



## Property Features



- Zoning - General Retail
- 423.51' of State Hwy 352 frontage
  - 13,337 traffic count
- 0.9 miles to U.S. 80
- 3.2 miles to Lyndon B Johnson Fwy

	3 Mile (2021)	3 Mile (2025)	5 Mile (2021)	5 Mile (2025)
Total Population	64,177	65,928	166,995	173,602
Average Household Size	3.00	3.02	3.05	3.08
Total Households	56,561	58,194	146,182	152,302
Average Household Income	\$78,518	\$86,814	\$75,119	\$83,478

# For Sale

## 4.75 acres

### \$899,000

General Retail Use

705 State Hwy 352, Mesquite, Tx 75149



Lake Ray Hubbard  
6 miles



Caruth Lakes  
2.2 miles



Stone Creek  
2.6 miles

*Ladera*  
active adult life.

Ladera Rockwall  
1.2 miles

**CONTACTS**  **Naomi Freeman**

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[naomirealestate11@gmail.com](mailto:naomirealestate11@gmail.com)

**PROPERTY DESCRIPTION**

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE T. SCOTT SURVEY, ABSTRACT NO. 1353 AND THE SAM HOUSTON SURVEY, ABSTRACT NO. 656, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK A OF SAMUEL PARK FARMS RETAIL, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, RECORDED IN VOLUME 2002032, PAGE 8, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

BEGINNING AT CONCRETE MONUMENT FOUND FOR CORNER IN THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 352 AND IN THE RECOGNIZED SOUTHWEST LINE OF SAID LOT 2;

THENCE SOUTH 39 DEGREES 58 MINUTES 25 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 423.51 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST EASTERLY SOUTH CORNER OF SAID LOT 2 AND THE APPARENT EAST CORNER OF LOT 1, BLOCK A OF SAID ADDITION;

THENCE NORTH 49 DEGREES 56 MINUTES 52 SECONDS WEST, ALONG THE COMMON LOT LINE OF SAID LOT 1 AND LOT 2, A DISTANCE OF 144.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT NORTH CORNER OF SAID LOT 1;

THENCE SOUTH 56 DEGREES 52 MINUTES 33 SECONDS WEST, ALONG THE COMMON LOT LINE OF SAID LOT 1 AND LOT 2, A DISTANCE OF 157.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO TEXAS POWER & LIGHT CO., RECORDED IN VOLUME 3887, PAGE 108, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID LOT 2 AND THE APPARENT NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 07 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG THE APPARENT EAST LINE OF SAID LOT 2, A DISTANCE OF 117.91 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 82 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 250.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID LOT 2;

THENCE NORTH 07 DEGREES 19 MINUTES 22 SECONDS EAST, ALONG THE RECOGNIZED MOST NORTHERLY WEST LINE OF SAID LOT 2, A DISTANCE OF 257.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 2 AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HIGHLAND HOMES, LTD., RECORDED IN VOLUME 93222, PAGE 4141, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 16 MINUTES 27 SECONDS EAST, ALONG THE APPARENT SOUTH LINE OF SAID HIGHLAND TRACT, A DISTANCE OF 117.91 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED WEST LINE OF AN 18 FOOT ALLEY RIGHT-OF-WAY, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY NORTH-EAST CORNER OF SAID LOT 2 AND THE APPARENT SOUTHWEST CORNER OF SAID HIGHLAND TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, ALONG SAID 18 FOOT ALLEY RIGHT-OF-WAY, A DISTANCE OF 40.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT AND BEING AT THE START OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43 DEGREES 16 MINUTES 26 SECONDS, A RADIUS OF 338.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 57 MINUTES 41 SECONDS EAST - 232.72 FEET;

THENCE ALONG SAID 18 FOOT ALLEY RIGHT-OF-WAY AND CURVE TO THE LEFT AN ARC LENGTH OF 237.58 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER IN THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 352, SAID POINT BEING THE MOST NORTHERLY EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 22 MINUTES 48 SECONDS WEST, ALONG SAID RIGHT-OF-WAY OF STATE HIGHWAY NO. 352, A DISTANCE OF 114.24 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE SOUTH 53 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG SAID RIGHT-OF-WAY OF STATE HIGHWAY NO. 352, A DISTANCE OF 46.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 206,841.31 SQ. FT. OR 4.75 ACRES OF LAND.

**SURVEYOR'S CERTIFICATE**

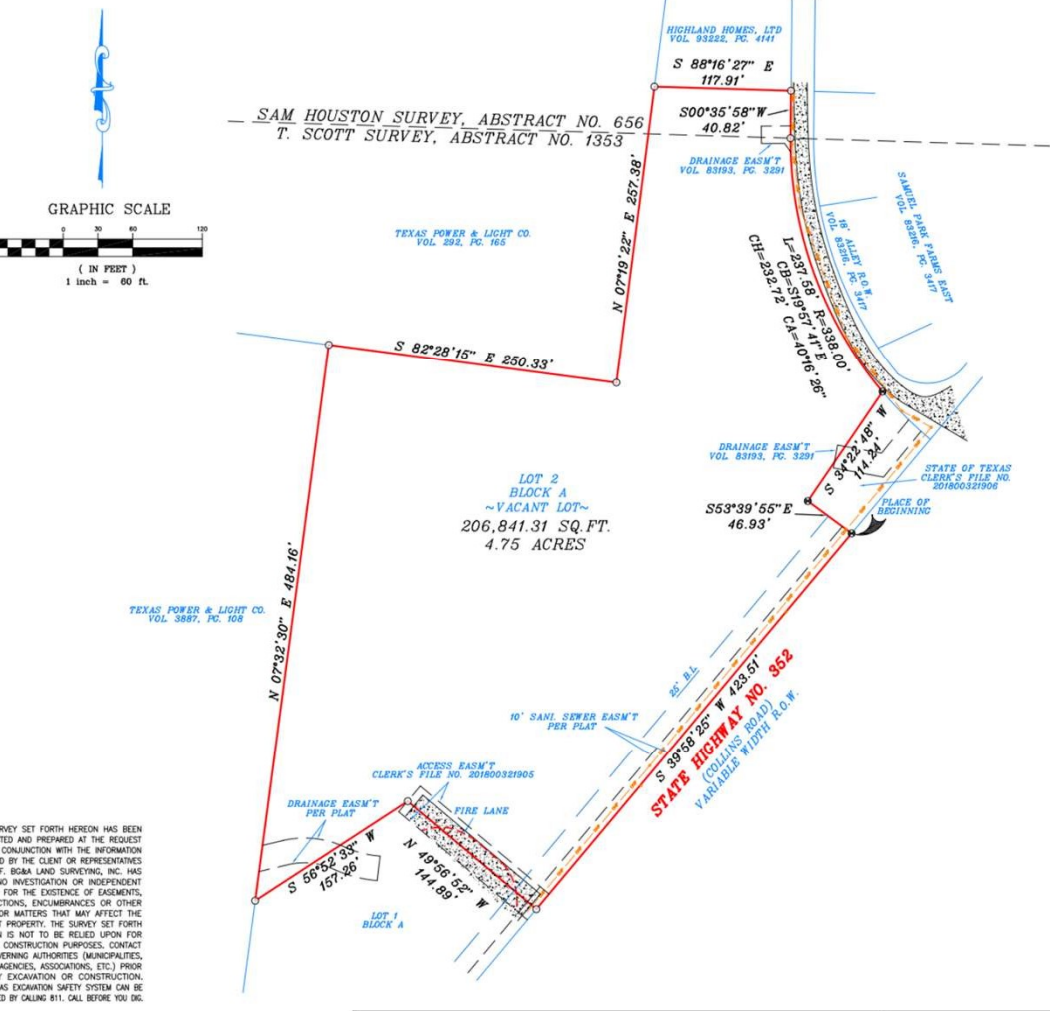
THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (STRAW TITLE AND CORVUS LAND DEVELOPMENT LLC), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.L.F. 20200322, THAT THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY; SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 15TH DAY OF JANUARY, 2020

*Brian Gallia*  
BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST OF THE CLIENT AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT CHECK FOR THE EXISTENCE OF EASEMENTS, ENCROACHMENTS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT THE APPROPRIATE GOVERNING AUTHORITIES (MUNICIPALITIES, COUNTY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811, CALL BEFORE YOU DIG.

DATE: ACCORDING TO THE F.A.R.M. IN COMMUNITY PANEL NO. 48197C009CL, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY IS FREE FROM FLOODING OR FLOOD DAMAGE. IN RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND	
	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	IRF/MS-IRON ROD FOUND/SET
	COVERED AREA
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET
	1" IRON PIPE FOUND
	* FOUND/SET
	MONUMENT FOUND
	X FOUND/SET
	DRAINAGE & UTILITY EASEMENT
	BUILDING LINE/SET BACK LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE
	METAL FENCE
	WATER LINE
	GAS LINE
	ELECTRIC METER
	L.P. - LIGHT POLE
	CITY WIRE
	POWER POLE
	PFC-POINT FOR CORNER
	ROW - RIGHT-OF-WAY
	EASEMENT
	AC - AIR CONDITIONING
	PE - POOL EQUIPMENT
	UT - UNDERGROUND TELEPHONE
	CATV - UNDERGROUND CABLE TV
	ET - ELECTRIC TRANSFORMER
	OVERHEAD POWER LINE

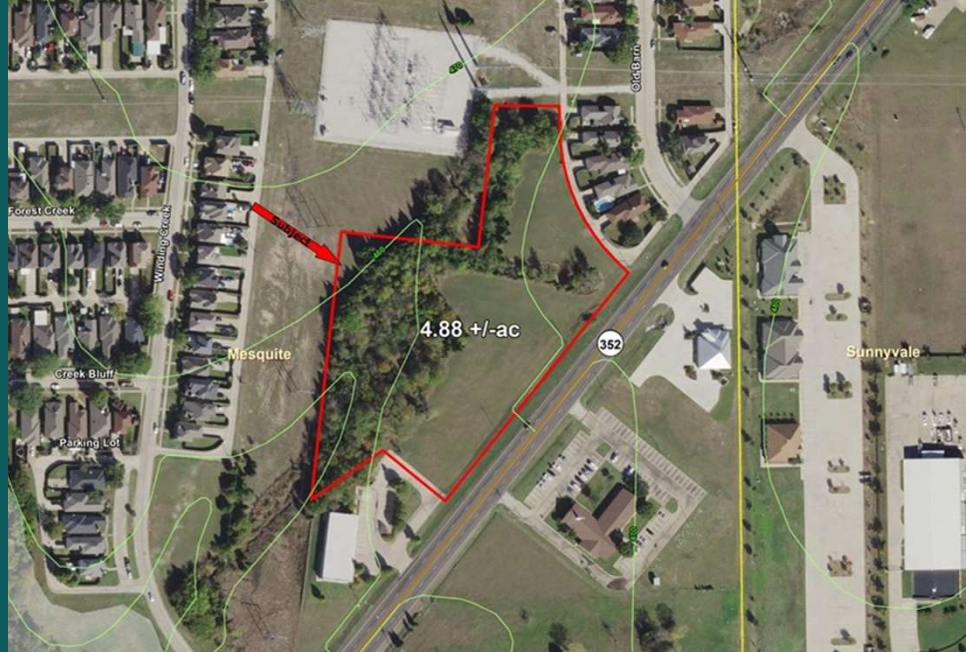
~BRIAN GALLIA & ASSOCIATES~  
BG&A Land Surveying, Inc.  
9011 STATE HIGHWAY 34 S. SUITE - C  
QUINLAN, TEXAS, 75474  
PHONE: (903) 447-0668  
FAX: (903) 447-0931  
www.bgasurveying.com

JOB NO. 2001016-1 CAD. TECH. A.OWEN

**SURVEY PLAT**  
705 STATE HIGHWAY 352  
PORTION OF LOT 2, BLOCK A OF SAMUEL PARK FARMS RETAIL  
DALLAS COUNTY, TEXAS

**Highlights**

- Intersection of Clem Rd and FM 1141
- 1,027' of FM 1141 Frontage
  - 2,280 Traffic Count
- 534' of Clem Rd Frontage
- 0.5 miles to N John King Blvd.
- Surrounded by residential development
- Close proximity to Hwy 30
  - 80,547 Traffic Count
- Close proximity to Hwy 66
  - 10,065 Traffic Count



**CONTACTS** Naomi Freeman [info@srclandbuilding.com](mailto:info@srclandbuilding.com)  
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