

2155 S. Interstate 35E
Glenn Heights, Texas 75154

FOR SALE
± 29.57 Acres

NAI Robert Lynn / Retail

FEATURES + LOCATION + DEMOGRAPHICS



Highway Frontage on Future Confluence of I-35E & Loop 9



Easy Access to I-35E



Nearby Utility Access



Sale Price: Contact Broker

AREA RETAIL:



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,161	48,885	141,119
TOTAL HOUSEHOLDS	1,386	16,675	49,704
AVERAGE HOUSEHOLD SIZE	3.0	2.9	2.8
AVERAGE HOUSEHOLD INCOME	\$86,312	\$92,447	\$89,162

**E-35E
98,655 VPD**

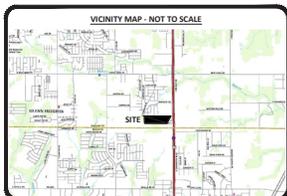
**S BECKLEY RD
1,631 VPD**

Source: CoStar 2022

2155 S. Interstate 35E | Glenn Heights, Texas 75154

FOR SALE **+ 29.57 Acres**

SURVEY



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000136506.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48439C0105K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Utility locations are per observed evidence.

PROPERTY DESCRIPTION

BEING a tract of land out of the W.P. Holman Survey, Abstract Number 619, in the City of Glenn Heights, in Dallas County, Texas, and being that same tract of land described by deed to Saleh Khalaf, as recorded under Document Number 20220007716 (hereinafter referred to as "Deed Tract") of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING as a 5/8 inch rebar with cap stamped "XKDOT" found for the southwest corner of a tract of land described in deed to the State of Texas, as recorded under Document Number 20220007716, same being the southeast corner of the herein described tract;

THENCE South 89 degrees 04 minutes 39 seconds West, with the south line of said Khalaf tract, a distance of 148.36 feet to a 1/2 inch rebar found for the common north corner of a tract of land described in deed to Faustino Reyes, as recorded under Document Number 201100146930 (O.P.R.D.C.T.), and a tract of land described in deed to Ming 26 Lee, as recorded under Document Number 201600137542 (O.P.R.D.C.T.);

THENCE South 89 degrees 02 minutes 40 seconds West, with the south line of said Khalaf tract, a distance of 1732.19 feet to a 1 inch steel rod found for the southwest corner thereof;

THENCE North 02 degrees 47 minutes 44 seconds West, with the west line of said Khalaf tract, a distance of 337.62 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set in the west line thereof;

THENCE North 02 degrees 02 minutes 45 seconds West, with the west line of said Khalaf tract, a distance of 254.10 feet to a point for the northeast corner thereof, from which a Concrete Monument found bears North 40 degrees West, a distance of 0.65 feet, also from said point a 5/8 inch bolt found bears South 78 degrees West, a distance of 0.64 feet;

THENCE North 89 degrees 06 minutes 28 seconds East, with the north line of said Khalaf tract, a distance of 2459.42 feet to a point for the northwest corner of said State of Texas tract, same being the northeast corner of the herein described tract, from which a 1/2 inch rebar with cap stamped "XKDOT" bears North 41 degrees East, a distance of 0.77 feet, further from which a 5/8 inch rebar with cap stamped "CARTER BURGESS" found for the northeast corner of said State of Texas tract bears North 89 degrees 06 minutes 28 seconds East, a distance of 107.83 feet;

THENCE South 41 degrees 44 minutes 04 seconds West, with the west line of said State of Texas tract, a distance of 801.14 feet to the **POINT OF BEGINNING**, and enclosing 29,556 acres (1,287,446 SQ. FT.), and more or less.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, G.F. Number 022-54355, Effective Date June 16, 2022. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

Item 10(a): Easement as recorded under Volume 2345, Page 618 of the Deed Records of Dallas County, Texas, (easement crosses the subject property, shown hereon)

Item 10(b): Easement as recorded under Volume 2814, Page 188 of the Deed Records of Dallas County, Texas, (easement crosses the subject property, shown hereon)

Item 10(c): Matters contained in document recorded under Clerk's Instrument Number 20220007716, of the Official Public Records of Dallas County, Texas, (document contains a description for a tract of land which abuts the subject property, shown hereon)

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey.

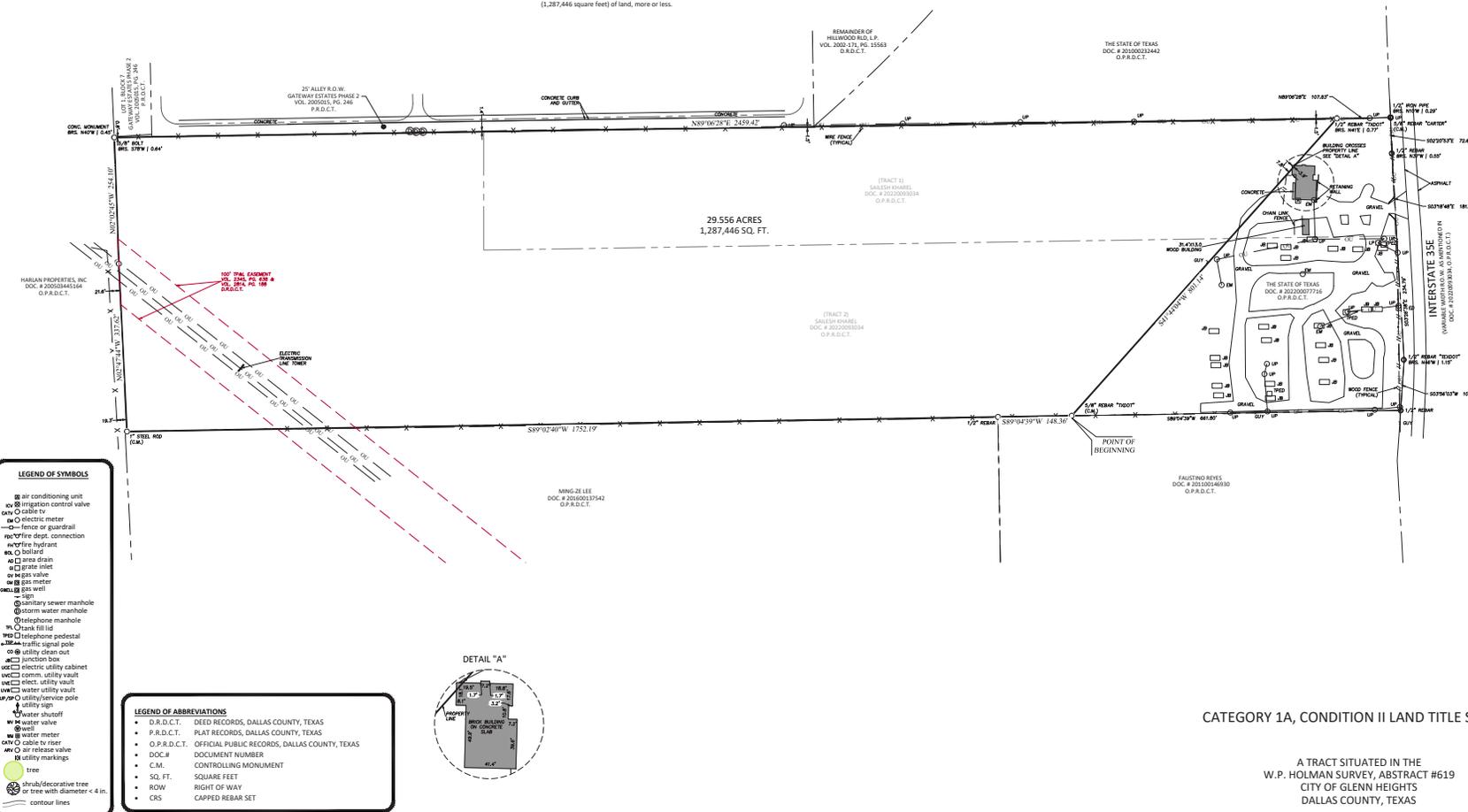
Date of Plat/Map: July 28, 2022



John H. Barton III, RPLS 4737

TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes." This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to notations, existence or lack of spelling/grammatical/geographical errors, certified parties, dates, instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bsdsw.com, or call (817) 864-1957.

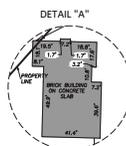


LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- electric inlet
- gas valve
- gas meter
- gas well
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- drain fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- junction box
- electric utility cabinet
- comm. utility vault
- electric utility vault
- water utility vault
- utility service pole
- utility sign
- water shutoff
- water valve
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

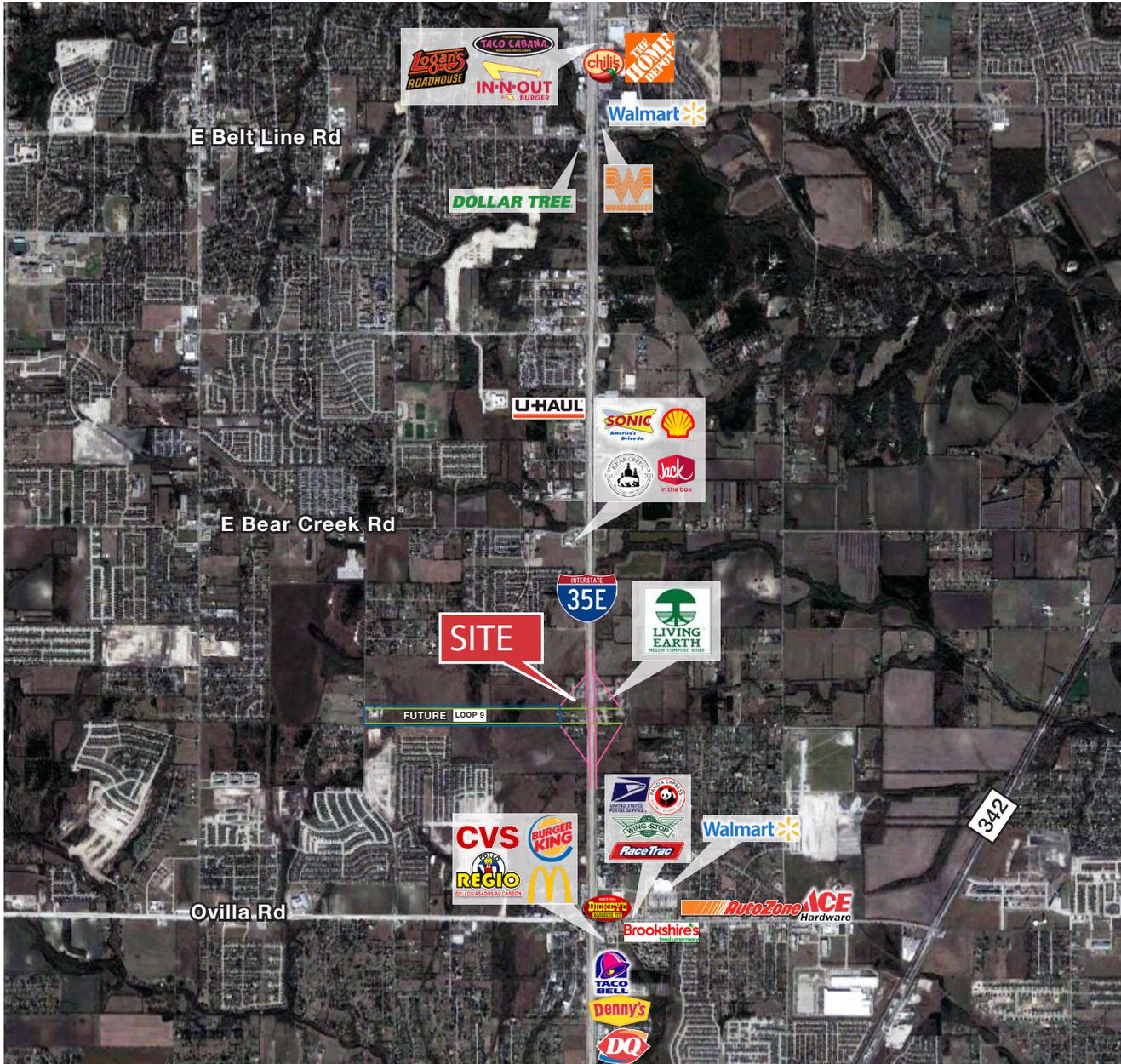
LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- DOC# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



CATEGORY 1A, CONDITION II LAND TITLE SURVEY

A TRACT SITUATED IN THE
W.P. HOLMAN SURVEY, ABSTRACT #619
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS



AGENT

Tom Heraty

214.256.7175

THERATY@NAIRL.COM

NAI Robert Lynn

4851 LBJ Freeway, 10th Floor

Dallas, Texas 75244

214.256.7100 | nairl.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



Information About Brokerage Services

11-2-2015



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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Jon T. McDaniel	552186	jmcdaniel@nairl.com	817-885-833
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tom Heraty	411206	theraty@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone