

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$500,000
BUILDING SIZE:	2,760 SF
LOT SIZE:	5.00 Acres
PRICE / SF:	\$181.16
YEAR BUILT:	1996
ZONING:	SF-22

PROPERTY OVERVIEW

The property is located in the city of Cedar Hill which is a suburb of the DFW market. The property lies along E Parkerville Rd which is a secondary arterial road way that leads to HWY 35E to the east and HWY 67 to the west. The building is well positioned along E Parkerville Rd allowing for good visibility of the property, The property also has a monument sign along E Parkerville Rd.

While the property has frontage and good ingress and egress on E Parkerville Rd, the majority of the property lies behind the building and wrapping around the neighbors property in a "L" shape. The neighbor to the west is a religious facility and all other neighbors to the property are residential. The property is currently zoned SF-22, a single family zoning in the city. The building itself is in good condition and is well kept including the grounds and landscaping. The interior is finished out nicely and well kept. The building consists of the worship area, including 2 rooms with removable partitions, a kitchen, one classroom, and 2 restrooms. The property has 48 parking spots. The property is serviced by utilities with the exception of sewer, as the property currently has a septic system.

The vacant land of the property is generally level with gentle slope to the south west corner. The vacant land is clear and clean with the exception of some trees to the south west side of the property. Current FEMA flood maps indicate the property lies outside the boundaries of a flood zone. The property has fencing on the southern and eastern boundary.

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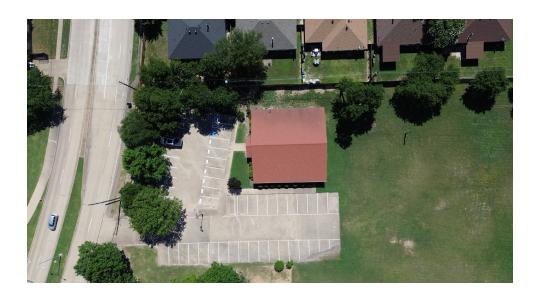
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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 2,760 SF Building
- Good Visibility From E Parkerville Rd
- Additional Acreage For Expansion
- City Of Cedar Hilling, Zoned SF-22
- Built In 1996, Masonry Exterior Construction
- Building Consists Of, Kitchen, Classroom And Worship Area
- Has 48 Parking Spaces On Site
- Located In DFW Market, Close Proximity To Dallas





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INTERIOR PHOTOS







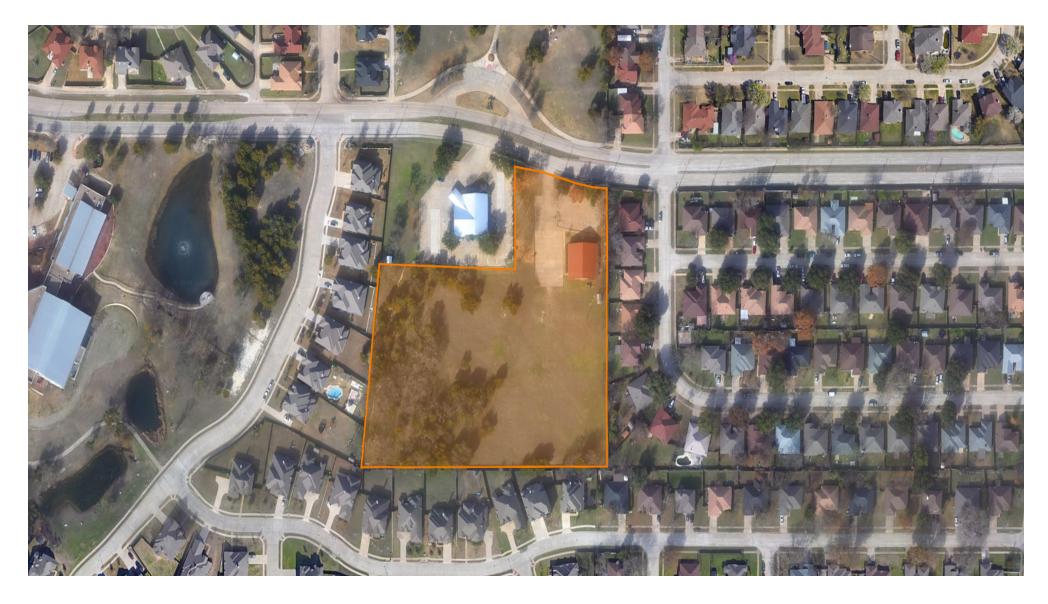
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450 E PARKERVILLE RD | Cedar Hill, TX 75104

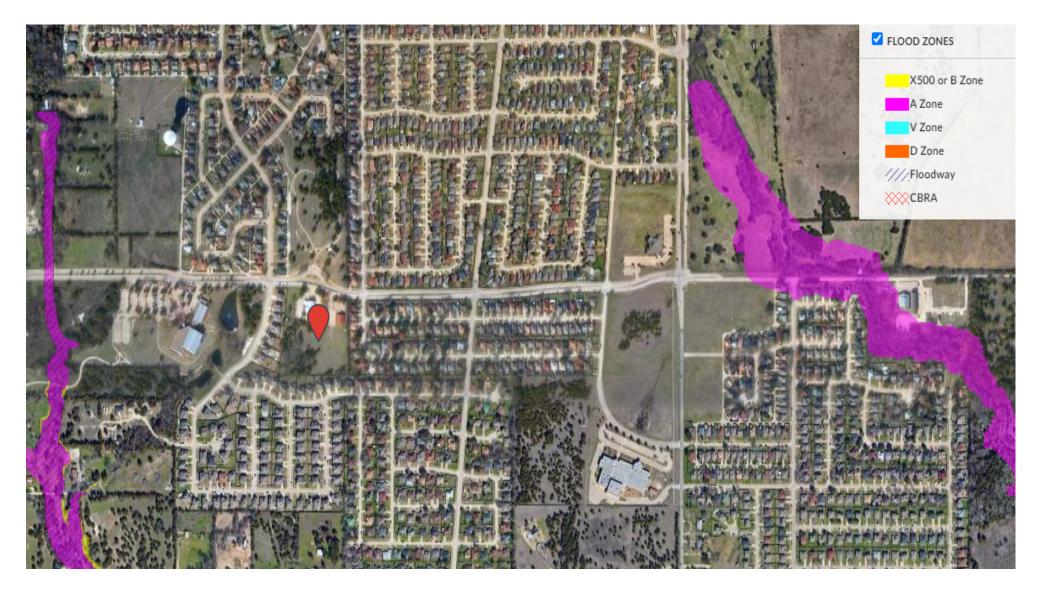
ADDITIONAL PHOTOS



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FLOOD ZONES



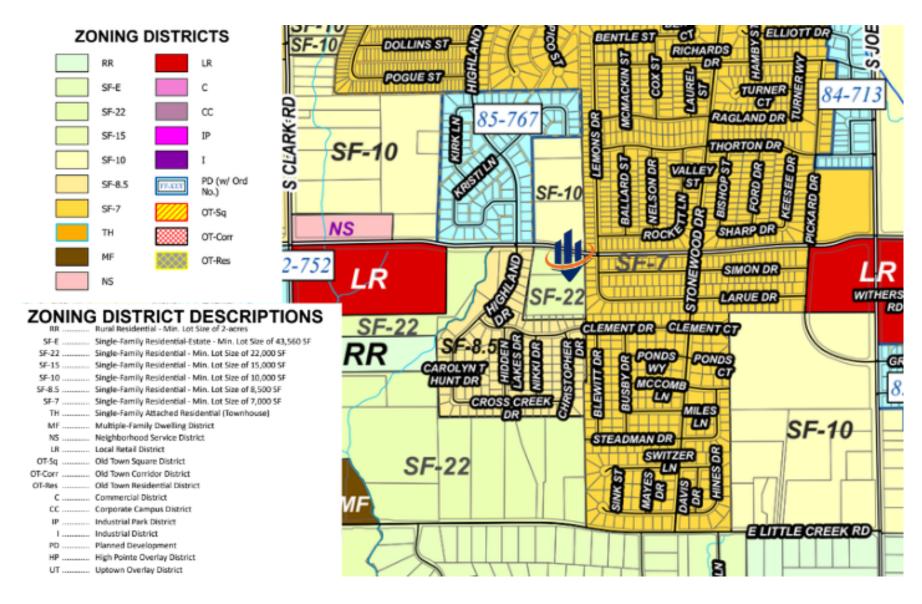
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ZONING - CEDAR HILL



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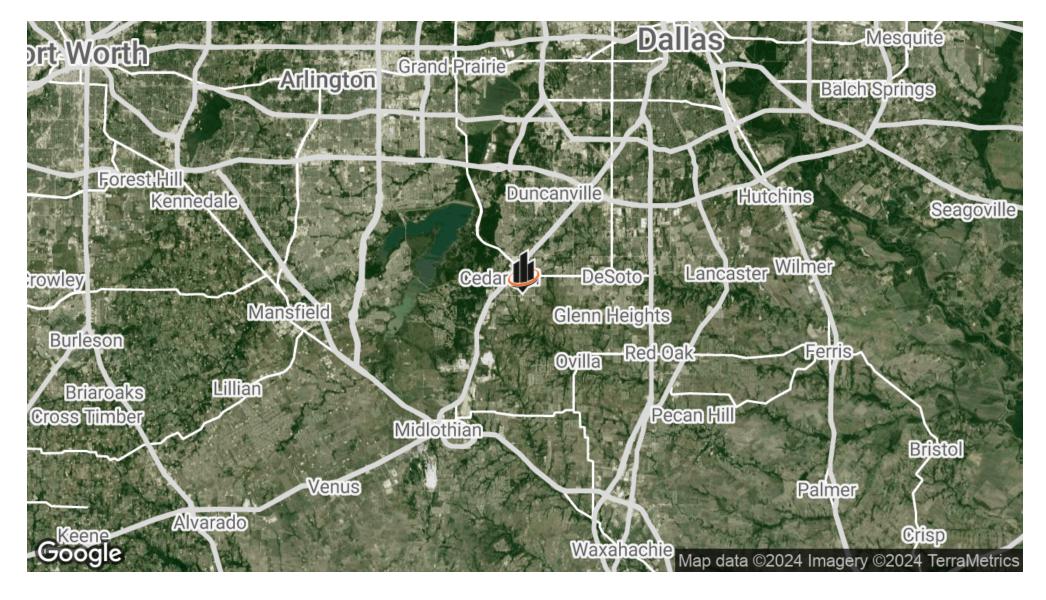
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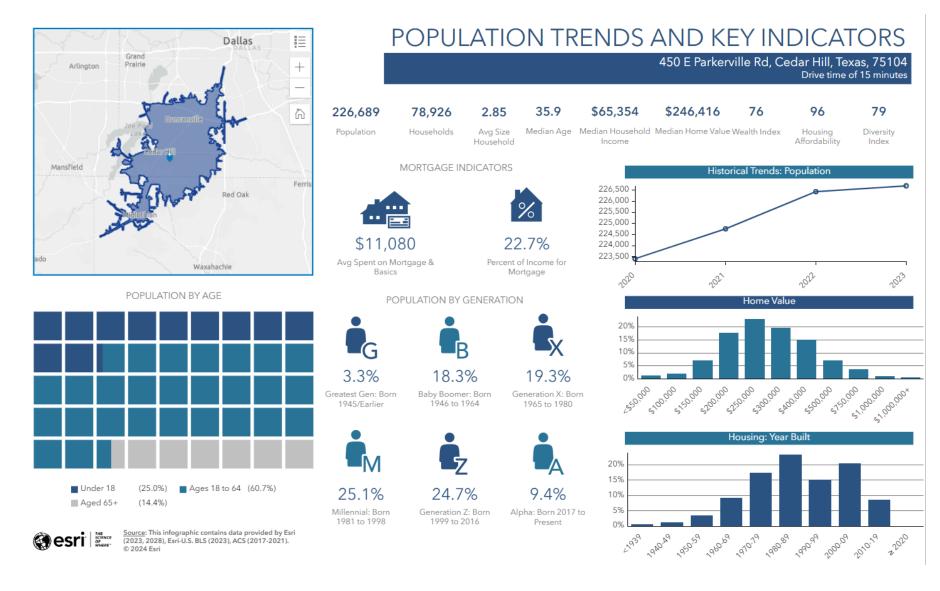
LOCATION MAP



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DEMOGRAPHICS



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SVN | TRINITY ADVISORS

MEET THE TEAM



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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
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buy	er/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Fax: