



MetroCom Properties, Inc.

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2100 East Wheatland Road, Dallas, Texas

Executive Summary

Property: Approximately 20.5 acres of raw land fronting on the north and south side of the new section of East Wheatland Road just west of South Lancaster Road, Dallas, Dallas County, Texas.

Zoning: Currently zoned single family. City has said they will approve MF zoning.

Utilities: Sanitary Sewer is north of the property at the new DART station. Water is in East Wheatland Rd. Other utilities are in and/or across South Lancaster from the subject property but exact location and capacity of all utilities should be part of the buyers due diligence.

Price: \$4.55 per gross square foot

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