

12899 Luna Road, Farmers Branch, TX 75234

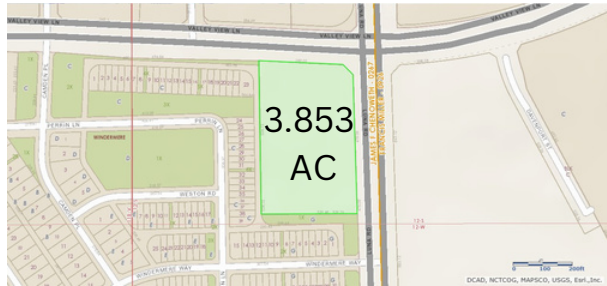
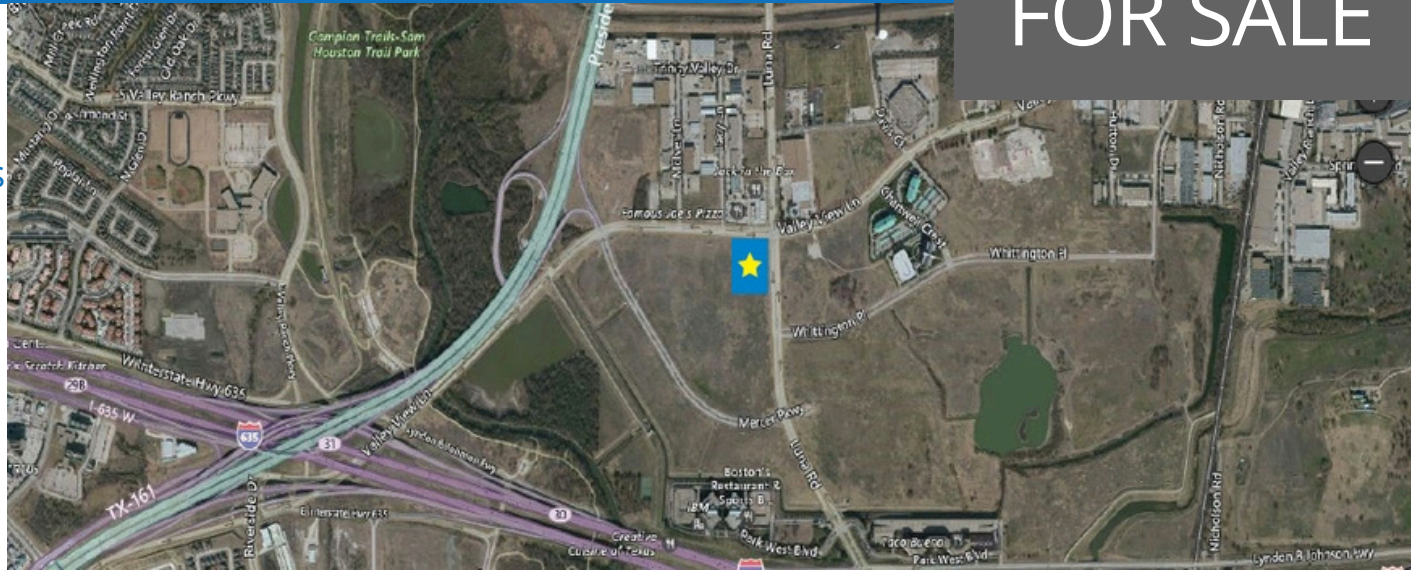
FOR SALE

TYPE Land

SIZE 3.853 Acres

PRICE Call Agent

ZONED PD



PROPERTY VITALS

- Multifamily zoning in place
- DFW airport within ten minutes
- Dallas Love field within 15 minutes
- Motivated seller
- Adjacent to \$ 1 Billion Mercer Crossing development
- Owner will consider subdividing
- LBJ East /West access minutes away.

Traffic Count:
Luna Road - 20,345 VPD

EXCLUSIVELY OFFERED BY:

Larry Robbins

(214) 766-9101

lrobbins@capstonecommercial.com



**CAPSTONE
COMMERCIAL**

4300 Sigma Rd . Suite 100

Dallas . TX 75244

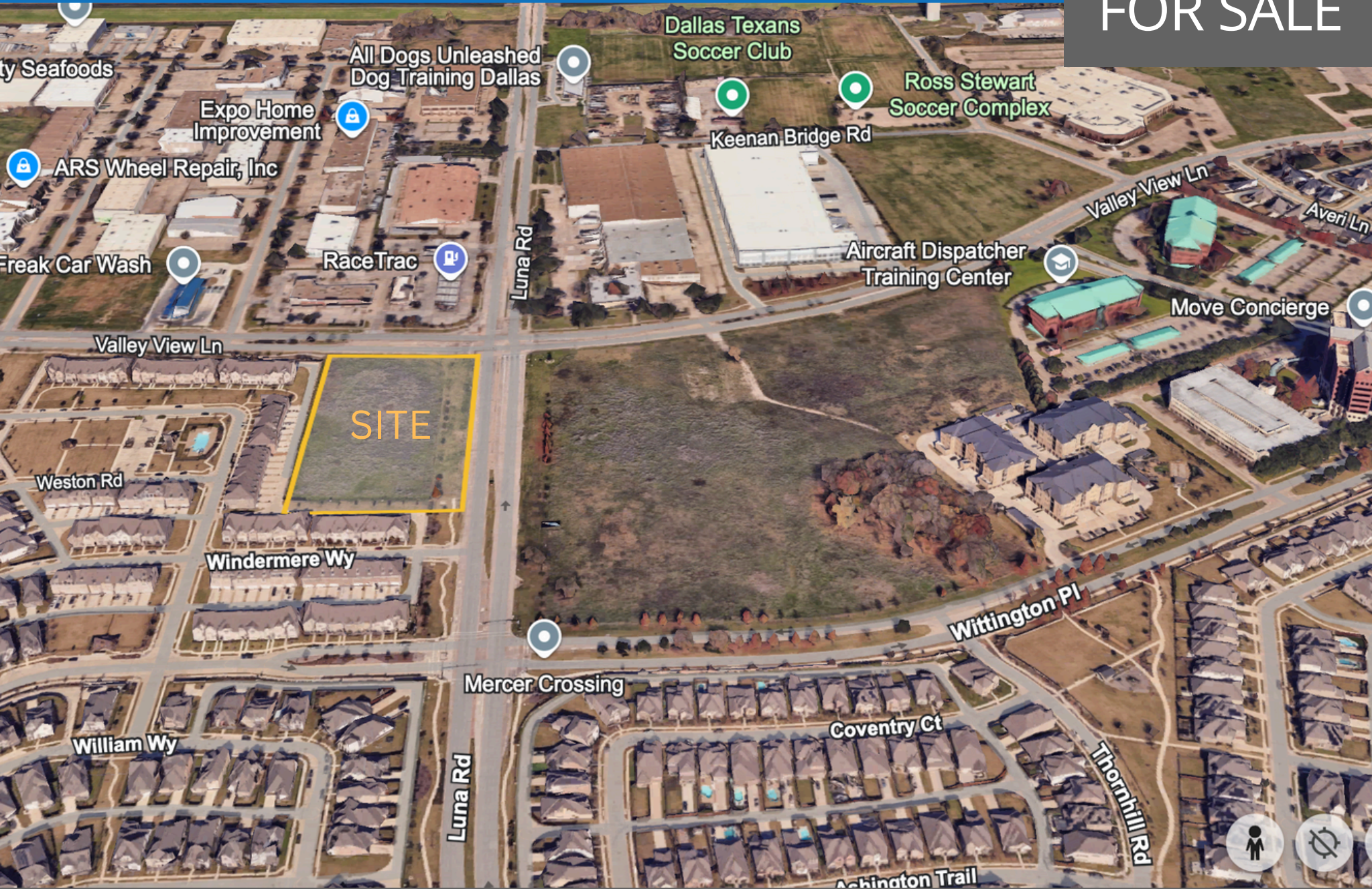
T 972.250.5800

F 972.250.5801

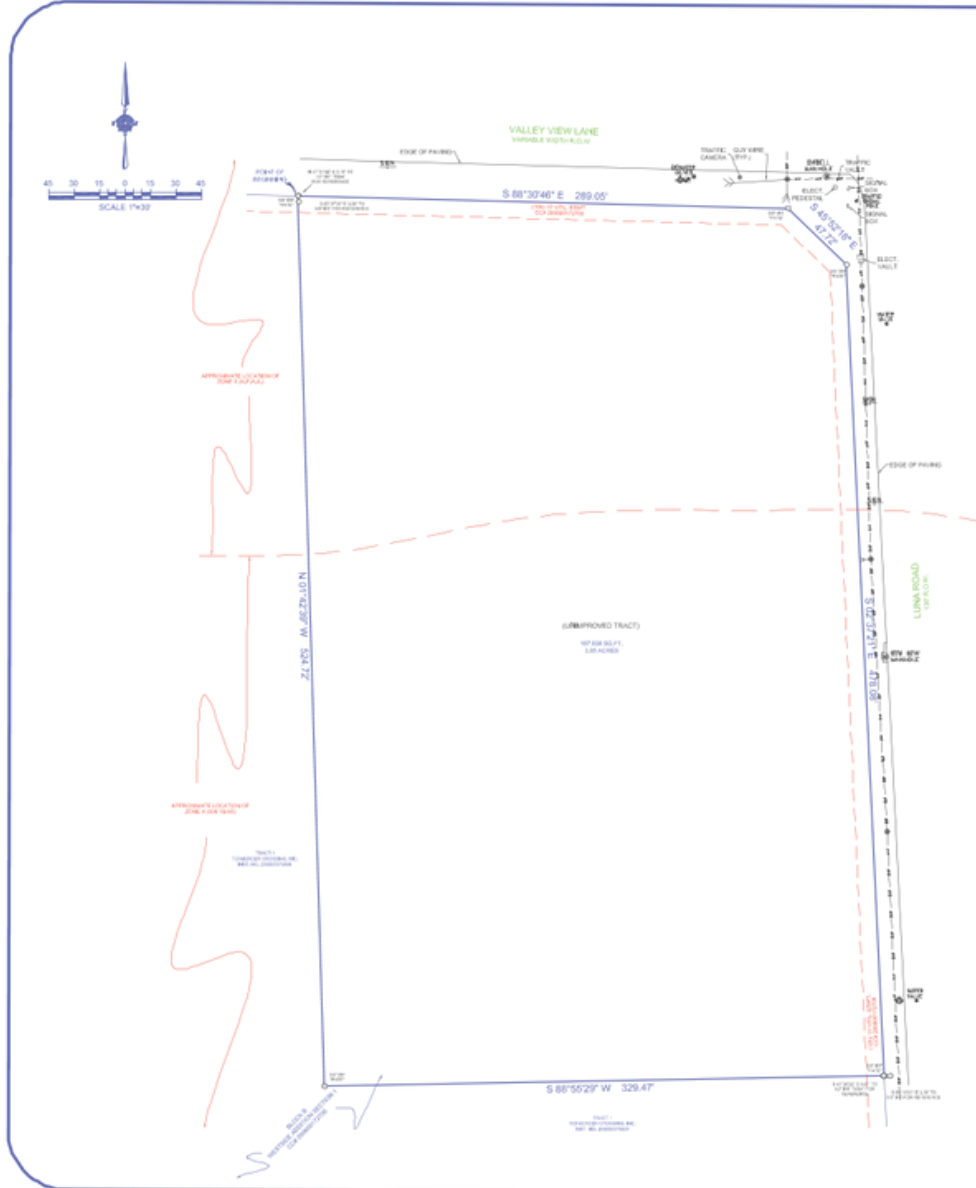
www.capstonecommercial.com

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The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group, LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.



PROPERTY DESCRIPTION

Being a portion of Block B of WESTSIDE ADDITION SECTION 1, an Addition to the City of Farmers Branch, Dallas County, Texas according to the plat thereof recorded under County Clerk's No. 200600172736, Map Records, Dallas County, Texas, same being the tract of land conveyed to Graham Mortgage Corporation Tract 1 by Trustee's Deed recorded in Instrument No. 201100087226, Official Public Records, Dallas County, Texas, and being in the South line of Valley View Lane (a variable width right-of-way):

Beginning at a 5/8 inch yellow cap stamped "Pate", said point being the most Northern Northeast corner of a tract of land conveyed to TCI Mercer Crossing, Inc., a Nevada corporation Tract 1 by General Warranty Deed recorded in Instrument No. 200600375606, Official Public Records, Dallas County, Texas, and being in the South line of Valley View Lane (a variable width right-of-way):

Thence South 58 degrees 30 minutes 46 seconds East along the South line of said Valley View Lane, a distance of 289.05 feet to a 5/8 inch iron rod yellow cap stamped "Pate" found for corner;

Thence South 45 degrees 52 minutes 18 seconds East a distance of 47.72 feet to a 5/8 inch iron rod yellow cap stamped "Pate" found for corner, said point being in the West line of Luna Road (a 130 foot right-of-way):

Thence South 02 degrees 37 minutes 21 seconds East along the West line of said Luna Road, a distance of 478.08 feet to a 5/8 inch iron rod yellow cap stamped "Pate" found for corner, said point being the most Eastern Northeast corner of said TCI Mercer Crossing, Inc. Tract 1;

Thence South 88 degrees 55 minutes 29 seconds West along the North line of said TCI Mercer Crossing, Inc. Tract 1, a distance of 329.47 feet to a 5/8 inch iron rod yellow cap stamped "Pate" found for corner, said point being an inner ell of said TCI Mercer Crossing, Inc. Tract 1;

North 01 degrees 42 minutes 39 seconds West along the East line of said TCI Mercer Crossing, Inc. Tract 1, a distance of 524.72 to the Point of Beginning and containing 167,836 square feet or 3.85 acres of land.

REVISIONS

No.	Revision/Issue	Date

LEGEND

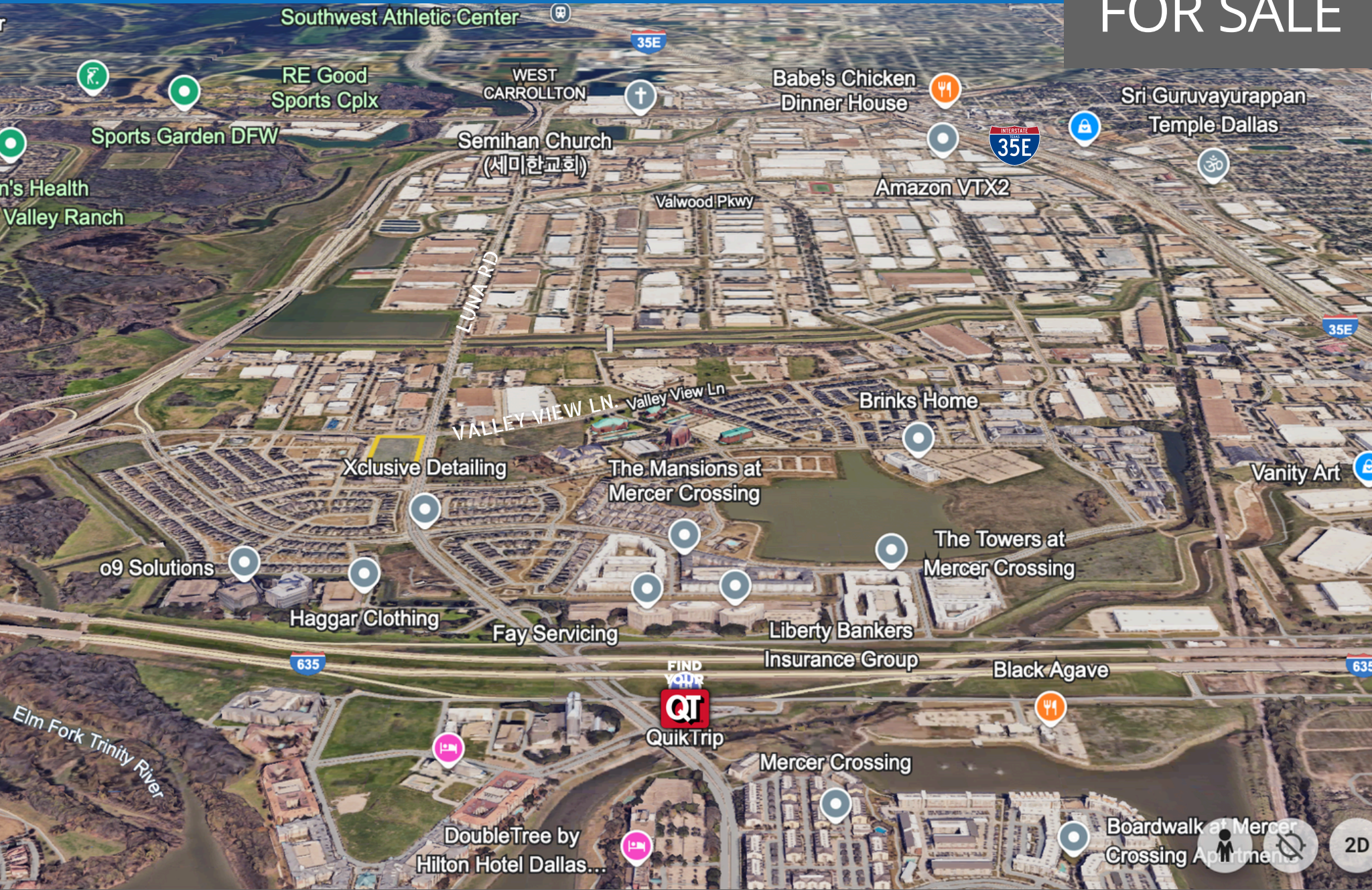
GENERAL NOTES

- 1) According to the F.E.M. No. 4817000770, the subject property lies in Zone 7, and a 200 year flood does not lie within a Flood Hazard Area. Note: This area is protected from Overflow Flood by levee, dike, or other structure subject to failure or undermining during higher flows.
- 2) Bearings are based on Deed recorded in Instrument No. 201100087226, Official Public Records, Dallas County, Texas.



Category 1A, Condition II
 12899 LUNA ROAD
 CITY OF FARMERS BRANCH
 DALLAS COUNTY, TEXAS

Map No.	1303866-1
Owner	MC
Date	11-5-13
Scale	1"=30'





11-2-2015

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.

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:
 - o 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.

Capstone Commercial Real Estate Group, LLC	480574	sburris@capstonecommercial.com	(972) 250-5800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris, CCIM	450870	sburris@capstonecommercial.com	(972) 250-5858
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 _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0