

Offering Memorandum

Exclusively Listed by Mote and Associates

715, 719, 723 Regalia Ln. Duncanville, TX - Dallas County



PROPERTY SUMMARY

Address 715, 719, 723 Regalia Ln., Duncanville, TX 75116

(street adjacent to South boundary of the sites is listed as "Roundtop Lane"; however DCAD lists the street as "Regalia Lane")

Price \$300,000.00 (\$7.29 SF)

Lot Size +/- 0.9448 Acres (41,156 SF)

Location Duncanville City Limits

Located just south of I-20

Adjacent to service lane and entrance ramp onto I-20

Zoning Local Office/Retail District

Utilities Not served by water or sewer (see Page 6 for details)

Electric available

Proposed Uses retail, convenience store, office, restaurant, medical,

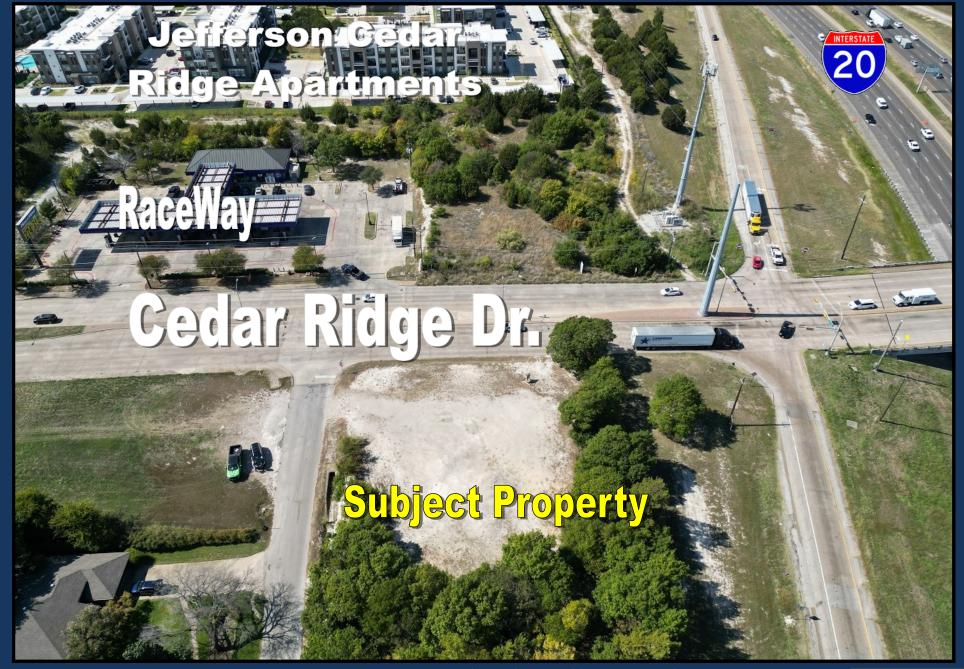
church, school, financial institution, local scale grocery, beauty related shop, and many other retail and

office uses

*Complete Use Chart list available upon request

- +/-0.9448 acre hard corner office/retail lot for sale in Duncanville
- Prime freeway frontage at SEC of I-20 and N. Cedar Ridge Dr. located in the northern portion of Duncanville at the northeast corner of Regalia Lane and Cedar Ridge Drive.
- Exposed to +/-194,683 vehicles per day on I-20 and +/-19,277 vehicles per day on
 N. Cedar Ridge Dr., per TxDOT
- Property sits across the street from Jefferson Cedar Ridge Apartments, RaceWay,
 Bilhartz Elementary and is down the street from Duncanville High School.
- +/-150' frontage on Cedar Ridge Dr. with excellent visibility and exposure to retail consumers
- Dense residential populations surrounding property
- Zoned Local Office/Retail District, this property is ideal for retail, convenience store, office, restaurant, medical, church, school, financial institution, local scale grocery, beauty related shop, and many other retail and office uses

Offering Highlights



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Sarah R. Mitchell
Office 972-296-2856 Cell 469-569-3019
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COPYRIGHT © DATE BEING PART OF LOTS 9, 10, AND 11, BLOCK 42, OF IRWIN KEASLER DEVELOPMENT, RED BIRD ADDITION UNIT NO. 5. AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 257 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT FOUND FOR CORNER IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 20 AND THE EAST RIGHT OF WAY LINE OF CEDAR RIDGE DRIVE, SAID CORNER BEING THE MORTHWEST CORNER OF LOT IT, SAID BLOCK 42, OF SAID RED BIRD ADDITION NO. 5; THENCE NORTH 89 DECREES 40 MINUTES 50 SECONDS EAST (REFERENCE BEARING PER PLAT) A DISTANCE OF 125.00 FEET, ALONG THE COMMON LINE OF SAID SOUTH RIGHT OF IWAY LINE OF 1-20 AND NORTH LINE OF SAID LOT 11, TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE COMMON NORTH CORNER OF LOT 10 AND SAID LOT 11 OF SAID BLOCK 42; THENCE SOUTH 76 DEGREES 02 MINUTES 25 SECONDS EAST (PLAT-SOUTH 75 DEGREES 35 MINUTES 29 SECONDS EAST) A DISTANCE OF 93.90 FEET, ALONG THE COMMON LINE OF SAID SOUTH RIGHT OF WAY LINE OF 1-20 AND NORTH LINE OF SAID LOT 10, TO A ½ INCH IRON ROD SET FOR CORNER AT THE COMMON NORTH CORNER OF SAID LOTS 9 AND 10. THENCE SOUTH 76 DEGREES 02 MINUTES 25 SECONDS EAST (PLAT-SOUTH 75 DEGREES 35 MINUTES 29 SECONDS EAST) A DISTANCE OF 96.39 FEET (PLAT-95.89 FEET), ALONG THE COMMON LINE OF SAID SOUTH RIGHT OF WAY LINE OF 1-20 AND NORTH LINE OF SAID LOT 9, TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE COMMON NORTH CORNER OF LOT 8 AND SAID LOT 9, THENCE SOUTH 05 DEGREES 38 MINUTES 34 SECONDS EAST (PLAT- SOUTH 05 DEGREES 46 MINUTES 23 SECONDS EAST) A DISTANCE OF 89.42 FEET, ALONG THE COMMON LINE OF SAID LOTS B AND 9, TO A ½ INCH IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF REGALIA LANE AT THE COMMON SOUTH CORNER OF SAID LOTS B AND 9. THENCE SOUTH 84 DEGREES 47 MINUTES 20 SECONDS WEST (PLAT-SOUTH 84 DEGREES 13 MINUTES 37 SECONDS WEST) A DISTANCE OF 90.00 FEET, ALONG THE COMMON LINE OF SAID RECAULA LANE AND SAID LOT 9, TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE COMMON SOUTH CORNER OF SAID LOTS 9 AND 10; THENCE SOUTH 84 DEGREES 47 MINUTES 20 SECONDS WEST (PLAT-SOUTH 84 DEGREES 13 MINUTES 37 SECONDS WEST) A DISTANCE OF 57.26 FEET, ALDING THE COMMON LINE OF SAID REGALIA LANE AND SAID LOT 10, TO A ½ INCH IRON ROD SET AT THE BEGINNING OF A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 465.49 FEET; THENCE WITH SAID CURVE AND THE NORTH LINE OF SAID REGALIA LANE, AN ARC DISTANCE OF 46.94 FEET TO A RAILROAD SPIKE SET FOR CORNER AT THE THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST (PLAT, N89'05'50"W) WITH SAID RIGHT OF WAY OF REGALIA LANE, 125 FEET TO A RAILROAD SPIKE SET ON THE THENCE NORTH O DEGREES 03 MINUTES 13 SECONDS EAST, (PLAT, NO'19'10"W) WITH SAID CEDAR RIDGE DRIVE, 150 FEET TO THE PLACE OF BEGINNING AND CONTAINING INTERSTATE HIGHWAY NO. 20 CONC. MON. FOUND S 76°02'25" [N 89°40'50" E CONC. MON. FOUND (REFERENCE DEED PER PLAT) S 76°02'25" E .O.B CED 96.39 (PLAT-95.89') CONC. MON. FOUND D RD (PLAT-N 00' 19)GE 11 05. 80 05: 46 DRIVE 5 W 42 . ₹ ... 54" 1/2" IRS SURVEYOR'S NOTE: I DID NOT SEARCH THE COUNTY RECORDS TO DETERMINE SEASEMENTS OR RECORD TITLE. ALL INTERESTED PARTIES SHOULD EMPLOY A TITLE AND ASTRACT CO. TO DETERMINE EASEMENTS AND STATE OF TITLE AND OWNERSHIP TO THIS PROPERTY. N 89°59'05" RR SPIKE SET (PLAT-N 89° 05' 50" W) REGALIA LANE THIS SURVEY VALID ONLY IN BLUELINE FORM WITH EMBOSSED SEAL The plat hereon is a representation of the property, as determined by on the ground survey, the lines and dimensions of solar property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines, the distance indicated, and that the distances from the nearest intersecting street, or road, if JIMMY W.POGUE REGISTERED PROFESSIONAL shown on said plot, all corner monuments are as shown.

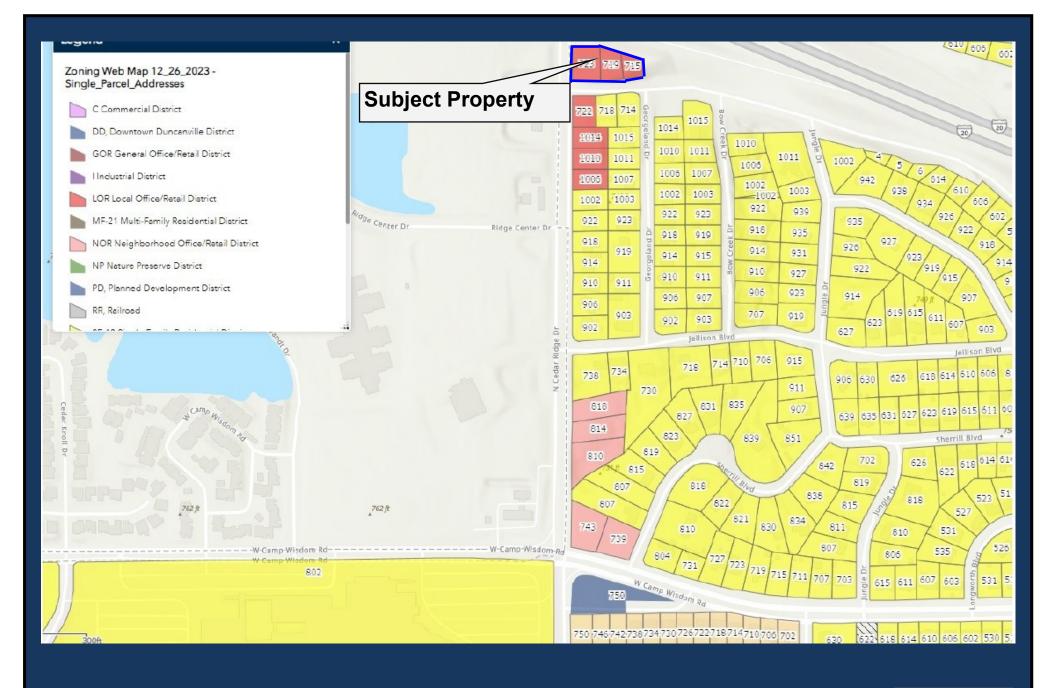
EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR
ABOVE GROUND PROTRUSIONS.

This survey was performed EXC LAND SURVEYOR NO. 1722 This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. PRESIDENT JIMMY W. POGUE, INC. 3510 MARVIN D. LOVE FREEWAY of BILL MOTE

Title Compony. Use of this survey for any other purpose or by any other porties shall be strictly prohibited as this survey is a copyright owned by Jimay W. Pague, Inc., and all other uses are forbidden, without prior written consent of Jimay W. Pague, Inc. DALLAS, TEXAS 75224 07/29/08 PHONE (214) 371-0666 FAX: (214) 371-9900 Survey Sarah R. Mitchell

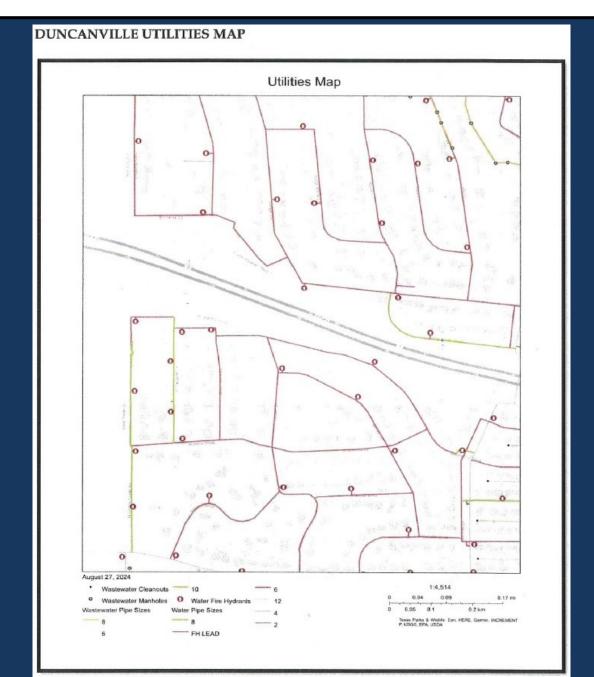
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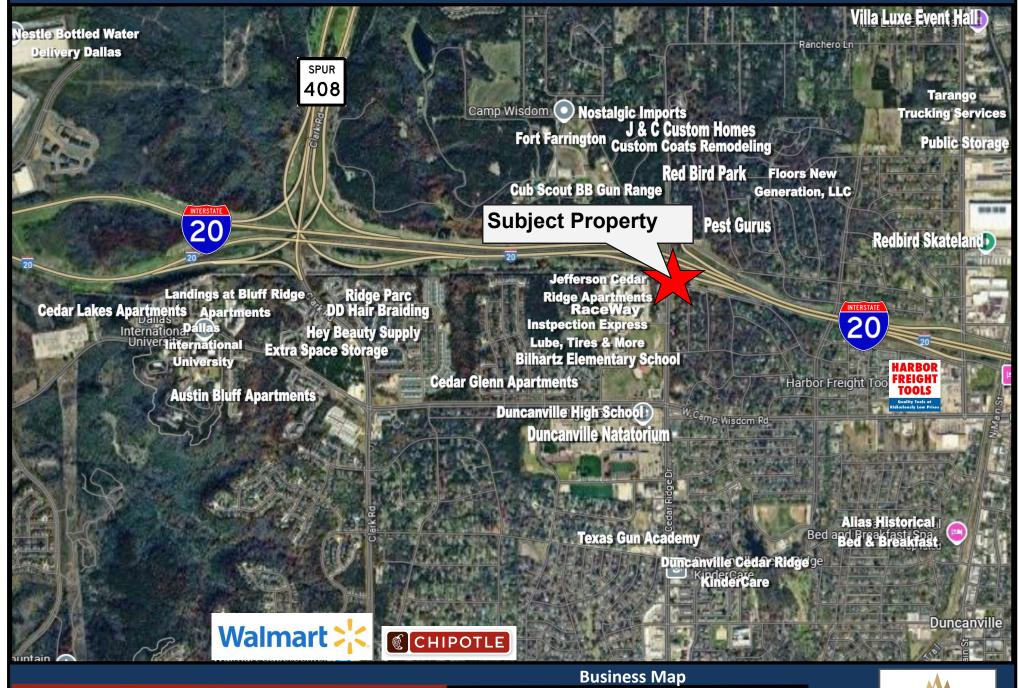
Zoning



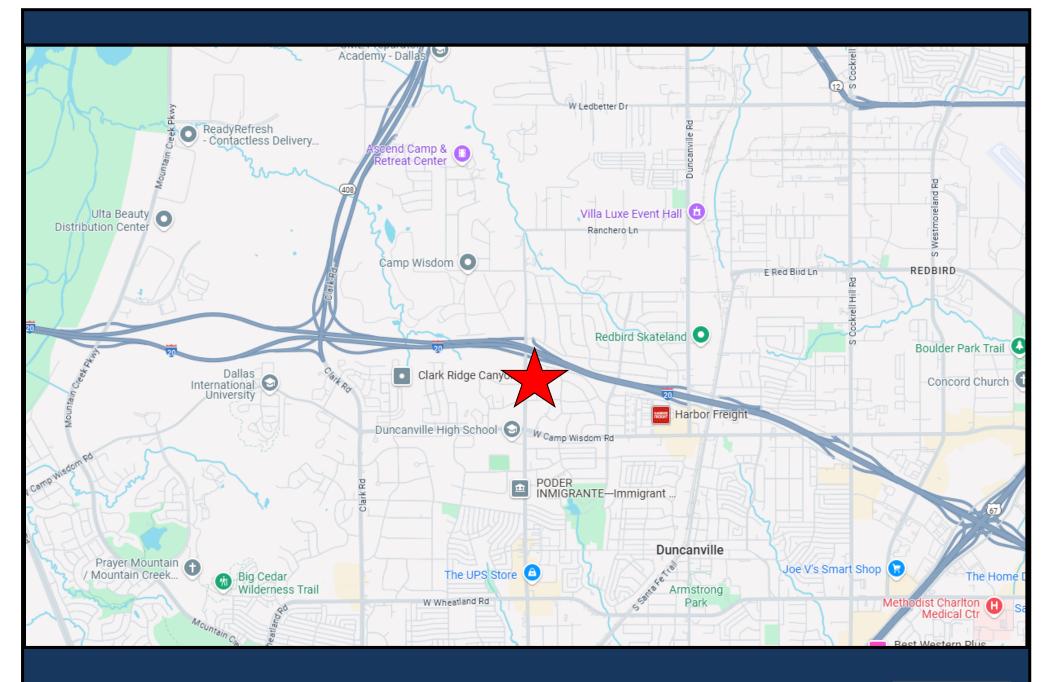


Utilities Map









Area Map

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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;
 - 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.

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.

Legacy Commercial Ventures, LLC dba Mote & Associates	9015108	sarahm@moteandassociates.com	(972)296-2856
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Sarah R. Mitchell	509548	sarahm@moteandassociates.com	(972)296-2856
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		tials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0 Date

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