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.75 Acres For Sale

\$750,000

920 S. Beltline Rd.
Irving, TX 75060

Zoning

C-N



.75 Acre Pad Site Next Door To McDonalds. Zoned C-N allows for C-Store, QSR & Auto Minor Repair, Medical, Office & Retail. Build to Suit Option.

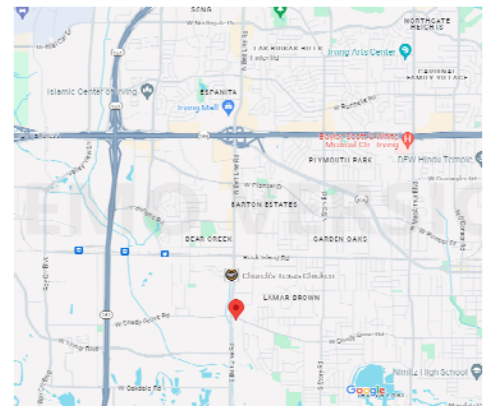
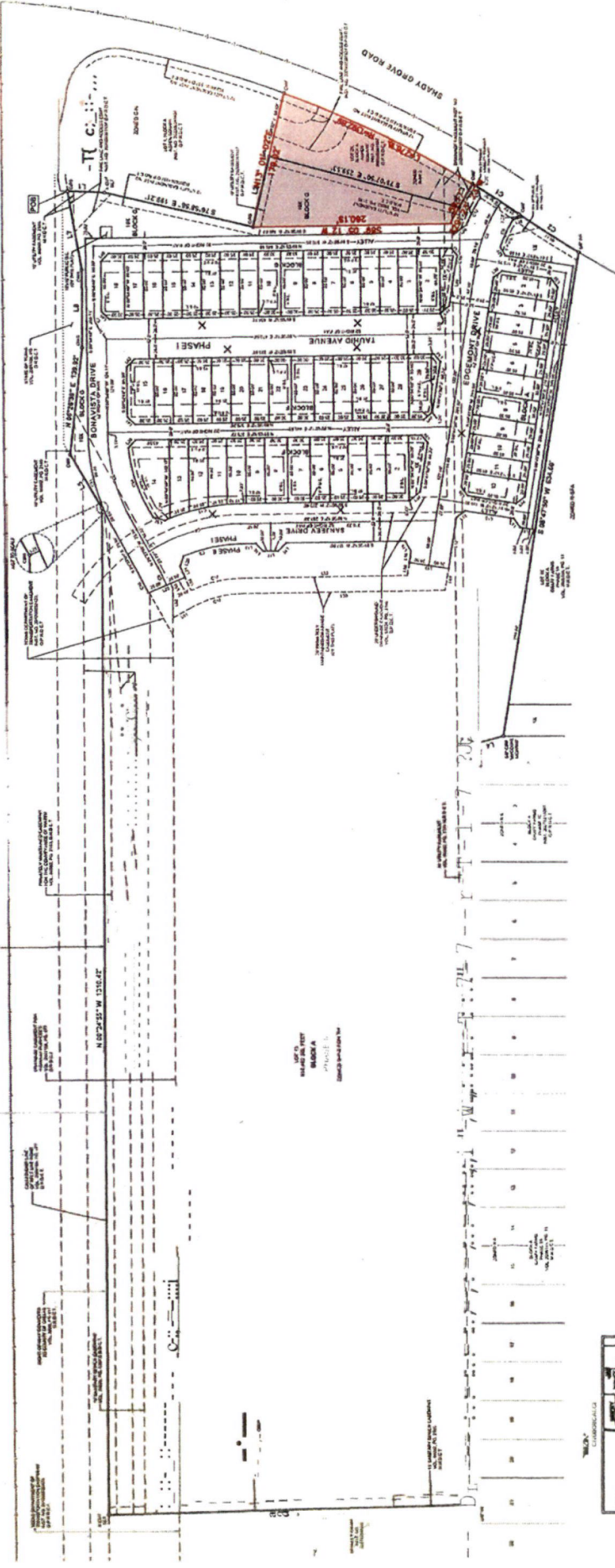


EXHIBIT A: BOUNDARY SURVEY
ZONING CASE: ZC23-0061 - C-N



BELT LINE ROAD



EXISTING ZONING: S-P-1 (C-N & S-P-2)
(R-TH)
PROPOSED ZONING: C-N

CASE NUMBER: PL74-0037

FINAL PLAT

ASPENSQUARETOWNHOMES

BEING A REPLAT OF LOT 3, BLOCK A, ASPEN SQUARE
MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1009
CITY OF IRVING, DALLAS COUNTY, TEXAS
57 RESIDENTIAL LOTS & 5 OPEN SPACES

OCTOBER 2021

ZONING CASE: ZC23-0061

DATE	BY	REVISION
10/15/21	ASPS	1.0
10/15/21	ASPS	1.1
10/15/21	ASPS	1.2
10/15/21	ASPS	1.3
10/15/21	ASPS	1.4
10/15/21	ASPS	1.5
10/15/21	ASPS	1.6
10/15/21	ASPS	1.7
10/15/21	ASPS	1.8
10/15/21	ASPS	1.9
10/15/21	ASPS	2.0

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
1	1,234.56	28.34	1.23
2	1,234.56	28.34	1.23
3	1,234.56	28.34	1.23
4	1,234.56	28.34	1.23
5	1,234.56	28.34	1.23
6	1,234.56	28.34	1.23
7	1,234.56	28.34	1.23
8	1,234.56	28.34	1.23
9	1,234.56	28.34	1.23
10	1,234.56	28.34	1.23

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
11	1,234.56	28.34	1.23
12	1,234.56	28.34	1.23
13	1,234.56	28.34	1.23
14	1,234.56	28.34	1.23
15	1,234.56	28.34	1.23
16	1,234.56	28.34	1.23
17	1,234.56	28.34	1.23
18	1,234.56	28.34	1.23
19	1,234.56	28.34	1.23
20	1,234.56	28.34	1.23

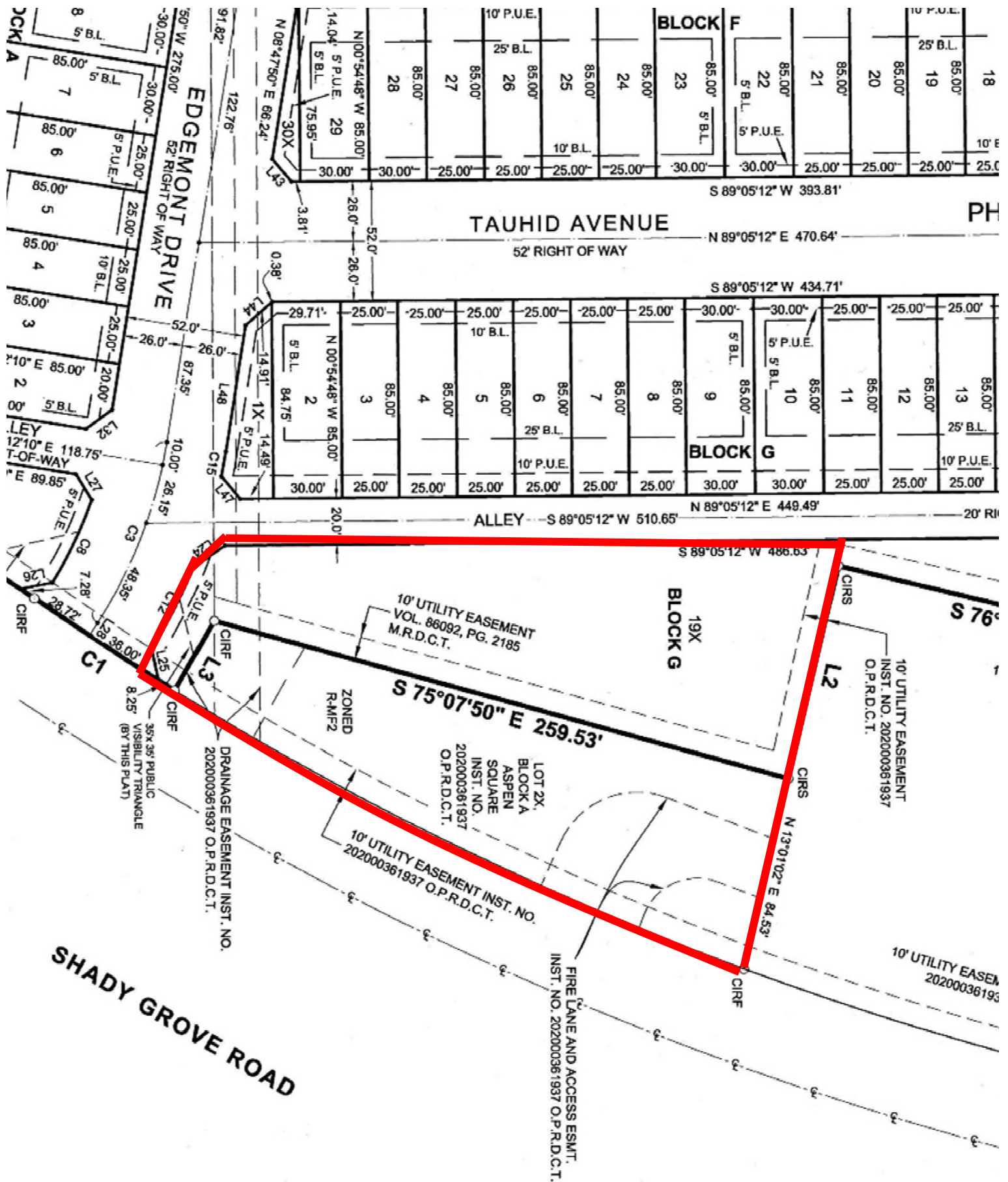
LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
21	1,234.56	28.34	1.23
22	1,234.56	28.34	1.23
23	1,234.56	28.34	1.23
24	1,234.56	28.34	1.23
25	1,234.56	28.34	1.23
26	1,234.56	28.34	1.23
27	1,234.56	28.34	1.23
28	1,234.56	28.34	1.23
29	1,234.56	28.34	1.23
30	1,234.56	28.34	1.23



EAGLE SURVEYING, LLC
210 S. Bn Street, Suite 300
Grenada, TN 37873
(615) 222-3000

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Page: 210-000-02
Date: 10/15/21
By: [Signature]



Address: 920 S. Beltline Road Irving, TX
Area: 0.95 Acres

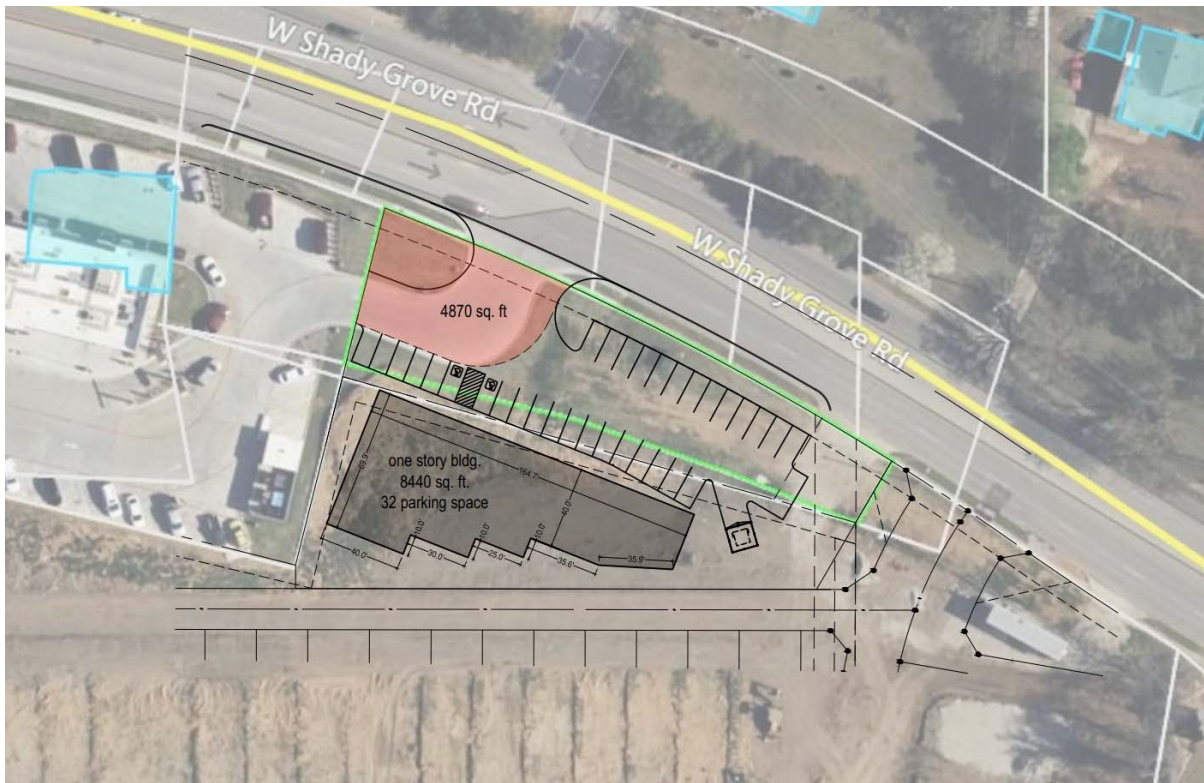


Figure 1: Site Plan



Figure 2: Building Layout

Population			
	2 mile	5 mile	10 mile
2020 Population	45,220	253,031	968,766
2024 Population	42,880	244,129	977,279
2029 Population Projection	42,241	243,259	995,137
Annual Growth 2020-2024	-1.3%	-0.9%	0.2%
Annual Growth 2024-2029	-0.3%	-0.1%	0.4%
Median Age	34.4	33.4	33.9
Bachelor's Degree or Higher	16%	22%	29%
U.S. Armed Forces	0	100	513

Population By Race			
	2 mile	5 mile	10 mile
White	12,439	67,259	303,981
Black	3,210	41,924	167,874
American Indian/Alaskan Native	573	2,449	8,600
Asian	2,437	17,479	98,733
Hawaiian & Pacific Islander	31	357	2,842
Two or More Races	24,190	114,661	395,250
Hispanic Origin	27,714	131,101	449,686

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$217,131	\$220,476	\$253,480
Median Year Built	1976	1980	1983
Households			

	2 mile	5 mile	10 mile
2020 Households	14,531	91,528	357,880
2024 Households	13,620	87,491	361,184
2029 Household Projection	13,385	87,250	368,245
Annual Growth 2020-2024	-0.5%	0.2%	1.1%
Annual Growth 2024-2029	-0.3%	-0.1%	0.4%
Owner Occupied Households	7,702	33,093	147,758
Renter Occupied Households	5,684	54,157	220,487
Avg Household Size	3.1	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$403.4M	\$2.4B	\$10.2B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$76,597	\$75,415	\$83,466
Median Household Income	\$57,735	\$57,863	\$62,240
< \$25,000	2,481	13,933	58,469
\$25,000 - 50,000	3,428	23,472	85,813
\$50,000 - 75,000	2,994	18,966	71,538
\$75,000 - 100,000	1,477	11,197	46,831
\$100,000 - 125,000	1,175	7,982	33,057
\$125,000 - 150,000	692	4,167	21,345
\$150,000 - 200,000	679	3,947	20,515
\$200,000+	696	3,827	23,615

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;
- (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 512-465-3600.

