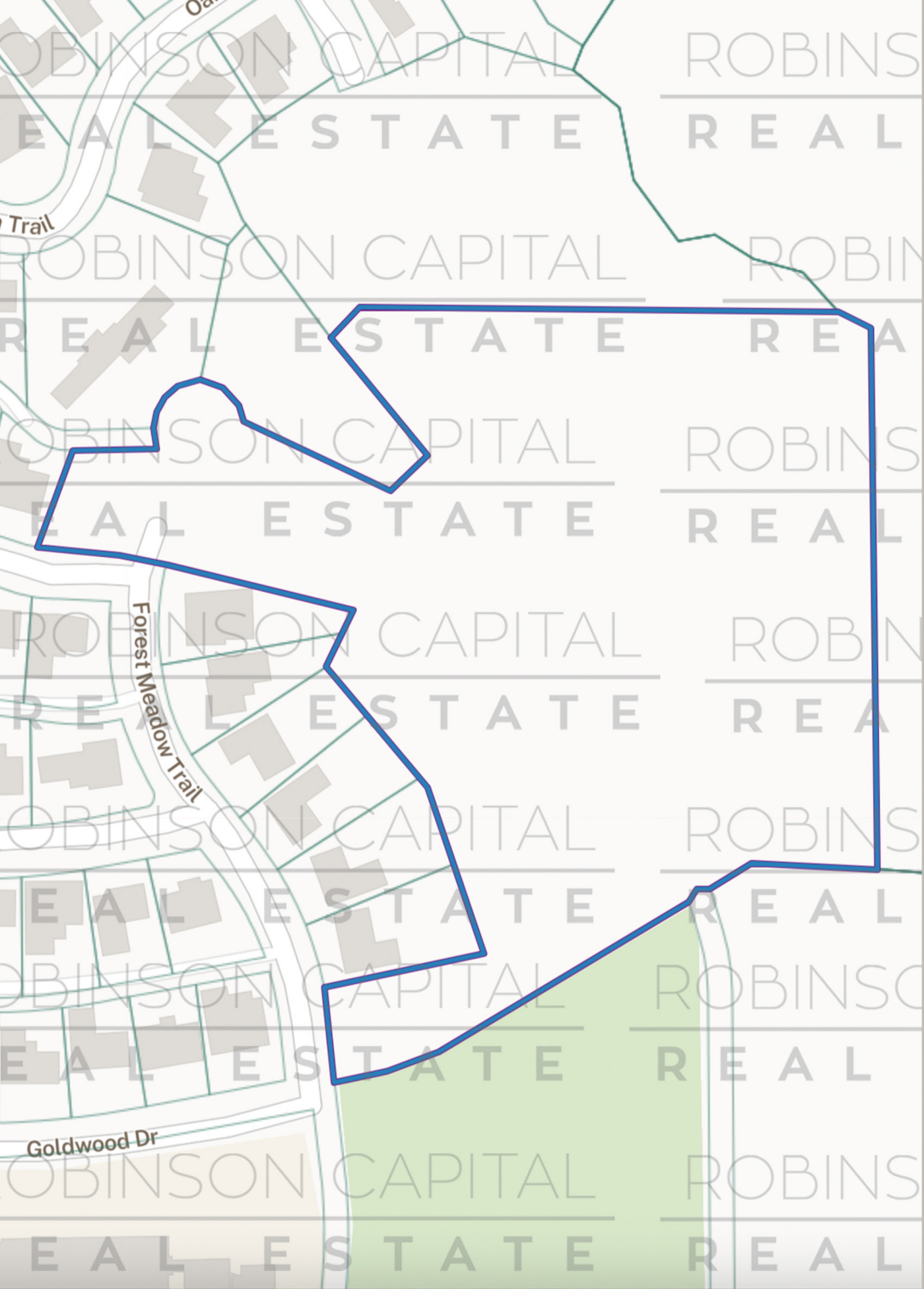




ROBINSON CAPITAL
REAL ESTATE

1801 Robin Green Lane Dallas, TX 75232 | Acres +/- 8.52

AIMEE ROBINSON
Aimee@Robinsoncapitalre.com
214 663 5100



PROPERTY INFORMATION



SIZE:
± 8.52 AC



TRAFFIC COUNTS:
IH-20: 172,967 VPD
SH-67: 103,504 VPD



ZONING:
TH-2 (A)



UTILITIES:
Water And Sewer Lines

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	12,336	39,357	90,656
% Proj Growth 2023 - 2028	0.38%	0.21%	0.02%
2023 Average HH Income	\$51,226	\$63,392	\$67,463
2023 Median HH Income	\$33,153	\$41,751	\$46,854



Certificate of Occupancy

City of Dallas

Address: 1801 ROBINGREEN LN 75232

Issued: 06/06/2022

Owner:

DBA:

Land Use: (8110) CROP PRODUCTION

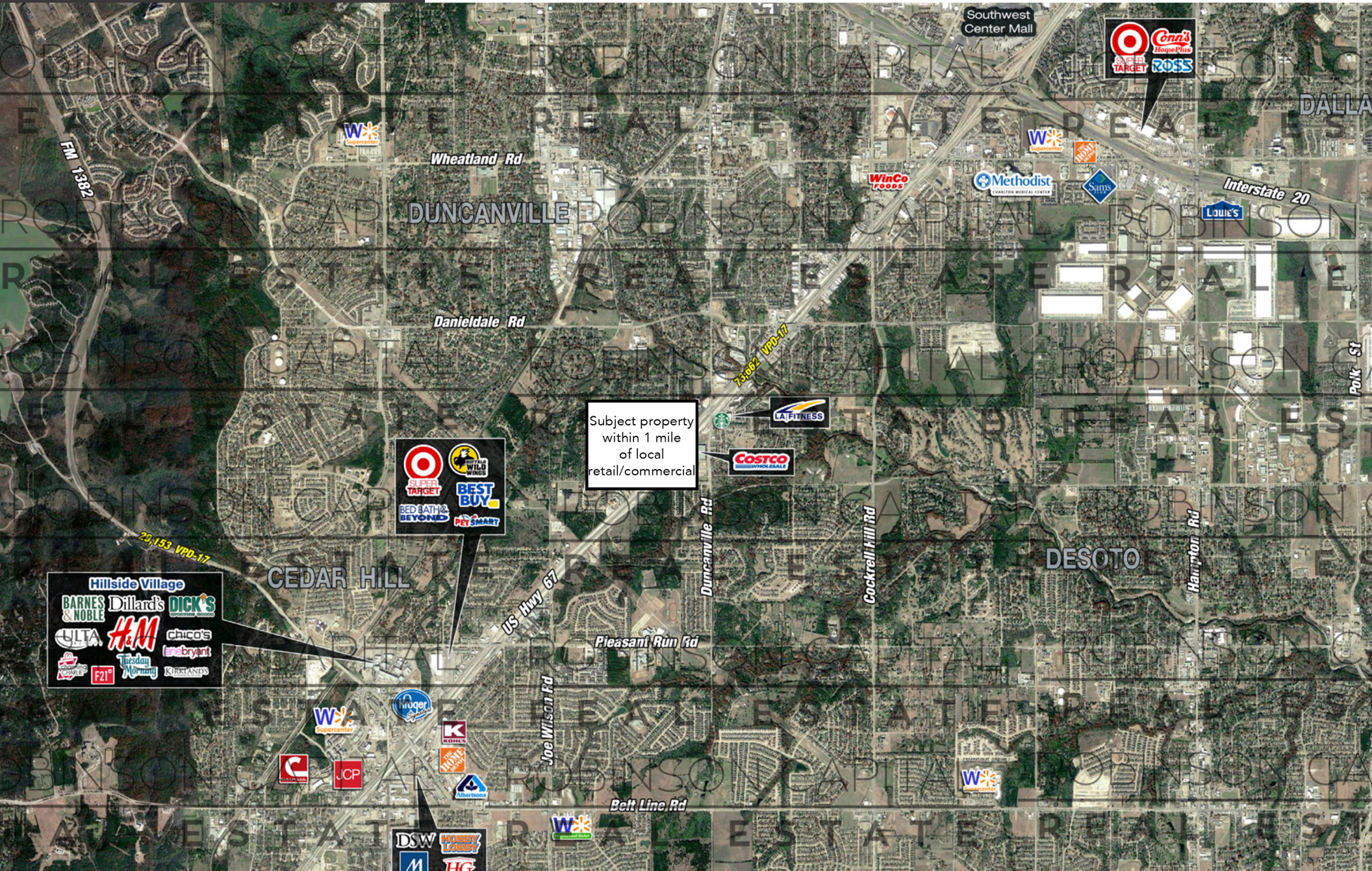
Occupied Portion:

C.O.#: 2206031160

Lot:	4	Block:	7569	Zoning:	R-7.5(A),TH-2(A)	PDD:	SUP:
Historic Dist:		Consrv Dist:		Pro Park:		Req Park:	Park Agrmt: N
Dwlg Units:		Stories:		Occ Code:		Lot Area:	348479
Type Const:	UNK	Sprinkler:		Occ Load:		Alcohol:	N
						Total Area:	348480
						Dance Floor:	N

David Session, Building Official

This certificate shall be displayed on the above premise at all times.



Subject property
within 1 mile
of local
retail/commercial

Hillside Village

- BARNES & NOBLE
- Dillard's
- DICK'S
- ULTA
- H&M
- chico's
- Walmart
- Tuesday Morning
- KIRKLAND'S
- F21

- Target
- Best Buy
- Bed Bath & Beyond
- PetSmart



PALLADIUM REDBIRD

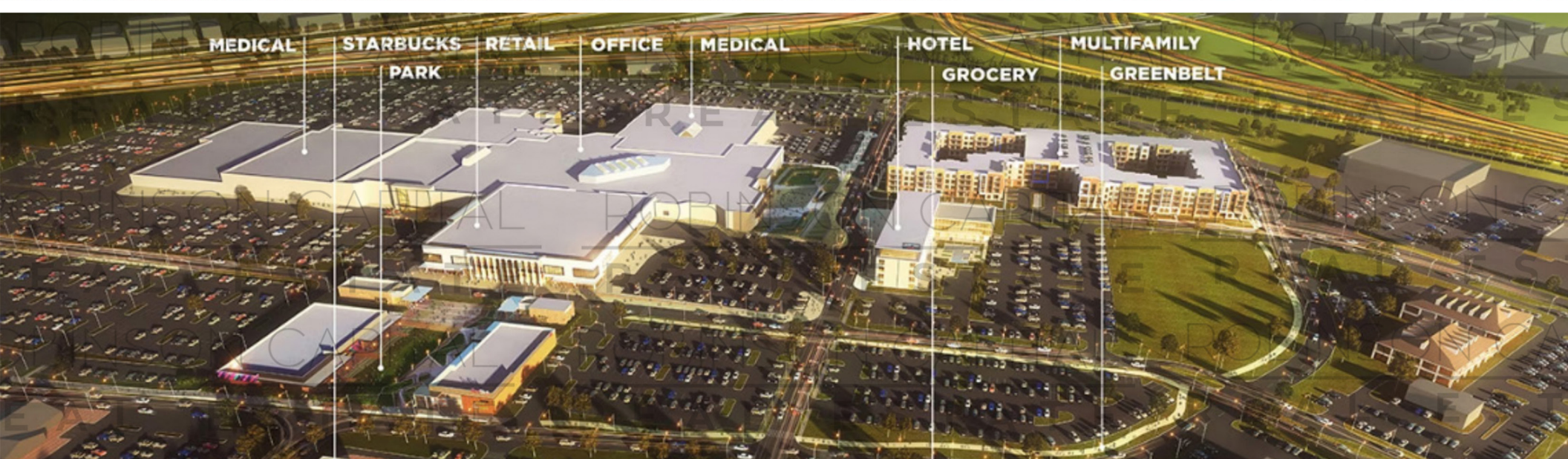


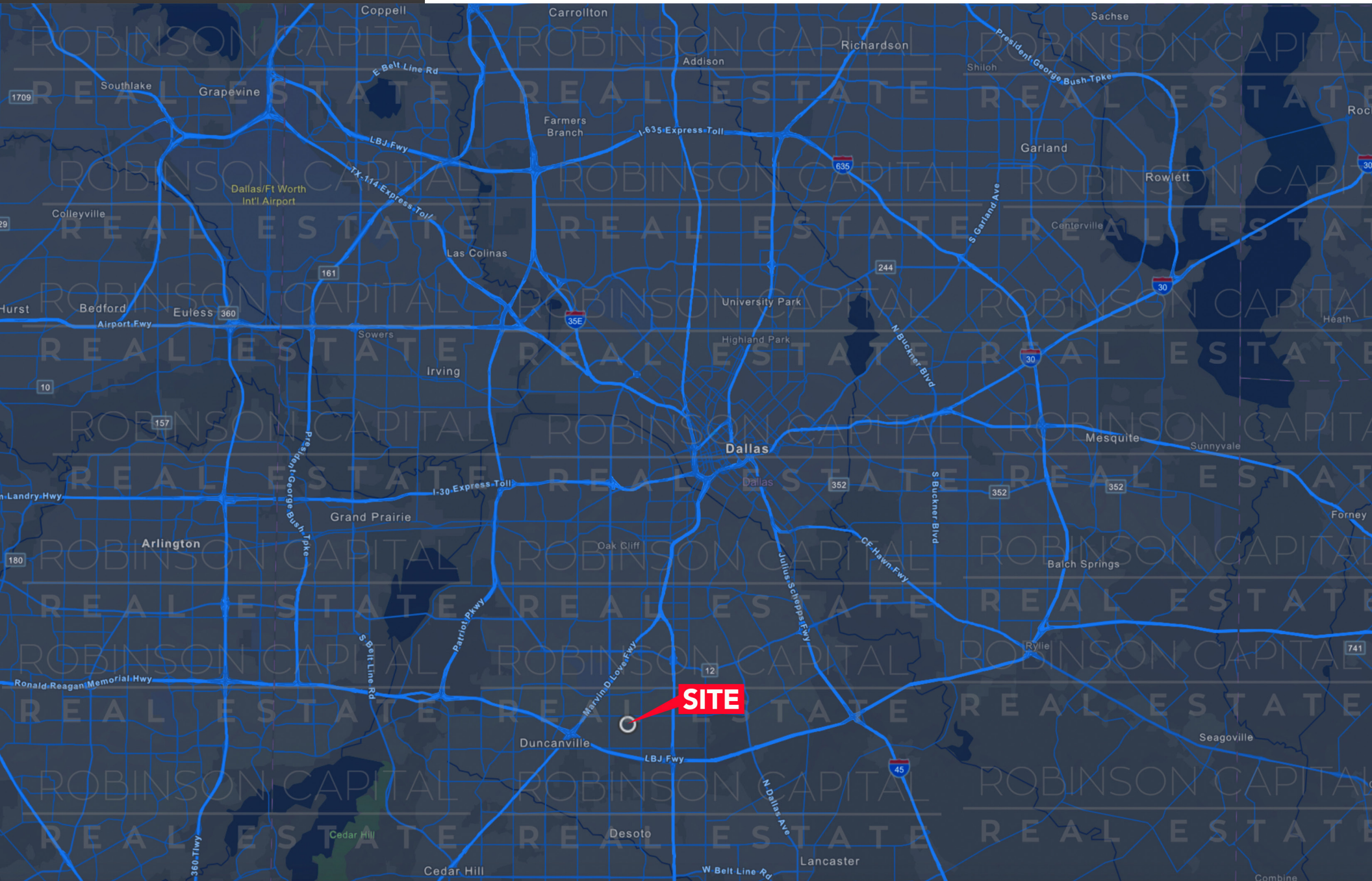
- NEW CLASS A APARTMENTS
- 300 UNITS
- 374,684 SF



THE SHOPS AT REDBIRD
1,000,000 SF

- MASTERPLANNING
- MIXED-USE
- RETAIL
- CULTURAL
- HEALTHCARE
- REPOSITIONING







WHO WE ARE

Robinson Capital Real Estate (RCRE) is a hybrid real estate company that focuses on traditional transactions and investment sales.

Our business model is syndicated by data-driven solutions, interdisciplinary valuations, and state-of-the-art marketing to deliver custom-tailored strategies for each transaction.

We work together through an optimized process to provide the insights and expertise our clients need to be prepared for what's next.

Whether it's optimizing your next investment or securing your next home, we will guide you along the entire continuum of the process.

Our industry agents provide in-depth market knowledge and an integrated suite of services in order to drive execution to your goals and offer one-stop solutions for our clients.

Selecting the right location for your next property is no small task. However, we are always up to the challenge because we live to give the extraordinary.

Approved by the Texas Real Estate Commission for Voluntary Use.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES -

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER -

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER -

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY -

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer; and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU -

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

ROBINSON CAPITAL
REAL ESTATE

