



**735 KANADY STREET**  
*Hutchins, TX 75141*

**TEXAS LEGACY**  
REALTY

[www.txlegacyrealty.com](http://www.txlegacyrealty.com)

**RAFE SONG**

*Commercial Realtor*

**MIKE SONG**

*Commercial Realtor*

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# 735 KANADY STREET, HUTCHINS, TX 75141

## PROPERTY DETAILS

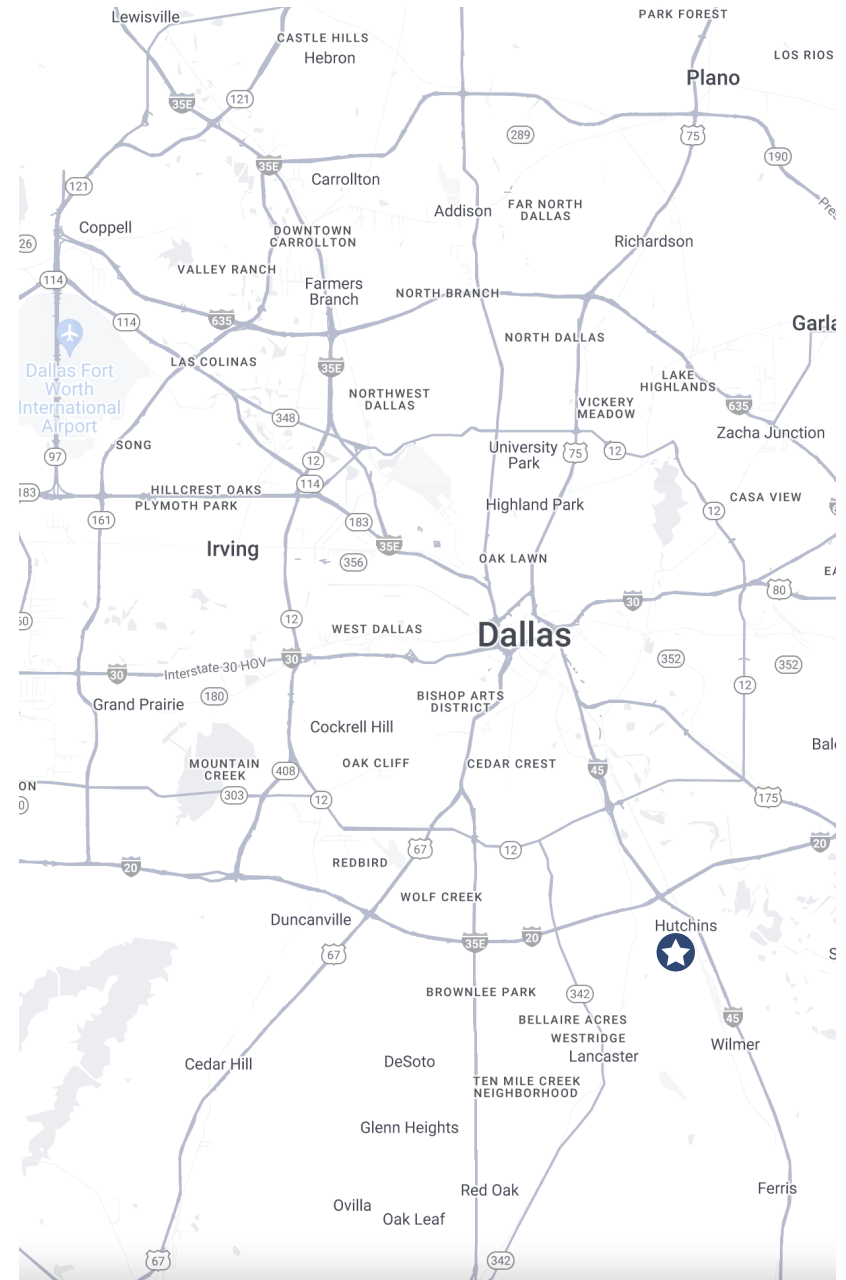
<b>Price</b>	Contact Mike Song for more information
<b>Size</b>	0.3 Acres (13,034 sq. ft.)
<b>Zoning</b>	Retail: <ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Automotive Services</li> <li>• Auto Repair</li> <li>• Offices &amp; Professional Use</li> <li>• Retail &amp; Services</li> <li>• Restaurants</li> </ul>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• 3 Parcels currently platted</li> <li>• All utilities available on site</li> <li>• City Hall Development across Lancaster Rd. (1 min. away)</li> <li>• Single Family Home Development by LIG Homes (2 min. away)</li> <li>• Wilmer Hutchins High School (2 min. away)</li> <li>• Aggressive city incentives for more development</li> </ul>

## DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
<b>Population (Pop.)</b>	3,897	97,848	624,709
<b>Number of Households (HH)</b>	724	32,719	204,204
<b>Median HH Income</b>	\$48,646	\$55,643	\$60,279
<b>Daytime Employees</b>	3,897	97,848	624,709

## TRAFFIC COUNTS

<b>Lancaster Hutchins Road</b>	2,129 VPD
<b>Odell Street</b>	2,824 VPD
<b>W. Palestine Street</b>	2,257 VPD



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## SURVEY PLAT

### PROPERTY DESCRIPTION

SEE DESCRIPTIONS AS SHOWN HEREON.

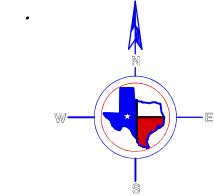
ADDRESS: 625, 723 & 731, W. Hickman Street, Hutchins, Texas 75141

### FLOOD NOTE

According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0513L, dated July 07, 2014, the subject property lies within flood zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

### NOTES

1. Directional Control shown hereon are based on NAD83/CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the "TRIMBLE" RTK GPS Network.
2. The following items are from Schedule B, Commitment for Title Insurance, Westcor Land Title Insurance Company, GF No. 2205564-310, issued May 13, 2022.  
NO SURVEY RELATED ITEMS LISTED ON SAID TITLE COMMITMENT.



### LEGEND

- CIRF = CAPPED IRON ROD FOUND
- CRS = 1/2" IRON ROD W/5633 CAP SET (CM)
- CO = CLEANOUT
- EOBX = ELECTRIC BOX
- EM = ELECTRIC METER
- GM = GAS METER
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- LP = LIGHT POLE
- MH = MANHOLE
- OHL = OVERHEAD UTILITY LINES
- PP = POWER POLE
- TPED = TELEPHONE PEDESTAL
- ( ) = PLAT/DEED CALLS
- U.E. = UTILITY EASEMENT
- WV = WATER VALVE
- WM = WATER METER
- ASPHALT LINE

JOB NO. 2209-1024  
 FIELDED E.A.N./K.W.  
 DRAFTED T.F.  
 CHECKED T.F.

**ROCKSTAR LAND SURVEYING, LLC**  
 262 VZCR 4121 TXBPLS FIRM NO. 10194763  
 Canton, Texas 75103 PHONE: 903-944-6397  
 www.texasrpls.com todd@texasrpls.com

### SURVEYOR'S CERTIFICATE

I hereby certify to Sam Kwon, that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

*Todd Fincher*

Todd Fincher, R.P.L.S. No. 5633  
 Signed: November 3, 2022.



### PROPERTY DESCRIPTION (TRACT 1)

Being a tract or parcel of land lying and situated in the Thomas Freeman Survey, Abstract No. 453, being out of Subdivision 7 of Division 6 of the Town of Hutchins, Dallas County, Texas according to the plat thereof recorded in Volume 283, Pages 4 and 5, Deed Records, Dallas County, Texas, same being that certain tract of land described in a deed to Larry J. Thomas as recorded in Instrument No. 20100032770, Official Public Records, Dallas County, Texas (Tract I) and being more particularly described as follows:

BEGINNING a 5/8" iron rod found for corner in the southeast right-of-way line of Kanady Street at the northeast corner of said Tract I;

THENCE, South 29° 58' 51" East, leaving said right-of-way, a distance of 47.59 feet to a 1/2" capped iron rod set for corner in the northwest right-of-way line of Hickman Street, said point being a curve to the left having a radius of 2154.35 feet;

THENCE, in a southwesterly direction along said curving right-of-way line, an arc distance of 75.34 feet to a 1/2" capped iron rod set for corner;

THENCE, North 29° 54' 05" West, leaving said northwest right-of-way line, a distance of 55.00 feet to a 1/2" capped iron rod set for corner in the southeast right-of-way of said Kanady Street;

THENCE, North 61° 19' 15" East, along said southeast right-of-way, a distance of 75.06 feet to the POINT OF BEGINNING and containing 0.09 acres (3,835 square feet) of land.

### PROPERTY DESCRIPTION (TRACT 2)

Being a tract or parcel of land lying and situated in the Thomas Freeman Survey, Abstract No. 453, being out of Subdivision 7 of Division 6 of the Town of Hutchins, Dallas County, Texas according to the plat thereof recorded in Volume 283, Pages 4 and 5, Deed Records, Dallas County, Texas, same being that certain tract of land described in a deed to Larry J. Thomas as recorded in Instrument No. 201200170708 Official Public Records, Dallas county, Texas (Tract II) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the southeast right-of-way line of Kanady Street at the northeast corner of said Tract II;

THENCE, South 31° 04' 43" East, along the northeast line of said Tract II, a distance of 49.28 feet to a capped iron rod found for corner in the northwest right-of-way line of W. Hickman Street, said point being in a curve to the left having a radius of 2154.35 feet;

THENCE, in a southwesterly direction along said curving right-of-way line, an arc distance of 59.36 feet to a 1/2" iron rod found for corner at the southwest corner of Tract II;

THENCE, North 31° 25' 37" West, a distance of 45.67 feet to a 1/2" iron rod found for corner in the Southeast right-of-way of said Kanady Street;

THENCE, North 57° 41' 58" East, along said right-of-way line, a distance of 59.60 feet to the POINT OF BEGINNING and containing 0.06 acres (2,814 square feet) of land.

### PROPERTY DESCRIPTION (TRACT 3)

Being a tract or parcel of land lying and situated in the Thomas Freeman Survey, Abstract No. 453, being out of Subdivision 7 of Division 6 of the Town of Hutchins, Dallas County, Texas according to the plat thereof recorded in Volume 283, Pages 4 and 5, Deed Records, Dallas County, Texas, same being that certain tract of land described in a deed to Larry J. Thomas as recorded in Instrument No. 201200170708 Official Public Records, Dallas County, Texas (Tract III) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of Kanady Street at the northeast corner of said Tract III;

THENCE, South 31° 25' 37" East, leaving said right-of-way, a distance of 45.67 feet to a 1/2" iron rod found for corner in the northwest right-of-way line of West Hickman Street, said point being in a curve to the left having a radius of 2154.35 feet;

THENCE, in a southwesterly direction, along said right-of-way line, an arc distance of 139.85 feet to a 1/2" capped iron rod set for corner at the southwest corner thereof;

THENCE, North 29° 58' 51" West, a distance of 47.59 feet to a 5/8" iron rod found for corner in the southeast right-of-way line of said Kanady Street;

THENCE, North 59° 19' 27" East, along said right-of-way a distance of 138.64 feet to the POINT OF BEGINNING and containing 0.15 acres (6,385 square feet) of land.

# SELF CAR WASH CONCEPT



# SELF CAR WASH CONCEPT





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## 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;
  - 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.

<b>Texas Legacy Realty</b>	<b>9013728</b>	<b>info@txlegacyrealty.com</b>	<b>469-855-4430</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rafe Song</b>	<b>0712965</b>	<b>rafe.song@txlegacyrealty.com</b>	<b>469-855-4430</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Michael Hosuk Song</b>	<b>0751867</b>	<b>mike.song@txlegacyrealty.com</b>	<b>469-951-9788</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date