

13908-13910

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51,222 SF  
FOR SALE

Distribution Way  
Farmers Branch, Texas 75234



Rich Young, Jr. | SIOR

972.236.7645

[RichJr@RichYoungCompany.com](mailto:RichJr@RichYoungCompany.com)



**Rich Young**  
COMPANY



# 13908-13910

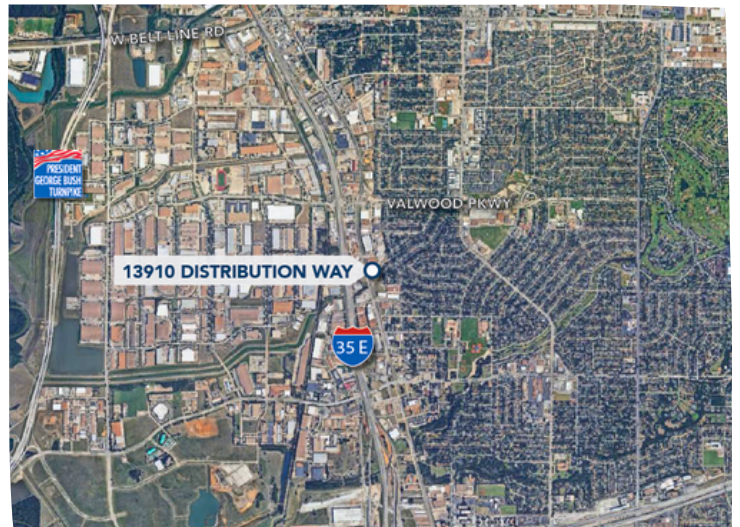
## 51,222 SF FOR SALE

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Farmers Branch, Texas 75234



## Property Features

- Ability to occupy 30,298 SF quickly
- Cross dock functionality
- 100% Sprinklered
- Easy access to I-35 E/635
- 14' Clear Height
- +-20,924 SF Leased - currently paying approximately \$18,000/month



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## Distribution Way Farmers Branch, Texas 75234



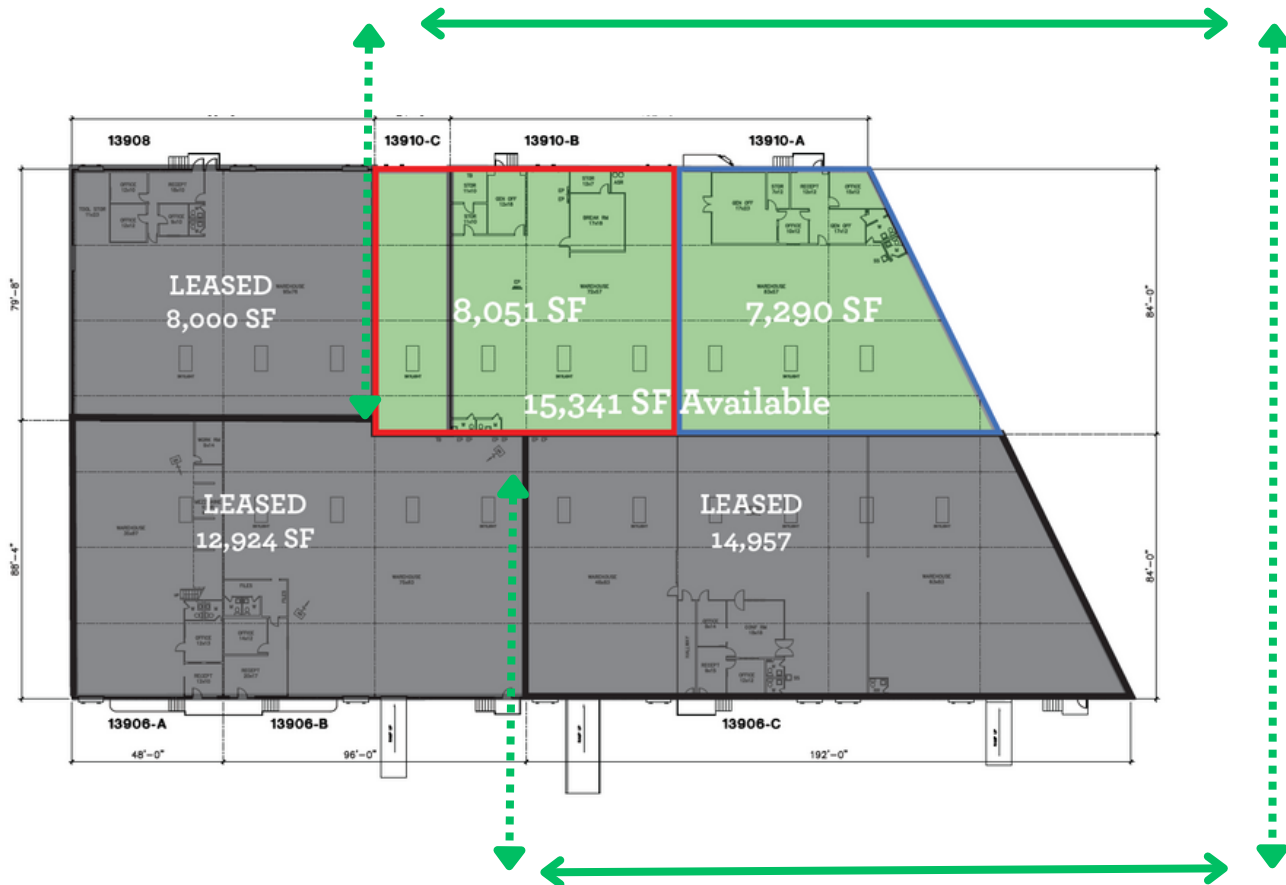
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Ability to occupy up to 30,298 SF

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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	106.64	235.00	N 61°45'00" E   105.73'	26°00'00"

- TEXT
- IMPROVEMENTS
- BOUNDARY LINE
- EASEMENT SETBACK
- RESIDENCE/FENCES



## SURVEY PLAT

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 13910 DISTRIBUTION WAY in the city of FARMERS BRANCH, DALLAS COUNTY, Texas.

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEING a tract of land situated in the Joseph A. Armstrong Survey, Abstract No. 28, in Dallas County, Texas, being a tract of land described in deed to Sandstone Development Partners, LLC, as recorded in Volume 2003112, Page 841, of the Deed Records of Dallas County, Texas, also being called Lot 1, Block A, of Wimberly Subdivision, an Addition in the City of Farmers Branch, Dallas County, Texas, according to the map thereof recorded in Volume 2003069, Page 137, of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

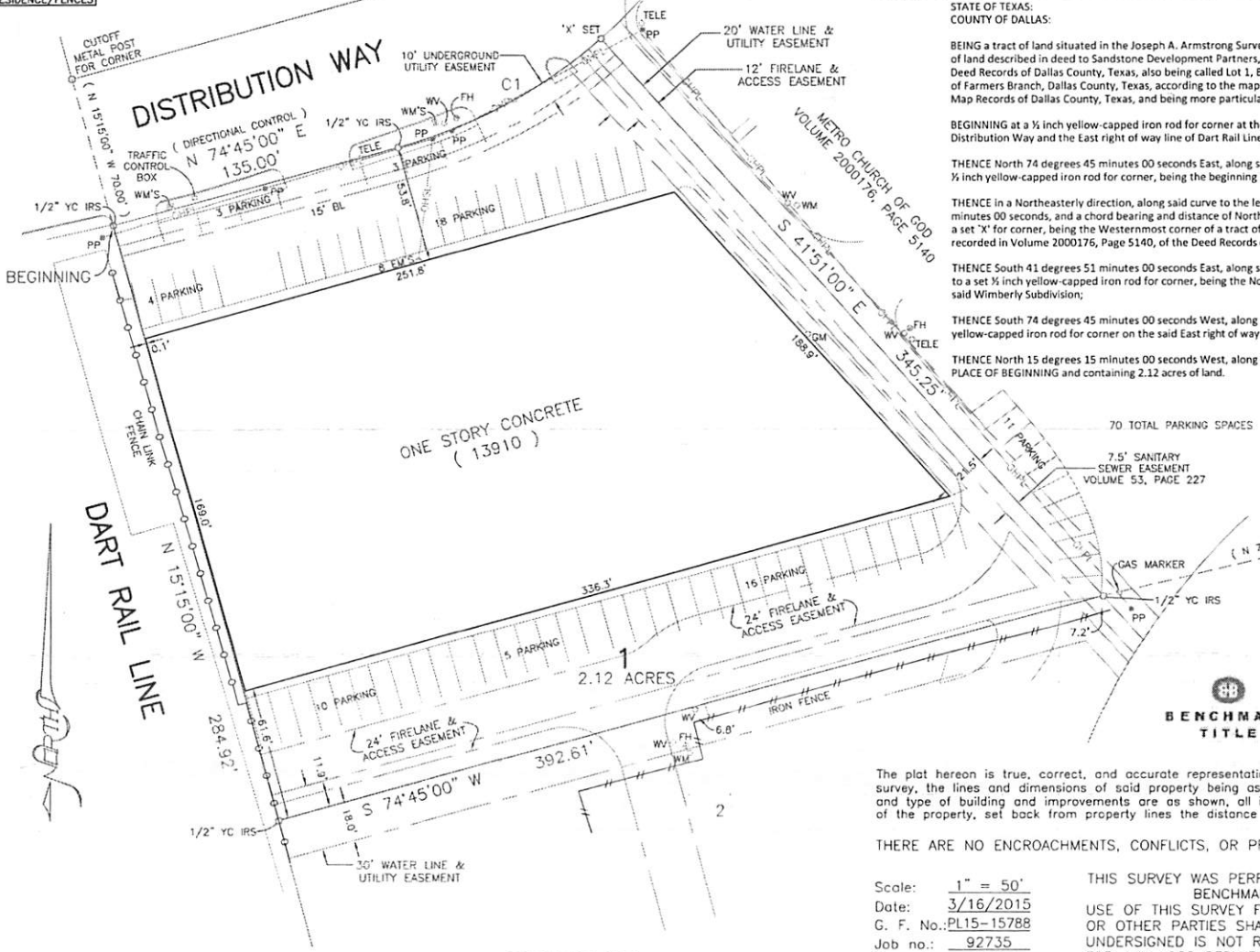
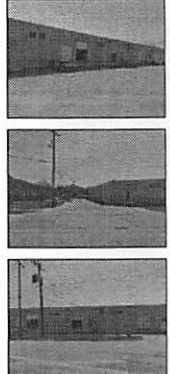
BEGINNING at a 1/2 inch yellow-capped iron rod for corner at the intersection of the South right of way line of Distribution Way and the East right of way line of Dart Rail Line, being the Northwest corner of herein described tract;  
THENCE North 74 degrees 45 minutes 00 seconds East, along said Distribution Way, a distance of 135.00 feet, to a set 1/2 inch yellow-capped iron rod for corner, being the beginning of a curve to the left having a radius of 235.00 feet;

THENCE in a Northeasterly direction, along said curve to the left, an arc length of 106.64 feet, a delta of 26 degrees 00 minutes 00 seconds, and a chord bearing and distance of North 61 degrees 45 minutes 00 seconds East, 105.73 feet, to a set 'X' for corner, being the Westernmost corner of a tract of land described in deed to Metro Church of God, as recorded in Volume 2000176, Page 5140, of the Deed Records of Dallas County, Texas;

THENCE South 41 degrees 51 minutes 00 seconds East, along said Metro Church of God tract, a distance of 345.25 feet to a set 1/2 inch yellow-capped iron rod for corner, being the Northernmost Northeasterly corner of Lot 2, Block A, of said Wimberly Subdivision;

THENCE South 74 degrees 45 minutes 00 seconds West, along said Lot 2, a distance of 392.61 feet to a set 1/2 inch yellow-capped iron rod for corner on the said East right of way line of Dart Rail Line;

THENCE North 15 degrees 15 minutes 00 seconds West, along said Dart Rail Line, a distance of 284.92 feet to the PLACE OF BEGINNING and containing 2.12 acres of land.



PROPERTY SUBJECT TO  
EASEMENT & ACCESS AGREEMENT  
VOLUME 2003112, PAGE 783  
VOLUME 2003112, PAGE 821

VALWOOD PARK ADDITION  
SIXTH INSTALLMENT  
VOLUME 28, PAGE 95



ACCEPTED BY: \_\_\_\_\_

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'  
Date: 3/16/2015  
G. F. No.: PL15-15788  
Job no.: 92735  
Drawn by: CM

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
BENCHMARK TITLE  
USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS  
FOR ANY LOSS RESULTING THEREFROM.



TITLE AND ABSTRACTING WORK FURNISHED BY BENCHMARK TITLE