

CHRISTON COMPANY

Commercial Real Estate Services

Dallas Building and Land FOR SALE



**11462 Newkirk Street
Dallas, Texas 75229**

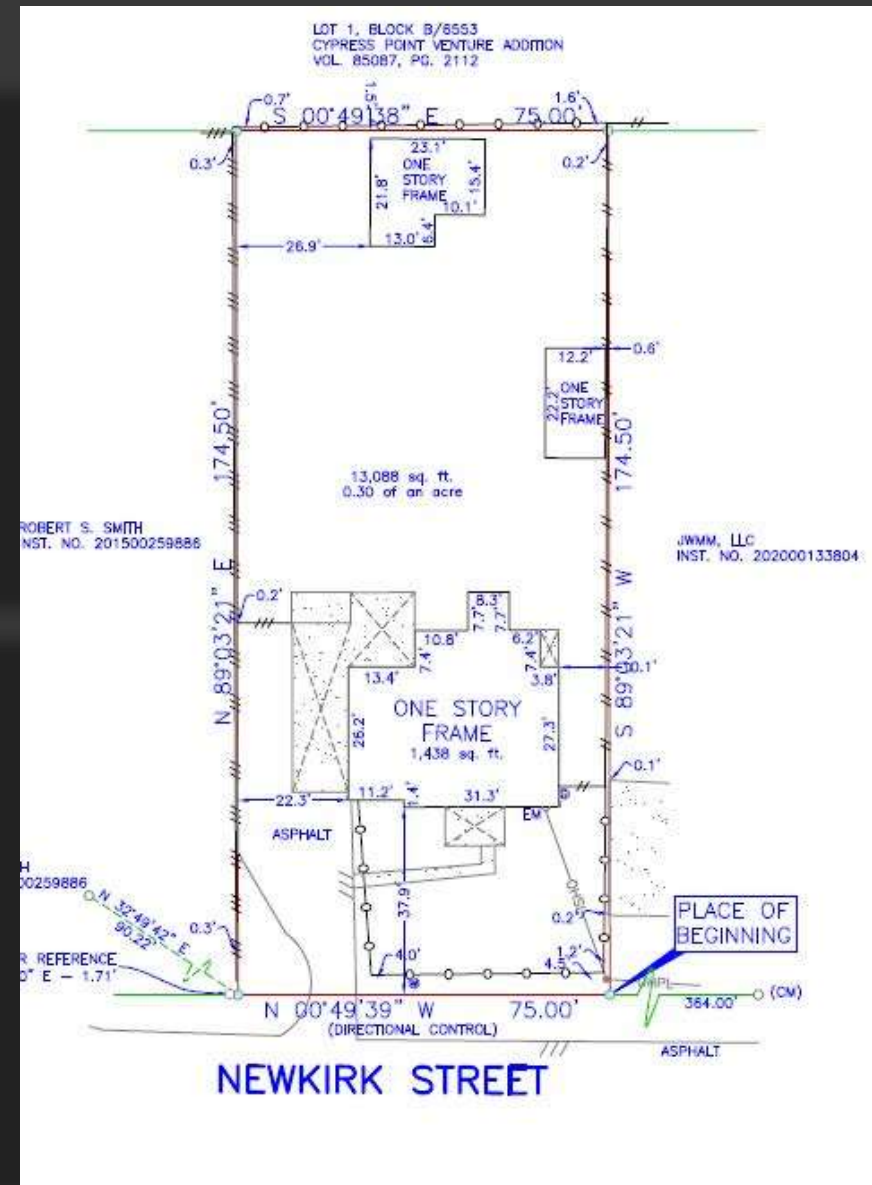
DREW MCGILL • 214.619.9500 (o) • 214.673.1486 (C) • DREW@Christonco.com
4445 Alpha Road, Ste. 109, Dallas, TX 75244 • WWW.CHRISTONCO.COM

The information contained herein was obtained from sources deemed reliable; however, Carlisle Interests makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is submitted subject to errors, omissions, change of price prior sale or lease, or withdrawal without notice.

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Property Information

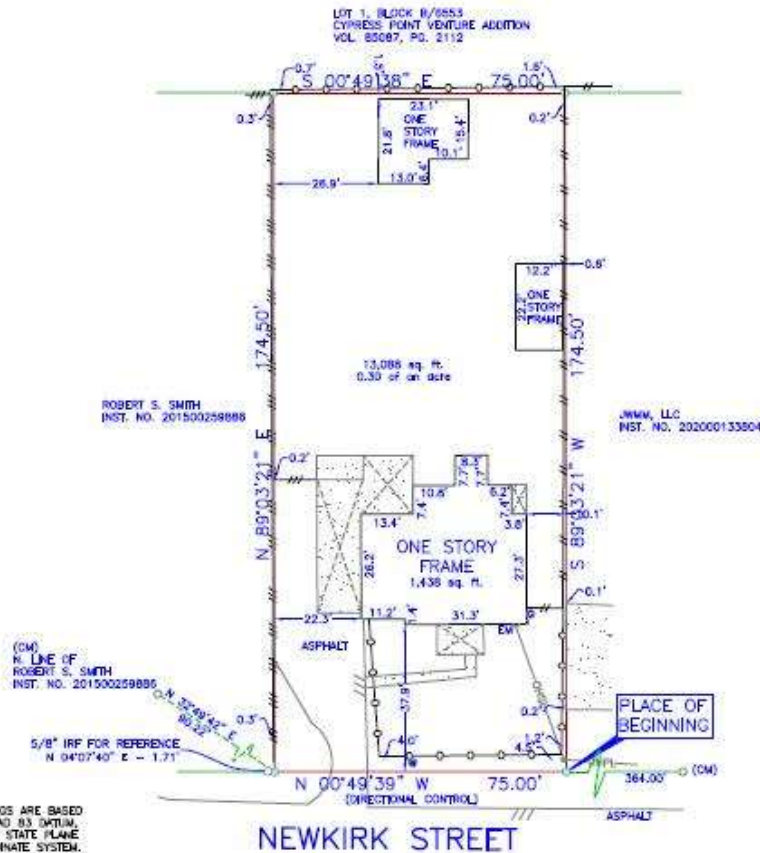
- Building and Land for sale or for lease
- Land is 13,088 sqft and is fenced by an 8' iron and sheetmetal new fence. Swing gate is 20' wide and secured by padlock
- 1,400 sqft residential with kitchen, bathroom and several bedrooms and would make a nice office conversion
- 1/3 mile from i-35 and several hundred feet from Royal lane
- Excellent radius suitable for tractor trailer or large equipment
- Ideal uses would be auto or trailer sales, tractor or trailer dispatch, live/work uses, landscape company, mico-farm.
- Excellent owner user opportunity under \$1,000,000



Interior Photos



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BEARINGS ARE BASED
ON NAD 83 DATUM,
TEXAS STATE PLANE
COORDINATE SYSTEM,
NORTH CENTRAL ZONE

THIS SURVEY MIGHT FALL UNDER THE
PLATTING RULES AND REGULATIONS
OF THE STATE OF TEXAS GOVERNMENT
LOCAL CODE SECTION 212.004 AND/OR
SECTION 212.001. OWNER SHOULD CHECK
WITH LOCAL GOVERNING AUTHORITY
TO MAKE SURE OF COMPLIANCE.

7509 PENNBRIDGE CIRCLE
ROWLETT, TX 75088
FINN REGISTRATION NO. 10184366

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property
located at No. 11462 & 11464 NEWKIRK STREET, in DALLAS COUNTY, Texas.

Being all that certain lot, tract or parcel of land situated in the WM. M. Cochran Survey, Abstract No. 279, in Dallas County, Texas, being the same land described in deed to Dorsey W. Martin and wife, Billie I. Martin, recorded in Volume 5716, Page 479, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the East line of Newkirk Street, at the Northeast corner of a tract of land described in deed to JWMM, L.L.C., recorded in Instrument No. 202000133804 (D.R.D.C.T.) and at the Southwest corner of said Martin tract;

THENCE North 00 degrees 49 minutes 39 seconds West, with the said East line of said Newkirk Street, a distance of 75.00 feet to a 1/2 inch yellow capped iron rod set at the Southwest corner of a tract of land described in deed to Robert S. Smith, recorded in Instrument No. 201500259886 (D.R.D.C.T.), from which a 5/8 inch iron rod found for reference bears North 04 degrees 07 minutes 40 seconds East, a distance of 1.71 feet;

THENCE North 89 degrees 03 minutes 21 seconds East, a distance of 174.50 feet to a 1/2 inch yellow capped iron rod set for corner in the West line of Lot 1, Block B/6553 of Cypress Point Venture Addition, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 85087, Page 2112, Plat Records, Dallas County, Texas (P.R.D.C.T.), at the Southeast corner of said Smith tract;

THENCE South 00 degrees 49 minutes 38 seconds East, a distance of 75.00 feet to a 1/2 inch yellow capped iron rod set for corner in the said West line of Lot 1, at the Northeast corner of said JWMM, L.L.C. tract;

THENCE South 89 degrees 03 minutes 21 seconds West, a distance of 174.50 feet to the **PLACE OF BEGINNING** and containing 13,088 square feet or 0.30 of an acre of land.



THE ABOVE DESCRIBED PROPERTY
DOES NOT LIE IN A FLOOD HAZARD
AREA ACCORDING TO THE F.E.M.A.
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO.
4811300170K dated 07-07-2014

ACCEPTED BY: _____

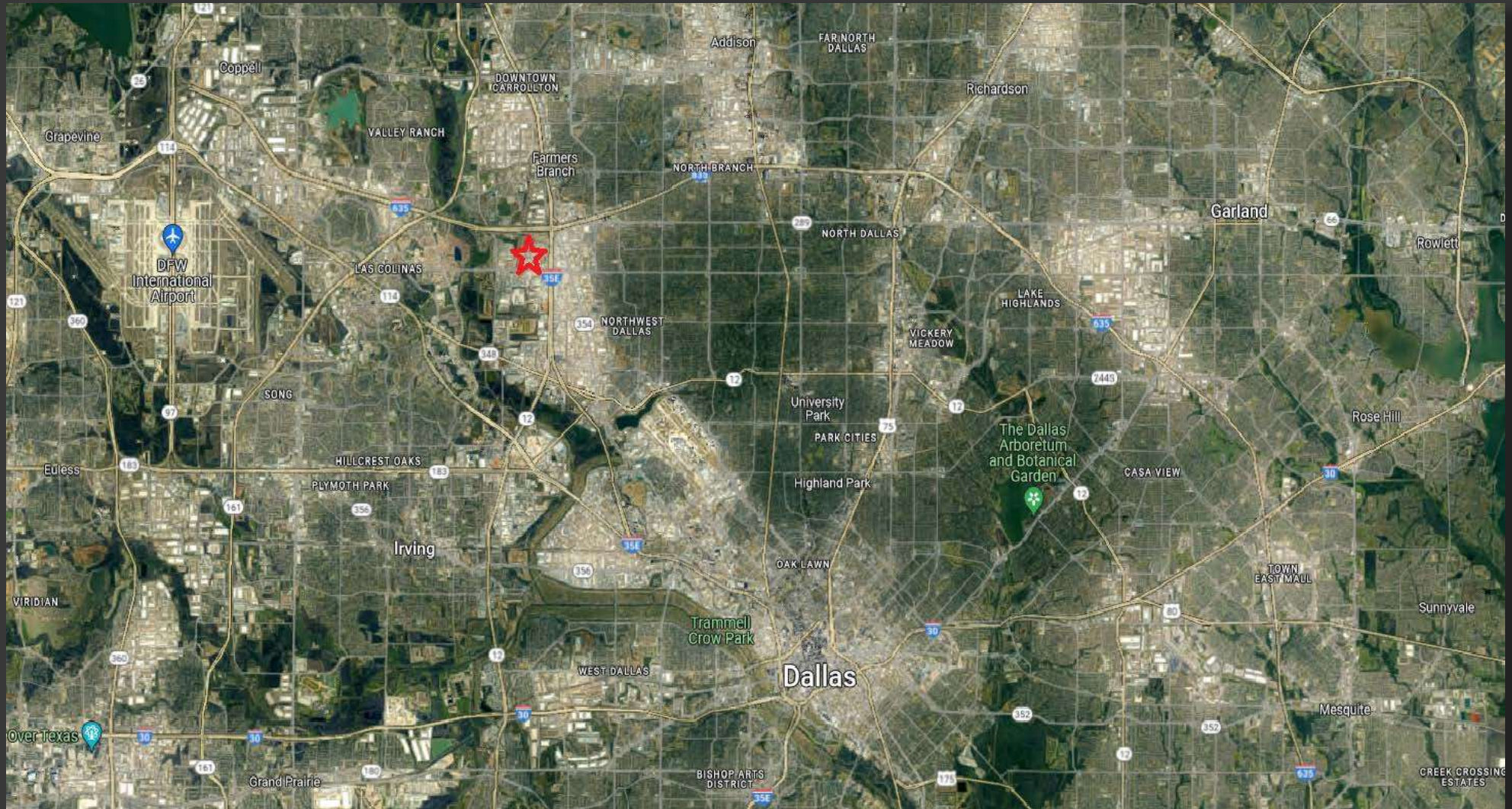
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY TITLE PARTNERS, LLC. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 30'
Date: 09/22/2021
G. F. No.: 200181T
Job no.: 202109655
Drawn by: CMB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TITLE PARTNERS, LLC.

LEGEND	
WOOD FRAME	ASPHALT
IRON ROD	CONCRETE
IRON ROD	BOUNDARY LINE
IRON ROD	IRON ROD
1/2" YELLOW CAPPED IRON ROD	1/2" YELLOW CAPPED IRON ROD
5/8" IRON ROD	5/8" IRON ROD
1/4" IRON ROD	1/4" IRON ROD
1/8" IRON ROD	1/8" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/4" IRON ROD	1/4" IRON ROD
1/8" IRON ROD	1/8" IRON ROD
1/2" IRON ROD	1/2" IRON ROD
1/4" IRON ROD	1/4" IRON ROD
1/8" IRON ROD	1/8" IRON ROD
(UNLESS OTHERWISE NOTED)	



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Aerial



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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.

11-2-2015



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.

Christon Company LLC	339033	jim@christonco.com	972-233-3333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James P. Christon	96691	jim@christonco.com	972-233-3333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew A. McGill	709544	drew@christonco.com	214-673-1486
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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