

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

+/-1.157 ACRES
RETAIL/OFFICE LOT

739 & 743 West Camp Wisdom Rd., Duncanville



Sales Price:

\$245,000.00

\$4.86 SF

Zoning:

Neighborhood Retail

Location:

Mapasco 62-S

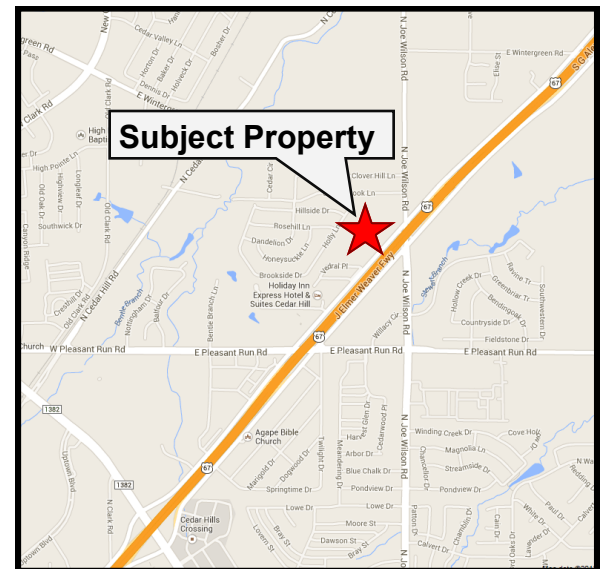
Traffic Cedar Ridge at Camp Wisdom:

NB: Count(vehs/day): 9,530

SB: Count(vehs/day): 8,375

Source: TxDOT 2014

- +/-1.157 acre hard corner retail lot for sale in Duncanville
- Prime frontage Northwest corner of N. Cedar Ridge and W. Camp Wisdom
- Only +/- 0.4 miles to I-20
- +/-267.88' frontage on Camp Wisdom and 213' frontage on Cedar Ridge with excellent visibility and exposure to retail consumers
- All utilities available, confirm with city.
- Ideal for a small office or medical office development. See the attached deed restrictions on the property.



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: William Mote

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

Bmote@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

a. Allowance of a Single Professional Building on the Property. Roberts and Kruckeberg agree that a single professional building, subject to the restrictions stated herein, may be constructed on the Property:

Lots 1 and 2, Block 29, Irwin Keasler Red Bird Addition No. 5, more commonly known as 739 and 743 West Camp Wisdom Road, Dallas County, Duncanville, Texas.

b. Specific Requirements for Any Building or Improvements on the Property.

i. Any building or improvements on the Property shall be "residential in appearance" as defined herein.

ii. Any building or improvements on the Property shall not exceed two stories, and the footprint shall not exceed 2,500 square feet.

iii. "Residential in appearance" means an exterior composed of masonry or siding of a residential quality and expressly excludes and prohibits store fronts, retail strip centers, or retail buildings with plate glass windows exceeding four (4) feet in height.

Further, such terms mean that no exterior lighting shall be allowed except as required by code and small lights for exterior signs.

iv. Neon signs are expressly not allowed, and all signs shall not exceed five (5) feet in height.

v. Office hours of any building or improvements on the Property shall be limited to conventional professional office hours and shall close no later than 9:00 p.m.

c. Sherrill Road. There is a prohibition against egress/ingress between the Property and Sherrill Road.

e. Landscape Requirements. There shall be a 30-foot landscape buffer between any improvement on the Property and any adjacent residential property and between any improvement on the Property and Sherrill Road.

Contact sales agent for full document pertaining to restrictions.

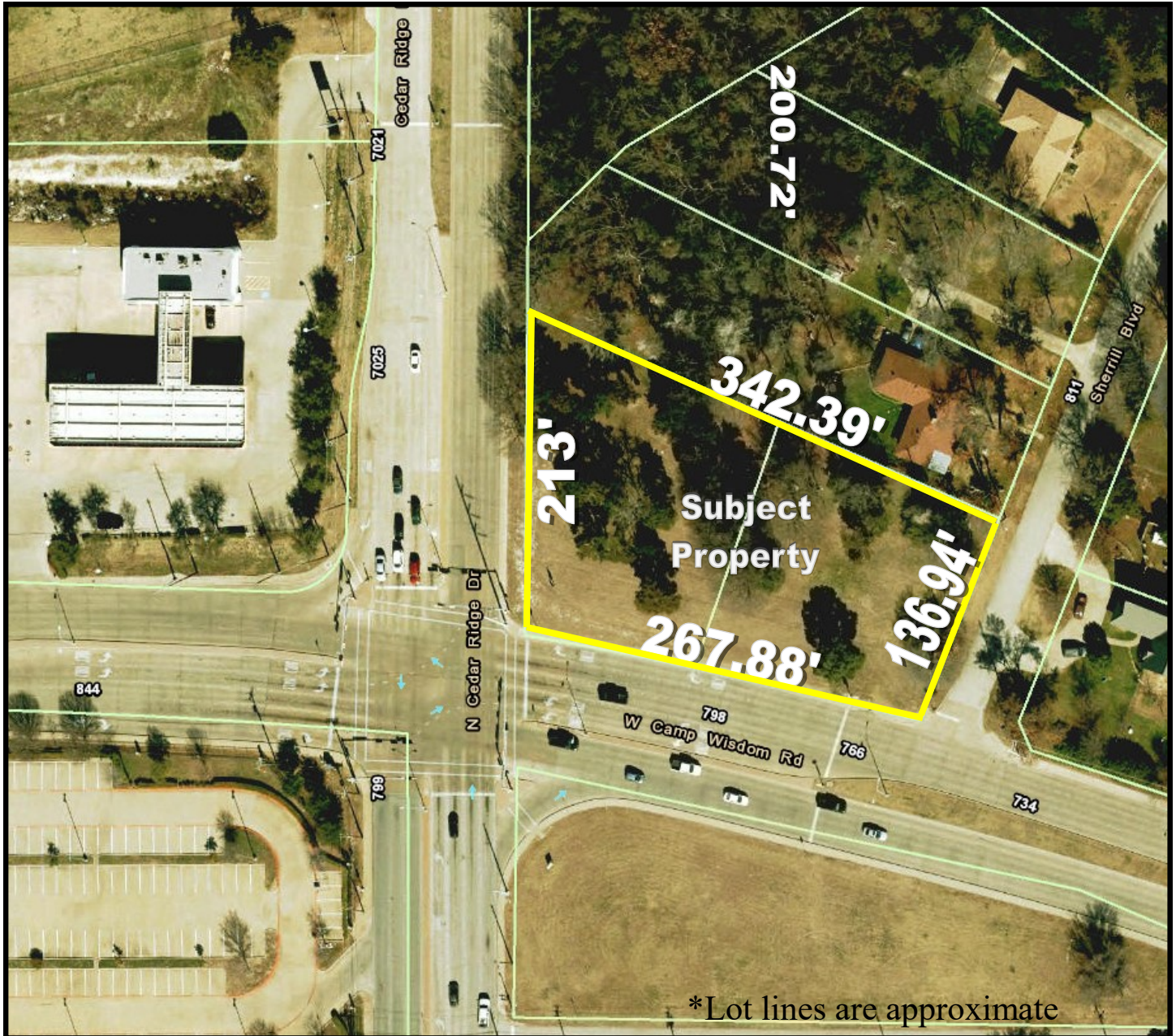
MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

Lot Lines

739 & 743 West Camp Wisdom Rd., Duncanville



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: William Mote

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

Bmote@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

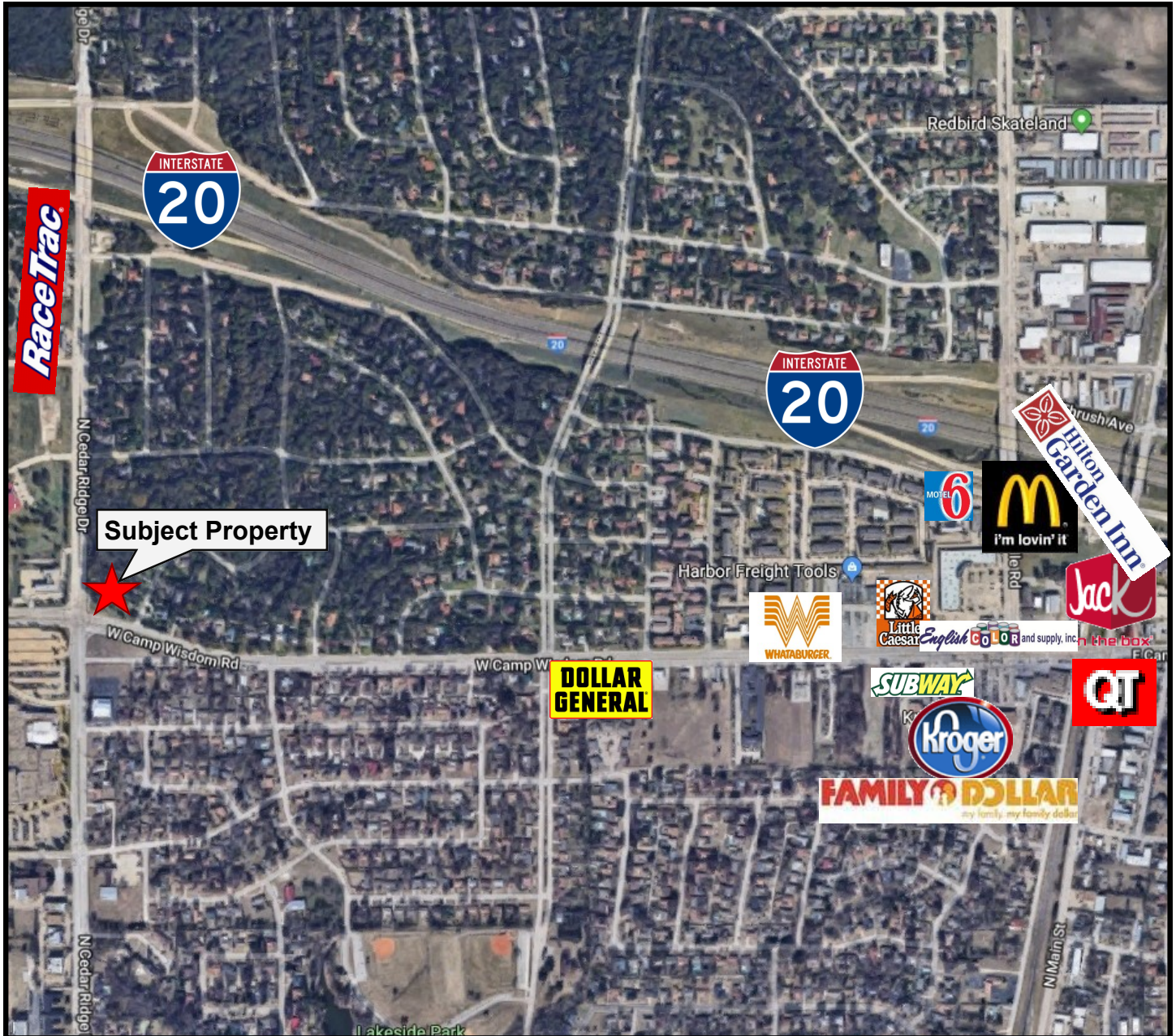
MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

Business Map

739 & 743 West Camp Wisdom Rd., Duncanville



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: William Mote

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

Bmote@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

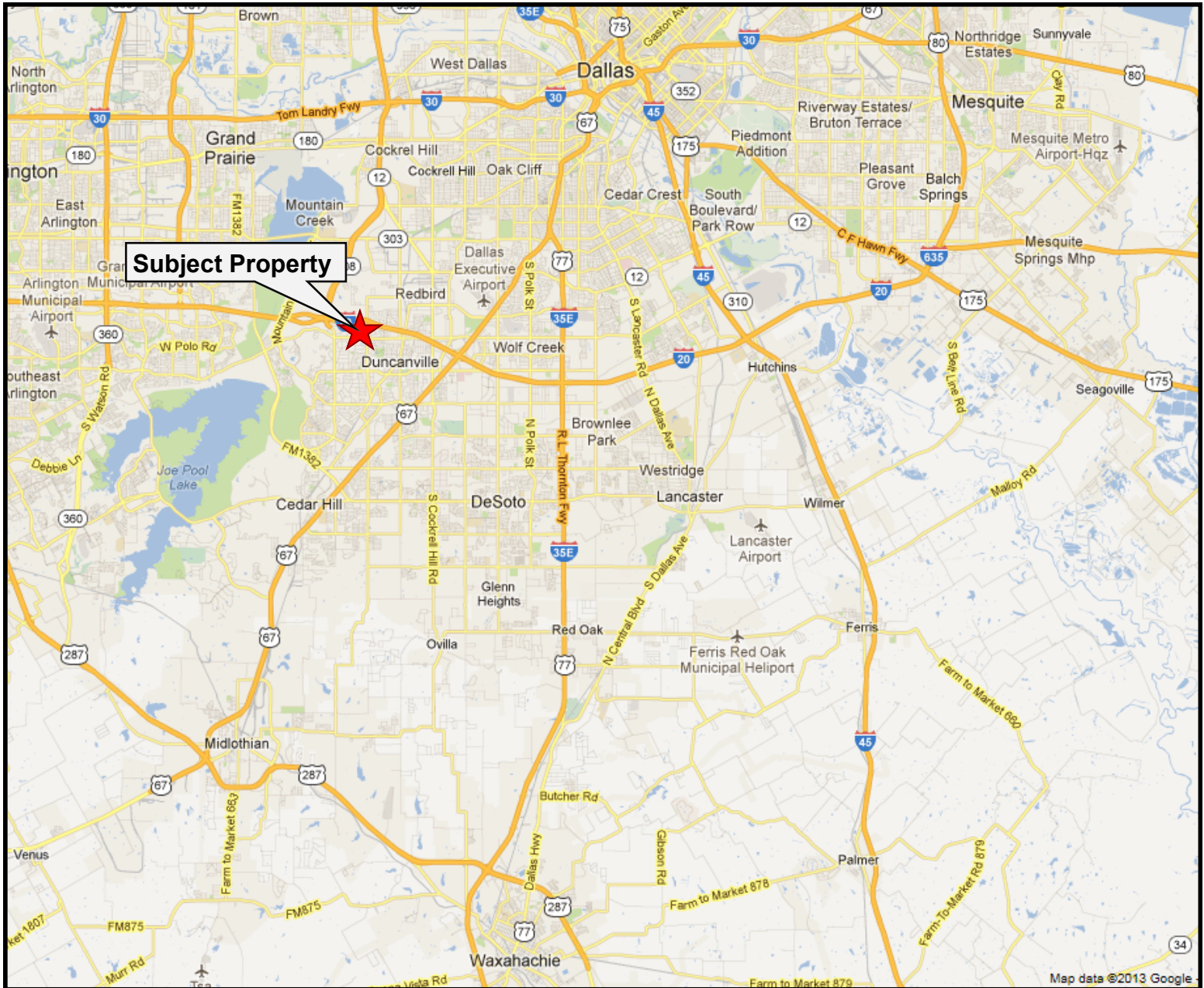
MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

Map

739 & 743 West Camp Wisdom Rd., Duncanville



Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: William Mote

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

Bmote@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

Mote and Associates, Inc.
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Mote and Associates, INC.
 Real Estate Broker Company

Buyer, Seller, Tenant or Landlord _____ Date _____

Real Estate Licensee _____ Date _____ Buyer, Seller, Tenant or Landlord _____ Date _____