



HIVIEWREALESTATE

SALE
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REAL ESTATE.COM
REYES
2-0369
ACRES

Real Estate

3901 & 3903 N Dallas Ave, Lancaster TX 75134

NEXT PAGE

3 ACRE LOT FOR SALE

Prime ±3.06 acres across 2 parcels in Lancaster with outstanding regional access near I-35E and I-20. Zoned Commercial Highway, the site is development-ready—front building has been fully demolished; a small rear structure remains for interim use or removal. The property sits in a thriving logistics and retail corridor surrounded by major industrial neighbors including Amazon, L'Oréal, Red Hawk LLC, and Lineage Logistics, with numerous restaurants and fast-food options minutes away. Ideal for service, flex/industrial, retail pad, or last-mile concepts seeking high visibility and quick freeway connectivity.

OSCAR@HIVIEWREALESTATE.COM



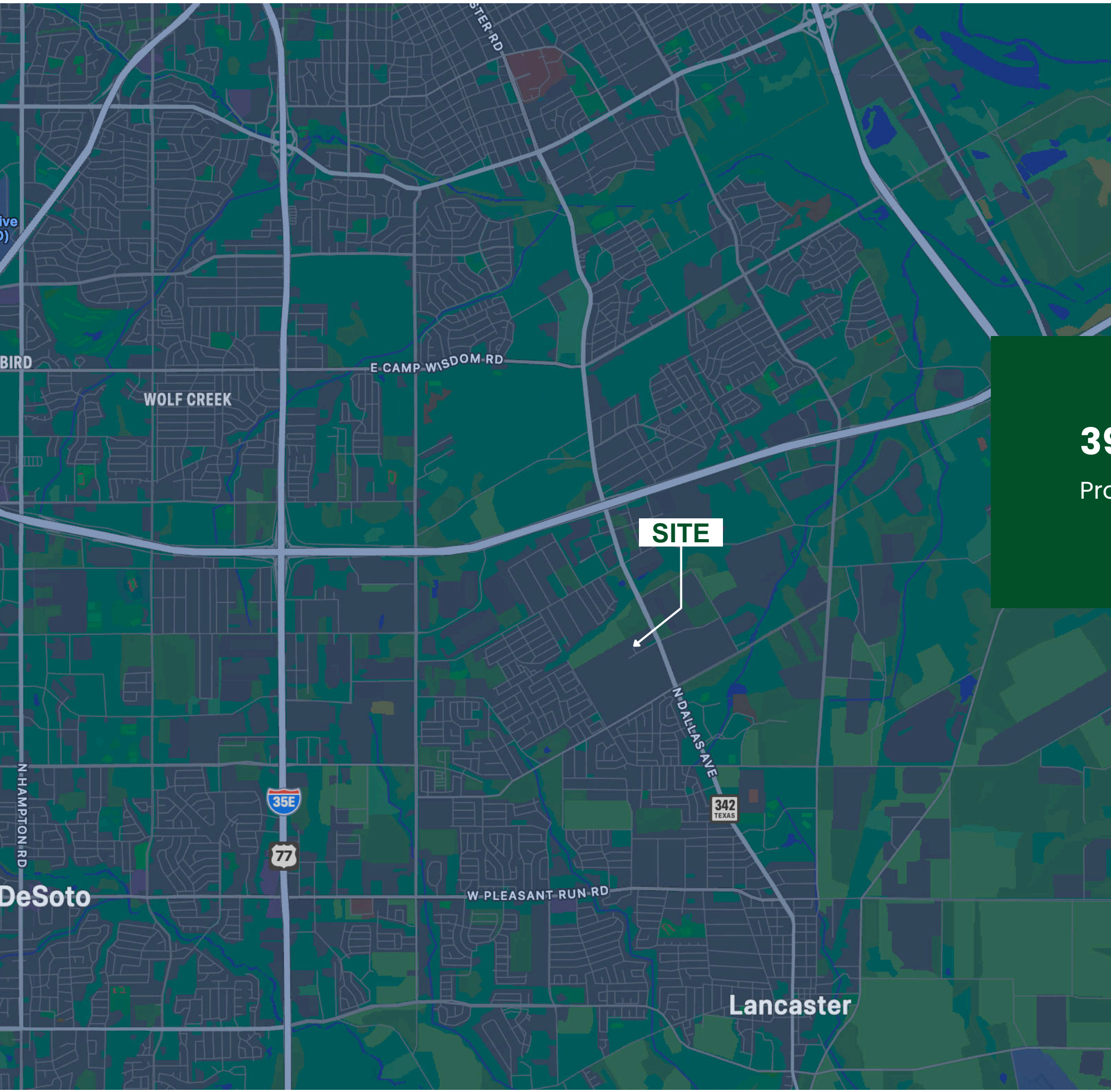


HIVIEWREALESTATE

LOT FOR SALE

Lot approxiamtely 3.06 Acres





LOCATION MAP

3901 & 3903 N DALLAS AVENUE

Property near Interstate 35 and I-20

HI VIEW REAL ESTATE





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WWW.HIVIEWREALESTATE.COM

LEGEND

●	MONUMENT - TYPE AS NOTED
—	BOUNDARY LINE
- - -	EASEMENT
—○—	CHAIN LINK FENCE
-x-x-	WIRE FENCE
—●—●—●—●—●—●—●—	HAND RAIL
—○—○—○—○—○—○—○—	OVERHEAD WIRES
⌒	GUY ANCHOR
⊗	UTILITY POLE
⊙	LIGHT POLE
☼	CLEANOUT
⊠	COVERED
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

Research of Easements by this Surveyor was limited to a Title Policy Prepared by Fidelity National Title Insurance Company, GF No. 23-755361-WB, Effective Date: August 10, 2023, 8:00 am and issued August 16, 2023, 8:00 am.

Schedule B item:

10.i. Subject to Twenty five (25) feet ingress and egress Easement retained in Deed recorded in Volume 72192, Page 1704, Deed Records, Dallas County, Texas.
AS SHOWN ON SURVEY

10.g. Subject to Easement and R.O.W. granted to Texas Power & Light Company by Country Estates Nursing Home, Inc. dated September 2, 1964, recorded in Volume 603, Page 214, Deed Records, Dallas County, Texas.
DOES NOT APPEAR TO AFFECT

10.h. Subject to Twenty (20) feet wide easement for telephone line, etc. including underground communications granted to Southwestern Bell Telephone Co. by Funding, Inc., dated October 17, 1962, recorded in Volume 5880, Page 432, Deed Records of Dallas County, Texas.
DOES NOT APPEAR TO AFFECT

LEGAL DESCRIPTION:

BEGINNING A 0.392 ACRE TRACT OF LAND SITUATED IN THE SMITH ELKINS SURVEY, ABSTRACT NUMBER 430, DALLAS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO MONARCH HOLDINGS, INC. IN VOLUME 91043, PAGE 33 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE WITH A 2" CAP FOUND FOR SOUTHWEST CORNER OF SAID 0.392 ACRE TRACT, ALSO BEING AN ELL CORNER OF A TRACT CONVEYED TO CHERRY VALLEY CHURCH OF CHRIST IN VOLUME 90166, PAGE 434 THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID CAPPED PIPE BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF **N:6918343.66, E:2498506.41** FEET FOR REFERENCE.

THENCE FROM SAID POINT OF BEGINNING, N 27°15'55" W, A DISTANCE OF 166.00 FEET TO AN IRON PIPE WITH A 2" CAP FOUND FOR THE NORTHWEST CORNER OF SAID 0.392 ACRE TRACT, ALSO BEING AN ELL CORNER OF SAID CHERRY VALLEY CHURCH CHRIST TRACT;

THENCE, N 62°50'23" E, A DISTANCE OF 103.00 FEET TO AN IRON PIPE WITH A 2" CAP FOUND FOR THE NORTHEAST CORNER OF SAID 0.392 ACRE TRACT, ALSO BEING AN ELL CORNER OF SAID CHERRY VALLEY CHURCH OF CHRIST TRACT AND BEING A POINT IN THE WEST LINE OF A TRACT CONVEYED TO CAPGROW HOLDINGS JV SUB COMMERCIAL LLC UNDER INSTRUMENT NUMBER 201600285473 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

THENCE, S 27°21'36" E, A DISTANCE OF 165.25 FEET TO A MAG NAIL FOUND IN ASPHALT FOR THE SOUTHEAST CORNER OF SAID 0.392 ACRE TRACT, ALSO BEING A POINT IN THE WEST LINE OF SAID CAPGROW TRACT AND BEING AN ELL CORNER OF SAID CHERRY VALLEY CHURCH OF CHRIST TRACT, FROM WHICH AN IRON PIPE WITH A 2" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID CAPGROW TRACT BEARS S 27°21'36" E, 25.20 FEET;

THENCE, S 62°25'30" W, A DISTANCE OF 103.28 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.392 ACRES OR 17,082 SQ. FEET OF LAND, MORE OR LESS.

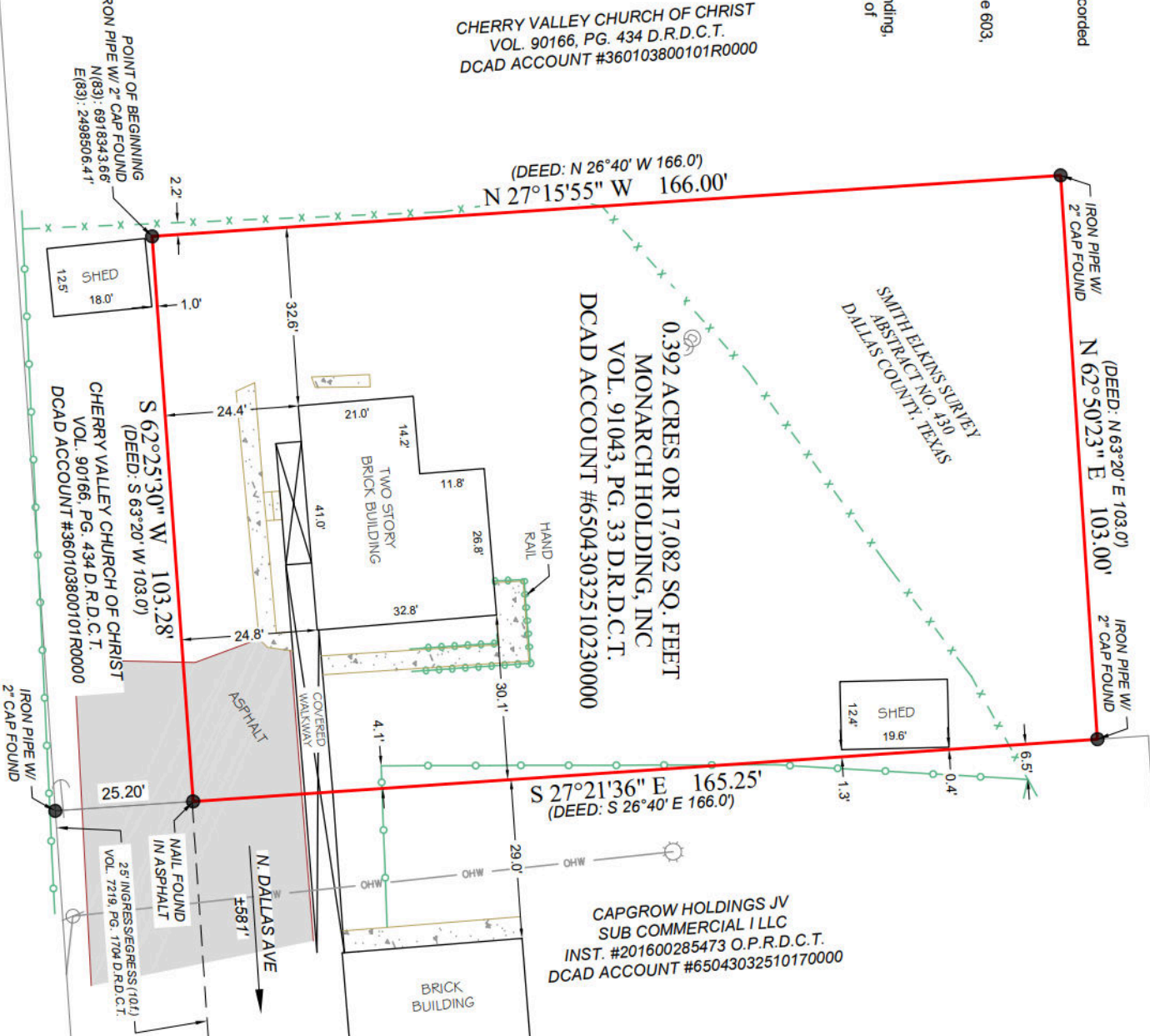
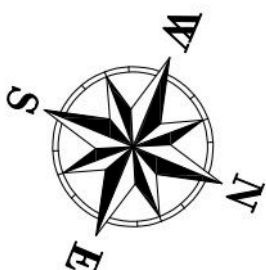
NOTES:

- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY GPS OBSERVATIONS USING THE ALTEERRA CENTRAL VRS NETWORK.
- 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 3.) ADDRESS OF SUBJECT PARCEL: 3903 N. DALLAS AVE, LANCASTER, TX 75134.
- 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48113C0495K EFFECTIVE ON 07/07/2014.
- 5.) INSTRUMENT OF RECORD: WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 91043, PAGE 33 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS ON FEBRUARY 20, 1991.

To: FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE, TARCH MANAGEMENT INC AND MONARCH HOLDING INC. The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION
SURVEY DATE: 10-10-2023

Garrett James Smelker 10/10/2023
GARRETT JAMES SMELEKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870



WHITE TRACT PHASE 1B, LLC
INST. #202200214033 O.P.R.D.C.T.
DCAD ACCOUNT #36067940010030000



AMERICAN MERIDIAN, LLC
Surveying • 3D Scanning

TBPELS FIRM# 10194663
2012 E. Rando Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
info@americanmeridianllc.com

PREPARED FOR
SURVEY PLAT OF
CAPITAL TITLE - PLANO
A 0.392 ACRE TRACT OF LAND,
SITUATED IN THE SMITH ELKINS SURVEY,
ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS
VOL. 91043, PAGE 33 D.R.D.C.T.

SCHEDULE "B" ITEMS

- 107 - SUBJECT TO TWENTY FIVE (25) FEET INGRESS AND EGRESS EASEMENT RETAINED IN DEED RECORDED IN VOLUME 72192, PAGE 1704, DEED RECORDS, DALLAS COUNTY, TEXAS. (AFFECTS, AS SHOWN)
- 108 - SUBJECT TO EASEMENT AND R.O.W. GRANTED TO TEXAS POWER & LIGHT COMPANY BY COUNTRY ESTATES NURSING HOME, INC. DATED SEPTEMBER 2, 1964, RECORDED IN VOLUME 603, PAGE 214, DEED RECORDS, DALLAS COUNTY, TEXAS. (AFFECTS, PLOTTED APPROXIMATELY, NO WIDTH GIVEN FOR EASEMENT)
- 109 - SUBJECT TO TWENTY (20) FEET WIDE EASEMENT FOR TELEPHONE LINE, ETC. INCLUDING UNDERGROUND COMMUNICATIONS GRANTED TO SOUTHWESTERN BELL TELEPHONE CO. BY FUNDING, INC., DATED OCTOBER 17, 1962, RECORDED IN VOLUME 5880, PAGE 432, DEED RECORDS OF DALLAS COUNTY, TEXAS. (AFFECTS, AS SHOWN)

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY LINE AS BEING S63°20'00"W, PER DESCRIPTION.

SITE PICTURE



VICINITY MAP



LAND AREA

±116,083 SQUARE FEET
±2.665 ACRES

PARKING STALLS

REGULAR= 31 HANDICAP= 0
TOTAL= 31

STATEMENT OF ENCROACHMENTS

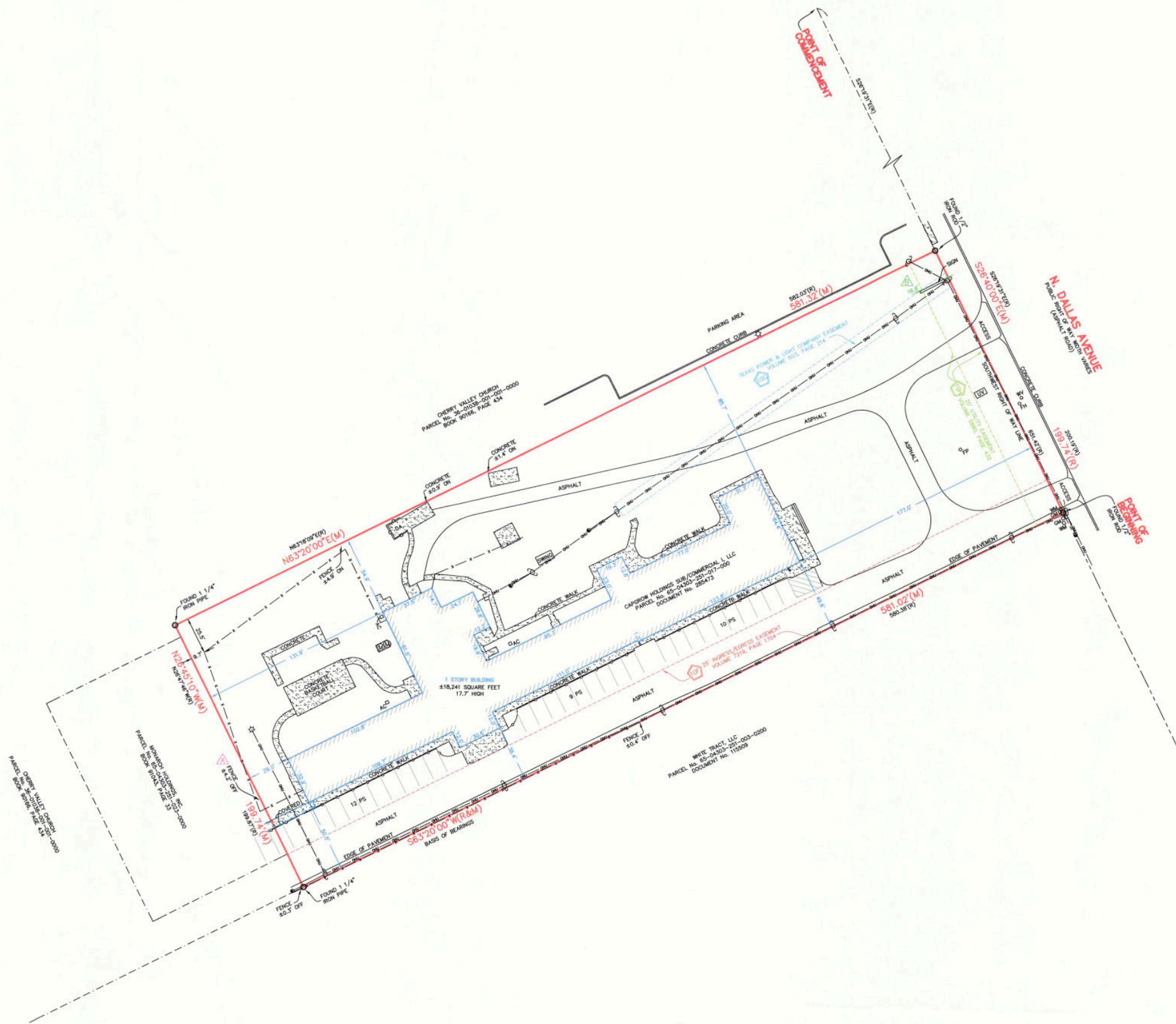
1. FENCE CROSSES PROPERTY LINE BY NO MORE THAN 4.2'.
2. SIGN INTO UTILITY EASEMENT BY NO MORE THAN 16.6 FEET.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48113C0405K, WHICH BEARS AN EFFECTIVE DATE OF 07/07/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- CONCRETE SURFACE
NO PARKING AREA
METAL GUARD RAIL
WOOD FENCE
OVERHEAD UTILITY LINES
UTILITY POLE
GUY ANCHOR
LIGHT POLE
MANHOLE
(R) PER RECORD
(M) MEASURED
- PS PARKING SPACE(S)
AC AIR CONDITIONER
DA DUMPSTER AREA
UV UTILITY VAULT
WM WATER METER
GM GAS METER
FP FLAG POLE
WV WATER VALVE
FH FIRE HYDRANT



LEGAL DESCRIPTION

SHEET 1 OF 1

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SMITH ELKINS SURVEY, ABSTRACT NO. 430, CITY OF LANCASTER, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM DEL-KY, INC., TO DAYBREAK, INC., DATED OCTOBER 31, 1994 AND BEING RECORDED IN VOLUME 94215, PAGE 881 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 342 N. DALLAS AVENUE, AT THE EAST CORNER OF THE ABOVE CITED TRACT OF LAND, SAID POINT BEING S. 26 DEG. 19 MIN. 31 SEC. E., 651.42 FEET FROM THE NORTHEAST CORNER OF A 85.1 ACRES TRACT OF LAND AS DESCRIBED IN A DEED TO CLARENCE L. SMITH AND JUANITA SMITH, AS RECORDED IN VOLUME 3522, PAGE 60 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 63 DEG. 20 MIN. 00 SEC. W. A DISTANCE OF 580.38 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER AT THE SOUTHERNMOST EAST CORNER OF A 10.35 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM JAMES T. YOUNG AND CATHERINE R. YOUNG TO CHERRY VALLEY CHURCH OF CHRIST, DATED AUGUST 16, 1990 AND BEING RECORDED IN VOLUME 90166, PAGE 434 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N. 26 DEG. 47 MIN. 46 SEC. W., AT 25.00 FEET PASS A CORNER OF SAID 10.35 ACRES TRACT AND THE EAST CORNER OF A 0.39 ACRES TRACT AS DESCRIBED IN A DEED TO MONARCH HOLDING, INC., AS RECORDED IN VOLUME 91036, PAGE 793 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID 0.39 ACRES TRACT, 190.87 FEET PASS THE NORTH CORNER OF SAME, AND ANOTHER EAST CORNER OF SAID 10.35 ACRES TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 199.87 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER AT THE WEST CORNER OF SAID DAYBREAK, INC. TRACT AND AN INTERIOR "L" CORNER OF SAID 10.35 ACRES TRACT;

THENCE N. 63 DEG. 18 MIN. 09 SEC. E. A DISTANCE OF 582.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF N. DALLAS AVENUE;

THENCE S. 26 DEG. 19 MIN. 31 SEC. E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 116,257 SQUARE FEET OR 2.67 ACRES OF LAND, MORE OR LESS.

PARCEL NO. 65-04303-251-017-000
3901 NORTH DALLAS AVENUE,
LANCASTER, TEXAS 75146

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 180139TX, WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2017, ISSUED DECEMBER 26, 2017.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL VEHICULAR AND PEDESTRIAN ACCESS TO NORTH DALLAS AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MANIPULATIONS AND ALTERATIONS TO SURVEY MAPS, SKETCHES OR BY OTHER MEANS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

DATE	REVISION HISTORY	CLIENT COMMENTS	DND
01/02/18			
02/21/18			

ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME

3901 NORTH DALLAS AVENUE

DALLAS COUNTY

LANCASTER, TX

SURVEYOR'S CERTIFICATE

TO: CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND/OR ASSIGNS; THOMAS TITLE & ESCROW, LLC; CAPGROW HOLDINGS JV SUB COMMERCIAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/05/2017. DATE OF PLAT OR MAP: 02/21/2018.

REGISTERED SURVEYOR: MICHAEL W. SOUTIRO
PROFESSIONAL LAND SURVEYOR NO.: 6505
CERTIFICATE OF AUTHORIZATION: 10194032
STATE OF TEXAS

SURVEYED BY:

REPUBLIC NATIONAL
480 NEEDLES TRAIL
LANCASTER, TEXAS 75146
PHONE (407) 862-4200 FAX (407) 862-4229



JOB NUMBER:
171162 - 3901
SCALE:
1" = 40'
DRAWN BY:
KFQ
APPROVED BY:
MWS

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM
REPUBLIC NATIONAL
GRS GROUP