

HOLFORD ROAD LAND

17.6 ACRES - GARLAND, TEXAS

LAND AVAILABLE

LOCATION:

Located in Garland, TX on Holford Road just south of the Bush Turnpike, this property is conveniently located within walking distance of Firewheel Town Village. The city of Garland has a daytime population of over 204,534 people, with a thriving local economy and proximity to major employers, making it an attractive option for professionals and families alike. The city boasts over 60 parks, including the scenic Spring Creek Forest Preserve, and offers activities like hiking, fishing, and golfing. Garland is also home to the Granville Arts Center and the Plaza Theatre, which host various performances and events throughout the year

PROPERTY HIGHLIGHTS:

This is a beautiful property with a gentle slope down to Spring Creek, which will be a nice amenity for a future development. All utilities are to the site, and the city of Garland intends to improve Namaan Forest Blvd and Holford Road along the subject property. The property is currently zoned for Agriculture.

SCHOOL DISTRICT: Garland ISD

ASKING PRICE: Please Call For Pricing

TRAFFIC COUNTS: Bush Turnpike: 130,726 VPD (TXDOT 2023)

TX-78: 39,053 VPD (TXDOT 2023)

DEMOGRAPHICS: 1 miles 3 miles 5 miles 2024 Population: 15,183 113,423 322,571 2029 Projected Pop.: 15,716 114,181 331,252 **Daytime Population** 345,547 12,283 109,736 Average HH Income: \$99,265 \$126,295 \$121,721

Berkshire SITE Spring Creek Park Preserve Spring Creek Forest Preserve

ANDREW PRINE - 214-239-2361

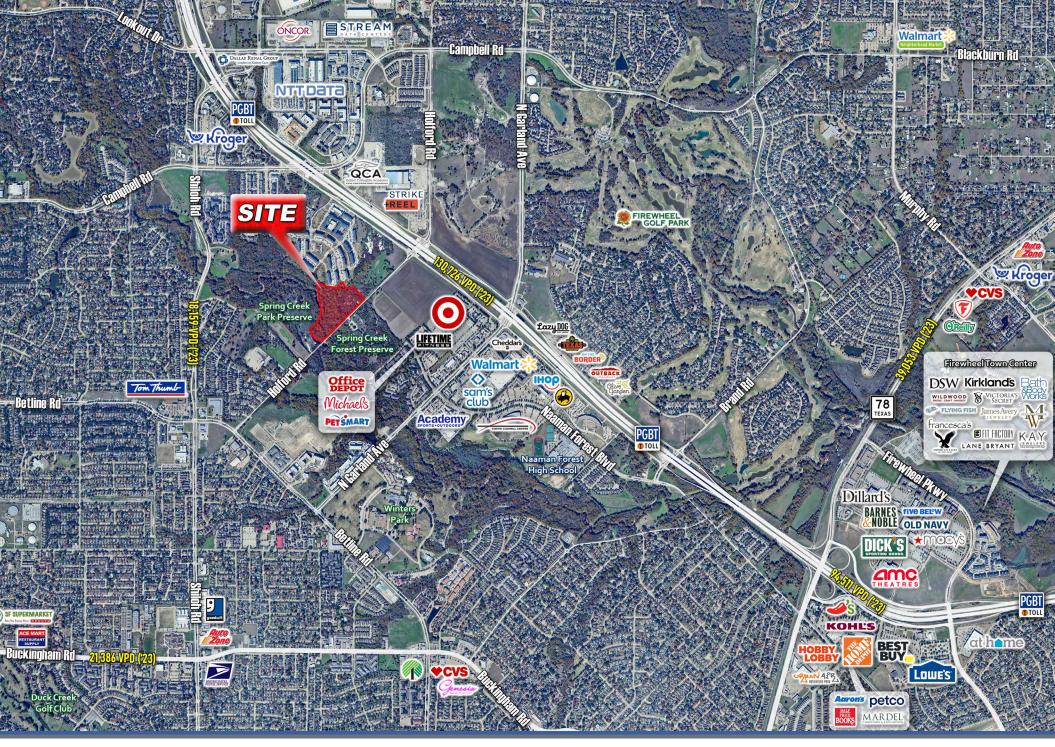
aprine@stratfordland.com



THE STRATFORD GROUP | 5949 Sherry Ln., Suite 810, Dallas, TX 75225 | Phone 214 696 3663 | Fax 214 696 6015 | www.thestratfordgroupllc.com

The information contained herein was obtained from sources believed reliable; however, Stratford Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

The presentation of this Property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.



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CURVE TABLE

Radius: 939 00' Chord bearing:S 41'46'18" E 84.07

		LINE TABL	LE	
1 -	S	42.57,45"	w	10.02
2 -	S	49'44'11"	Ε	107.46'
.3 -	S	18'44'04"	Ε	54.15'
4 -	S	16'13'11"	W	57.42'
.5 -	S	39'59'21"	W	18.22'
.6 -	S	45'48'31"	Ε	5.01'
.7 -	S	39'59'21"	W	64.13'
.8 -	S	44'11'27"	W	217.35'
9 -	N	46'08'07"	W	20.00'
40	0	47'E1'E7"	14/	40.40'

DATE REVISIONS

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE SETBACKS OR EASEMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN HEREON.

BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.

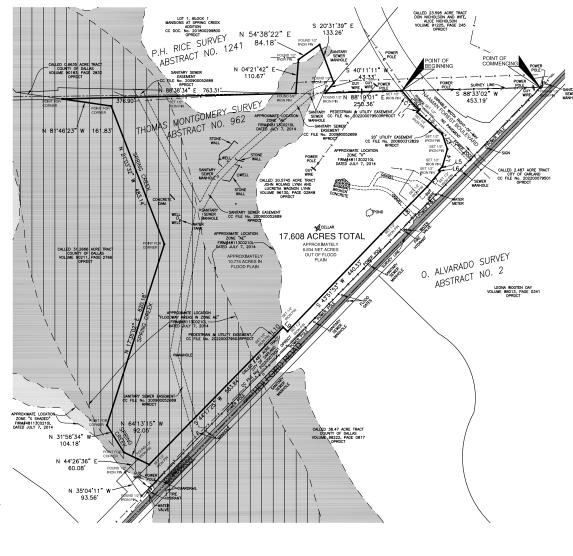
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SURVEYOR'S CERTIFICATE

I, BRAD G, SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 9th DAY OF MAY, 2023 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

BRAD G. SHELTON REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 5452





ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING STUATED IN THE THOMAS MONTOOMER'S VIEWEY, ABSTRACT NUMBER 92 AND THE P.H. RICE SURVEY, ABSTRACT NUMBER 1241, DALLAS COUNTY, TEXAS, AND PART OF A CALLED 20.5745 ACRE TRACT DESCRIBED IN A DEED TO JOHN ROLAND LYNN AND LUCRETH WARGON LYNN, RECORDED IN VOLUME 9510, PAGE 2084, OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS CENTRAL PROPERTY OF THE PROPERTY OF THE

COMMENCING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 20.5745 ACRE TRACT AND ON THE SOUTH LINE OF A CALLED 23.595 ACRE TRACT DESCRIBED IN A DEED TO DON NICHOLSON AND WIFE, ALICE NICHOLSON, RECORDED IN VOLUME 9125, PAGE 245, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST LINE OF HOLFORD ROAD;

THENCE SOUTH 88 DEGREES 33 MINUTES 02 SECONDS WEST WITH THE NORTH LINE OF SAID 20.5745 ACRE TRACT AND THE SOUTH HIS OF SAID 2456 ACRE TRACT, A DISTANCE OF 453.19 FEET TO A.12 MORE FROM THE SOUTH HIS CONTROL AND THE SOUTH HIS CONTROL AND THE MORE THAN THE ACRE TRACT OF STAME THE ACRE TRACT ERION THE MORTH HIS OF SOUTH ACRE TRACT ERION THE MORTH HIS OF SOUTH ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF GARLAND RECORDED UNDER CONTY CLERKS DOCUMENT NUMBER 2022007901. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AT THE BEGINNION OF A CURVE TO THE LEFT AND BERNING HE POINT OF BEGINNING OF THE MERRON BECKERE TRACT:

THENCE WITH WITH THE WEST LINE OF SAID 2 487 ACRE CITY OF GARLAND TRACT AND SAID CLIRVE TO THENCE WITH WITH THE WEST LINE OF SAID 2-887 ACRECITY OF GARLAND TRACT AND SAID CURVE! THE LEFT, HAVING A CENTRAL ANGLE OF 0.5 DEGRESS OF MINUTES SIS SECONDS, A RADIUS OF 993:00 FEET, AN ARC LENGTH OF 84.10 FEET, AND A CHORD BEARING SOUTH 41 DEGRESS 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 84.07 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED *10023300* SET FOR CORNER;

THENCE WITH WITH THE WEST LINE OF SAID 2.487 ACRE CITY OF GARLAND TRACT THE FOLLOWING 12 CALLS:

SOUTH 42 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 10.02 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

SOUTH 49 DEGREES 44 MINUTES 11 SECONDS EAST, A DISTANCE OF 107.46 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

SOUTH 18 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 54.15 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNE

SOUTH 39 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 18,22 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

SOUTH 45 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.01 FEET TO A 1/2 INCH IRON PIN

SOUTH 39 DEGREES 59 MINUTES 21 SECONDS WEST, A DISTANCE OF 64,13 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED *10023300" SET FOR CORNER;

SOUTH 44 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 217.35 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

SOUTH 43 DEGREES 51 MINUTES 53 SECONDS WEST, A DISTANCE OF 440.33 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER:

NORTH 46 DEGREES 08 MINUTES 07 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

SOUTH 43 DEGREES 51 MINUTES 53 SECONDS WEST, A DISTANCE OF 42.18 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "10023300" SET FOR CORNER;

THENCE NORTH 64 DEGREES 13 MINUTES 15 SECONDS WEST. IN SPRING CREEK, A DISTANCE OF 82.05 FEET TO A 1/2 INCH IRON PIN FOUND AT A SOUTHWEST CORNER OF SAID 20.7545 ACRE TRACT AND A SOUTH LINE OF A CALLED 31.2666 ACRE TRACT DESCRIBED IN A DEED TO THE COUNTY OF DALLAS, RECORDED IN YOULDIE 90211, FAGE 2766, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 31 DEGREES 58 MINUTES 34 SECONDS WEST WITH A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31,2866 ACRE TRACT, A DISTANCE OF 104.18 FEET, TO A POINT FOR CORNER IN SPRING CREEK, AT AN ANGLE POINT ON A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31,2866 ACRE TRACT;

THENCE NORTH 17 DEGREES 35 MINUTES 02 SECONDS EAST WITH A WEST LINE OF SAID 20,5745 ACRE TRACT AND AN EAST LINE OF SAID 31,2666 ACRE TRACT, A DISTANCE OF 620,18 FEET, TO A POINT FOR CORNER IN SPRING CREEK, AT AN ANGLE POINT ON A WEST LINE OF SAID 20,5745 ACRE TRACT AND AN EAST LINE OF SAID 21,2666 ACRE TRACT.

THENCE NORTH 21 DEGREES 03 MINUTES 32 SECONDS WEST WITH A WEST LINE OF SAID 20.5745 ACRE TRACT AND AN EAST LINE OF SAID 31.2666 ACRE TRACT, A DISTANCE OF 483.14 FEET, TO A POINT FOR CORNER IN SPRING CREEK, AT AN INNER ELL CORNER OF SAID 20.5745 ACRE TRACT AND A NORTHEAST CORNER OF SAID 31.2666 ACRE TRACT.

THENCE NORTH 81 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 161.83 FEET, TO A POINT FOR CORNER IN SPRING CREEK;

THENCE NORTH 88 DEGREES 38 MINUTES 34 SECONDS EAST WITH A NORTH LINE OF SAID 20,5745 ACRE THENCE NORTH 80 DEGREES 38 MINUTES 34 SECONDS EAST WITH A NORTH LINE OF \$200,057.45 ACRE TRACE) PASSINGS AT DISTRINGE OF STORD FEET, ASET 128 MONTHOUGH WITH A YELLOW PRASTIC CAP PAGE 175.00 FEET AND STORD FEET ASET 128 MONTHOUGH FEET AND STORD FEET ASET SEARCH FOUND AT A MORTHWEST CORNER OF SAID 26,0744 ACRE TRACT BEING THE SOUTHERMOST SOUTHERMST CORNER OF ALLOT 18,000 KI, MANISIONS AT SPRING ROEKER ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS SHOWN BY THE PLATTHEREOF RECORDED MIDDER COUNTY CLERKS DOCUMENT NUMBER 21 800020890. DEFOUL PUBLIC RECORDS, DALLAS COUNTY,

THENCE NORTH 04 DEGREES 21 MINUTES 42 SECONDS EAST, WITH A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 110.67 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER:

THENCE NORTH 54 DEGREES 38 MINUTES 22 SECONDS EAST, WITH A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 84.18 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER;

THENCE SOUTH 20 DEGREES 31 MINUTES 39 SECONDS EAST, WITH A SOUTH LINE OF SAID LOT 1.

DISTANCE OF 133.26 FEET TO A 1/2 INCH IRON PIN FOUND AT A NORTHEAST CORNER OF SAID 20.5745 ACRE TRACT AND A SOUTHEAST CORNER OF SAID LOT 1, SAID PIN ALSO BEING ON A WEST LINE OF SAID 20.5946 ACRE TRACT. THENCE SOUTH 40 DEGREES 11 MINUTES 11 SECONDS WEST, A DISTANCE OF 43.33 FEET TO A 1/2 INCH

IRON PIN FOUND AT AN INNER ELL CORNER OF SAID 20.5745 ACRE TRACT AND A SOUTHWEST CORNER OF SAID 23.595 ACRE TRACT.

THENCE NORTH 88 DEGREES 19 MINUTES 01 SECONDS EAST WITH A NORTH LINE OF SAID 20.5745 ACRE TRACT AND THE A SOUTH LINE OF SAID 23.595 ACRE TRACT, A DISTANCE OF 250.36 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 17.508 ACRES OF LAND.

FIRM NO. 10023300

1 JOB No. 38285

1851 HOLFORD ROAD

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BY:	ı		03/03/23	940-387-0506 2	223 W. HICKORY,	DENTON, TEXAS	3 76201 Info@	metroplexsurvey

17,608 ACRES IN THE THOMAS MONTGOMERY SURVEY, ABSTRACT No. 962 AND THE P.H. RICE SURVEY, ABSTRACT No. 1241, CITY OF GARLAND, DALLAS COUNTY, TEXAS



Information About Brokerage Services





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/Renant'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:
 - o that the owner will accept a price less than the written asking price;
- o 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. AS

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Designated Broker of Firm	License No.	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	Regulated by the Texas Real Estate Commission	ission Information available at www.trec.texas.

IABS 1-1