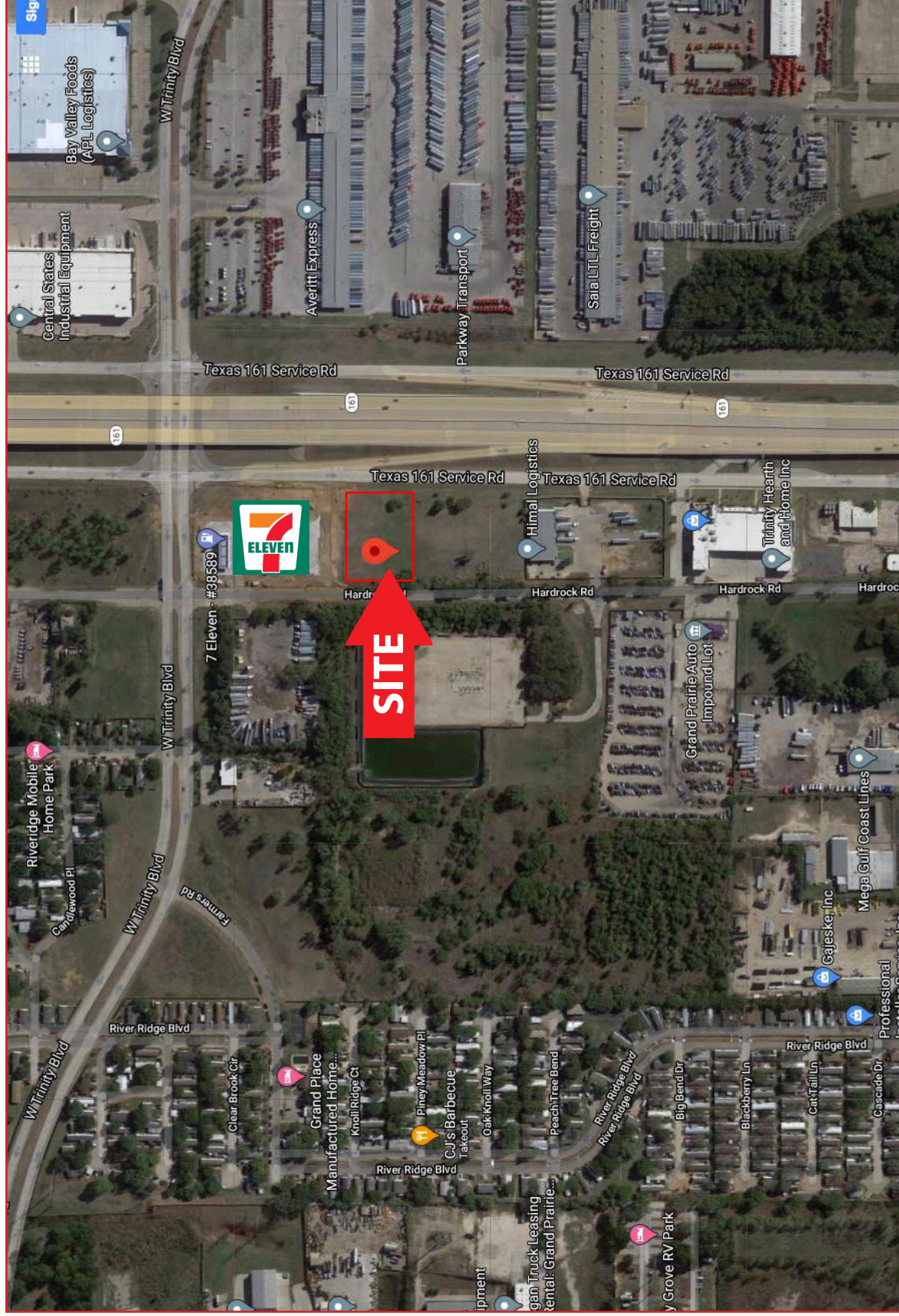




Commercial Real Estate Brokerage

# SH 161 at Trinity Blvd - Grand Prairie, Texas

## Detail of Intersection







**HARD ROCK RD.**

**TRINITY BLVD.**

**S.H. 161**

**SITE PLAN**

**north**

VARIABLE WIDTH  
SLOPE, & UTILITIES  
VOLUME 90108, PG. 1

GP SIGN

IRACTYB TEXACO PIPELINE EASEMENT

NO SIGN

7-11 Site  
±2.238 ac

30' WIDE EASEMENT FOR TEXACO PIPELINE, INC

486.82

Pad Site 2  
±1.18 ac  
2300 sq GLA  
park provided = 24  
(10.4 / 1000)

30' DRAINAGE EASEMENT

30' WIDE EASEMENT FOR TEXACO PIPELINE, INC

Graphic Scale 1" = 60'

0' 30' 60' 120'

drawn date  
KO 12-2-22

**HODGES**  
Architecture

architecture planning

13642 Omega Dallas, Texas 75244-4514  
phone 972 387-1000 fax 972 960-1129

PROPOSED TENANT NAMES SHOWN

All Curb Cuts On Hard Rock Rd and SH 161 Are Completed





**HARD ROCK RD.**

**TRINITY BLVD.**

**7-11 Site**  
±2.238 ac

**Pad Site 2**  
±1.18 ac  
3000 sq ft GLA  
park provided = 31  
(10.3 / 1000)

**30' WIRE EASEMENT FOR TEXACO PIPELINE, INC.**

**30' DRAINAGE EASEMENT**

**30' WIDE EASEMENT FOR TEXACO PIPELINE, INC.**

**SITE PLAN**

**S.H. 161**

**GP SIGN**

**IRACT 1B TEXACO PIPELINE EASEMENT**

**477.60' KICK OF PIPELINE**

**486.82'**

**486.93'**

**0' 30' 60' 120'**

**GRAPHIC SCALE 1" = 60'**

**VARIABLE WIDTH SLOPE, & UTILITIES**

**90108, PO**

**north**

drawn date  
KO 12-2-22

All Curb Cuts On Hard Rock Rd and SH 161 Are Completed





**HARD ROCK RD.**

**TRINITY BLVD.**

**7-11 Site**  
±2.38 ac

**Pad Site 2**  
±1.18 ac  
6,500 sf GLA  
park provided = 51  
(7.8 / 1000)

**30' WIDE EASEMENT FOR TEXACO PIPELINE, INC.**

**30' DRAINAGE EASEMENT**

**30' WIDE EASEMENT FOR TEXACO PIPELINE, INC.**

**SITE PLAN**

**S.H. 161**

**north**

**GRAPHIC SCALE**  
0' 30' 60' 120'  
Graphic Scale 1" = 60'

**VARIABLE WIDTH SLOPE, & UTILITIES**  
VDOT 90108, PG. 1

drawn KO date 12-2-22

All Curb Cuts On Hard Rock Rd and SH 161 Are Completed

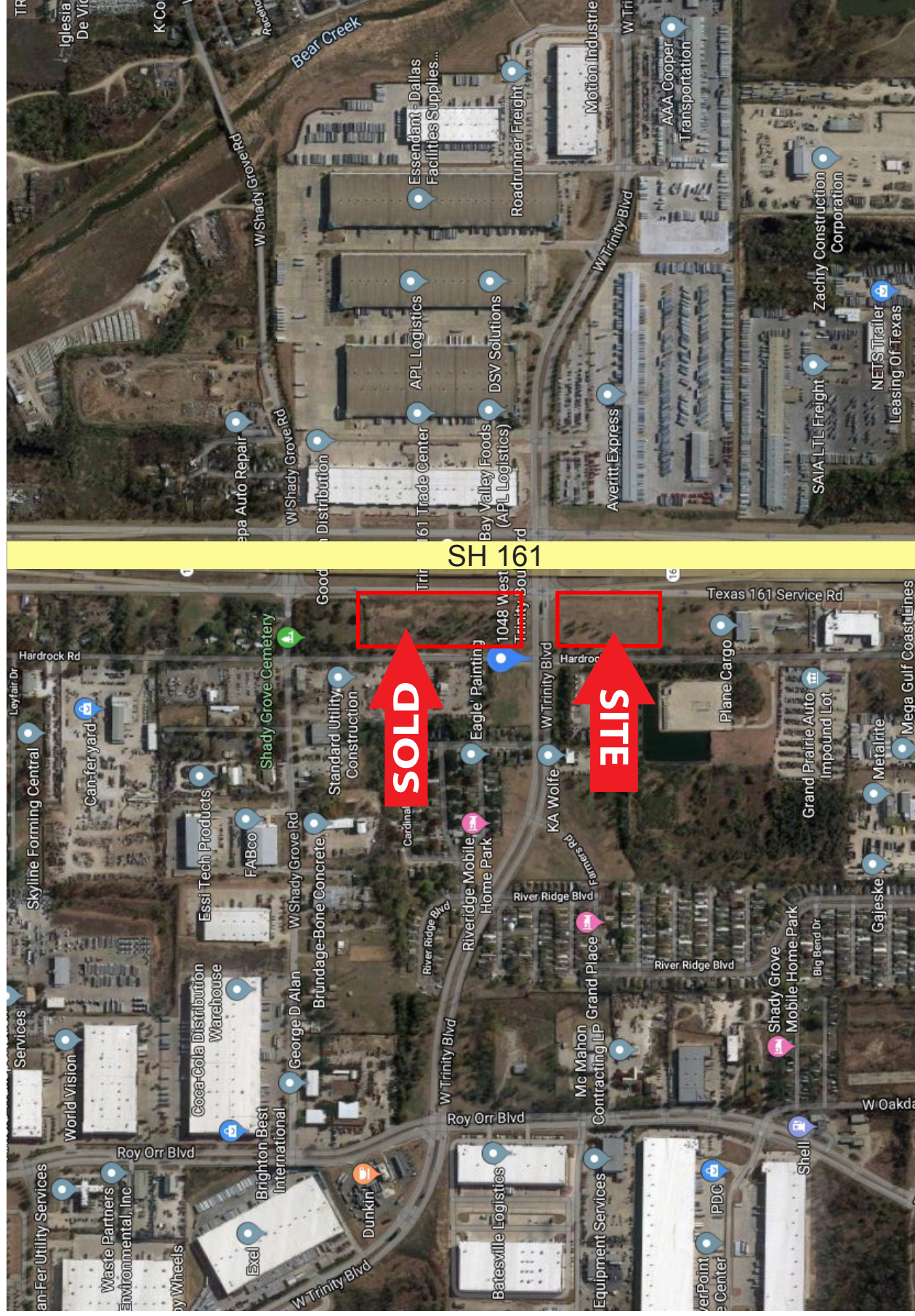




# SH 161 at Trinity Blvd - Grand Prairie, Texas

## Aerial Map of Site & Area Development

## Commercial Real Estate Brokerage



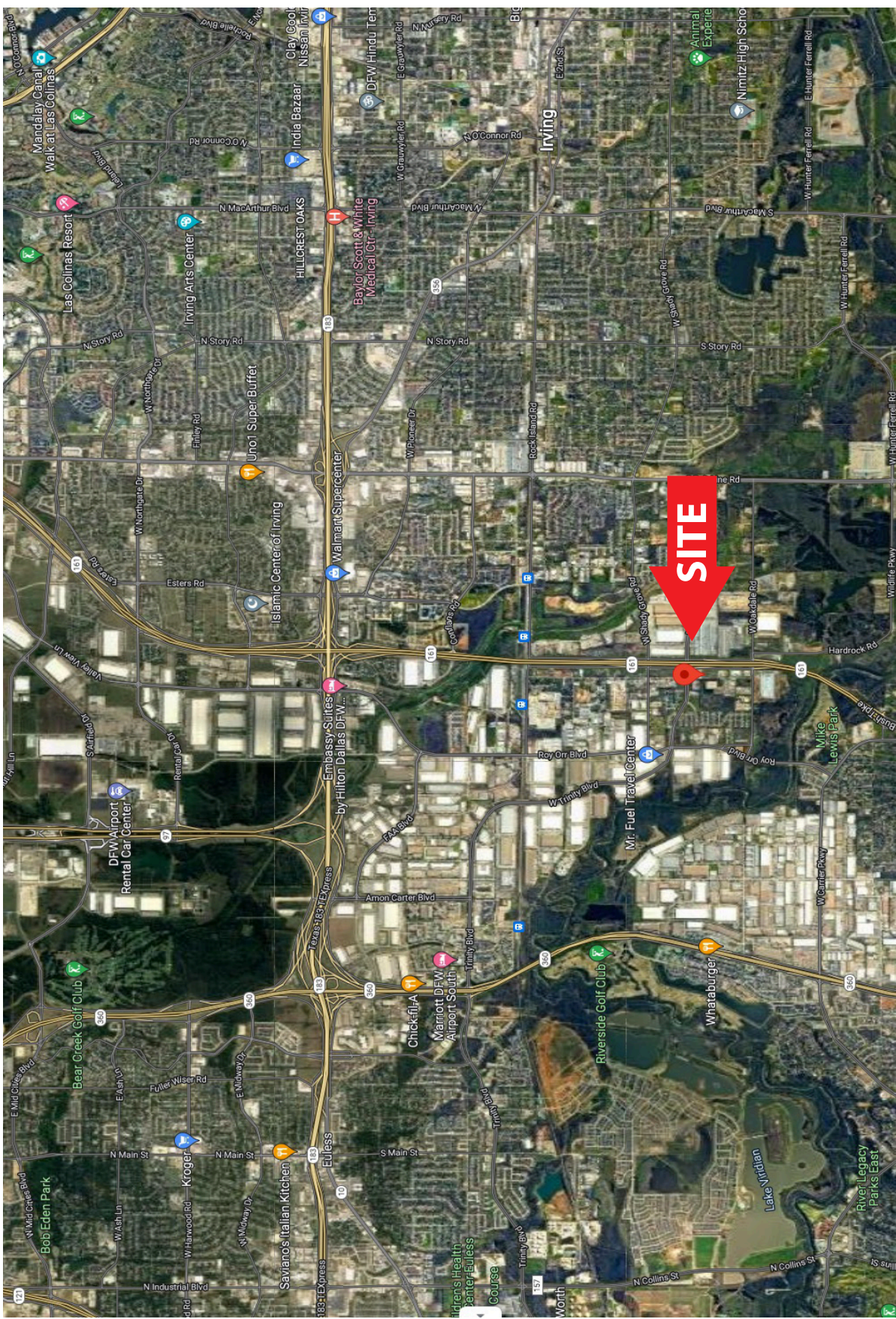




Commercial Real Estate Brokerage

# SH 161 at Trinity Blvd - Grand Prairie, Texas

## Aerial Map of Site & Area Development







# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

William R Martinelli	0381328	b.martinelli@sbcglobal.net	214-202-1961
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