

**FOR LEASE**

**1387 FULGHUM ROAD  
HUTCHINS, TEXAS**



# 3-18 Acres of Outdoor Storage/Truck Parking

**partners**

**Hanes Chatham, Jr., SIOR**  
Partner / Industrial  
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2515 McKinney Ave, Suite 950  
Dallas, TX 75201  
214 550 2990  
**PARTNERSREALESTATE.COM**

# Property Summary

Address	1387 Fulghum Rd Hutchins, TX 75172
Pricing	Contact Brokers
Lot Size	3-18 Acres
Type	Industrial Outdoor Storage
Class	C

## PROPERTY HIGHLIGHTS

- 9-Acre Outdoor Storage Lot - Divisible to 3 Acres
- Expandable to 18 Acres (Combined w/ Nearby Lot - 1301)
- Modular Office On-Site
- Crushed Gravel Throughout
- Fully Fenced and Lit
- 1 Mile to I-45 and Union Pacific Intermodal

## DIVISIBLE TO

### OPTION 1

- 9 Acres (Entire Site)

### OPTION 2

- ±6 Acres

### OPTION 3

- ±3 Acres



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# Property Photos

1387 FULGHUM RD  
HUTCHINS, TEXAS



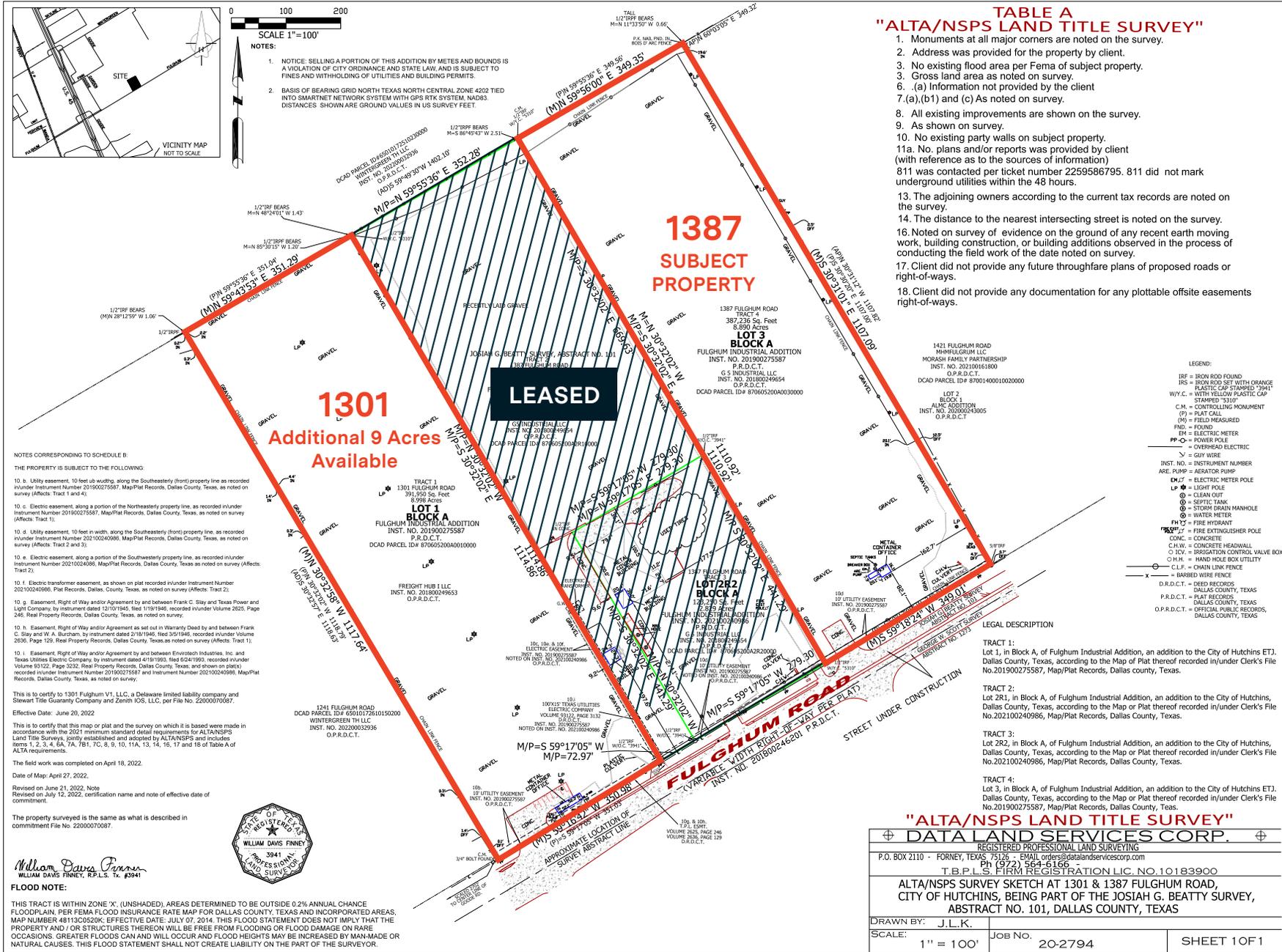
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# Survey

**1387 FULGHUM RD  
HUTCHINS, TEXAS**



**TABLE A  
"ALTA/NSPS LAND TITLE SURVEY"**

1. Monuments at all major corners are noted on the survey.
2. Address was provided for the property by client.
3. No existing flood area per Fema of subject property.
3. Gross land area as noted on survey.
6. (a) Information not provided by the client
7. (a), (b)1 and (c) As noted on survey.
8. All existing improvements are shown on the survey.
9. As shown on survey.
10. No existing party walls on subject property.
- 11a. No plans and/or reports was provided by client (with reference as to the sources of information)
- 811 was contacted per ticket number 2259586795. 811 did not mark underground utilities within the 48 hours.
13. The adjoining owners according to the current tax records are noted on the survey.
14. The distance to the nearest intersecting street is noted on the survey.
16. Noted on survey of evidence on the ground of any recent earth moving work, building construction, or building additions observed in the process of conducting the field work of the date noted on survey.
17. Client did not provide any future thoroughfare plans of proposed roads or right-of-ways.
18. Client did not provide any documentation for any plottable offsite easements right-of-ways.

NOTES CORRESPONDING TO SCHEDULE B:  
THE PROPERTY IS SUBJECT TO THE FOLLOWING:

10. b. Utility easement, 10 feet in width, along the Southeasterly (front) property line as recorded in under Instrument Number 20190027587, Map/Plat Records, Dallas County, Texas, as noted on survey (Affects: Tract 1 and 4).
10. c. Electric easement, along a portion of the Northeastern property line, as recorded in under Instrument Number 20190027587, Map/Plat Records, Dallas County, Texas, as noted on survey (Affects: Tract 1).
10. d. Utility easement, 10 feet in width, along the Southeasterly (front) property line, as recorded in under Instrument Number 20210024096, Map/Plat Records, Dallas County, Texas, as noted on survey (Affects: Tract 2 and 3).
10. e. Electric easement, along a portion of the Southwestern property line, as recorded in under Instrument Number 20210024096, Map/Plat Records, Dallas County, Texas, as noted on survey (Affects: Tract 2).
10. f. Electric transformer easement, as shown on plat recorded in under Instrument Number 20210024096, Plat Records, Dallas County, Texas, as noted on survey (Affects: Tract 2).
10. g. Easement, Right of Way and/or Agreement by and between Frank C. Slay and Texas Power and Light Company by instrument dated 12/10/1940, filed 1/19/1940, recorded in under Volume 2625, Page 246, Real Property Records, Dallas County, Texas, as noted on survey.
10. h. Easement, Right of Way and/or Agreement as set out in Warranty Deed by and between Frank C. Slay and W. A. Burkhorn, by instrument dated 2/18/1940, filed 3/5/1940, recorded in under Volume 2626, Page 125, Real Property Records, Dallas County, Texas, as noted on survey (Affects: Tract 1).
10. i. Easement, Right of Way and/or Agreement by and between Envirotech Industries, Inc. and Texas Utilities Electric Company, by instrument dated 4/19/1993, filed 6/24/1993, recorded in under Volume 91522, Page 2032, Real Property Records, Dallas County, Texas, and shown on (8865) recorded in under Instrument Number 20190027587 and Instrument Number 20210024096, Map/Plat Records, Dallas County, Texas, as noted on survey.

This is to certify to 1301 Fulghum V.L. LLC, a Delaware limited liability company and Street Title Guaranty Company and Zenith ICS, L.L.C., per file No. 22000070887.  
Effective Date: June 20, 2022.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS and includes Items 1, 2, 3, 4, 6A, 7A, 7B, 7C, 8, 9, 10, 11A, 13, 14, 15, 17 and 18 of Table A of ALTA requirements.

The field work was completed on April 18, 2022.  
Date of Map: April 27, 2022.  
Revised on June 21, 2022, notation, certificate name and note of effective date of commitment.

The property surveyed is the same as what is described in commitment File No. 2200007087.

*William Davis Finney*  
WILLIAM DAVIS FINNEY, R.P.L.S., T.S. 3941

**FLOOD NOTE:**  
THIS TRACT IS WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. MAP NUMBER 48113C0520K; EFFECTIVE DATE, JULY 07, 2014. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**"ALTA/NSPS LAND TITLE SURVEY"**  
DATA LAND SERVICES CORP.

REGISTERED PROFESSIONAL LAND SURVEYING			
P.O. BOX 2110 - FORNEY, TEXAS 75041-0216 - EMAIL: orders@dataandservicescorp.com			
PH (972) 565-6166			
T.B.P.L.S. FIRM REGISTRATION LIC. NO. 10183900			
ALTA/NSPS SURVEY SKETCH AT 1301 & 1387 FULGHUM ROAD, CITY OF HUTCHINS, BEING PART OF THE JOSIAH G. BEATTY SURVEY, ABSTRACT NO. 101, DALLAS COUNTY, TEXAS			
DRAWN BY:	J.L.K.	JOB NO.	20-2794
SCALE:	1" = 100'		SHEET 1 OF 1



# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer or residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

PCR Brokerage Dallas-Fort Worth, LLC	9013094	licensing@partnersrealestate.com	713 620 0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 620 0500
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Hanes Chatham, Jr.	537536	hanes.chatham@partnersrealestate.com	214 289 4002
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Langston Sutcliffe	760370	langston.sutcliffe@partnersrealestate.com	214 912 4344
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_