

LOCATION:

E Langdon Rd & Buena Vida Wy, Hutchins, Texas 75241

AVAILABILITY:

Parcel 1: ±2.99 Gross Acres
 Parcel 2: ±9.54 Gross Acres
 Parcel 3: ±11.30 Gross Acres
Total : ±23.83 Gross Acres

PROPERTY DETAILS:

- Close proximity to IH-20 & IH-45
- Water & Sanitary Sewer Service on site
- Zoning: Highway Commercial
 - Possible uses:
 - OFC WHSE
 - WHSE
 - Retail / Service
 - General Business
 - Office

DEMOGRAPHICS:

	1 MILE	2 MILE	3 MILE	5 MILE
2024 Population	2,194	5,705	15,071	91,248
Daytime Population	929	5,974	16,843	83,405
Average HH Income	\$48,459	\$56,671	\$61,078	\$57,518

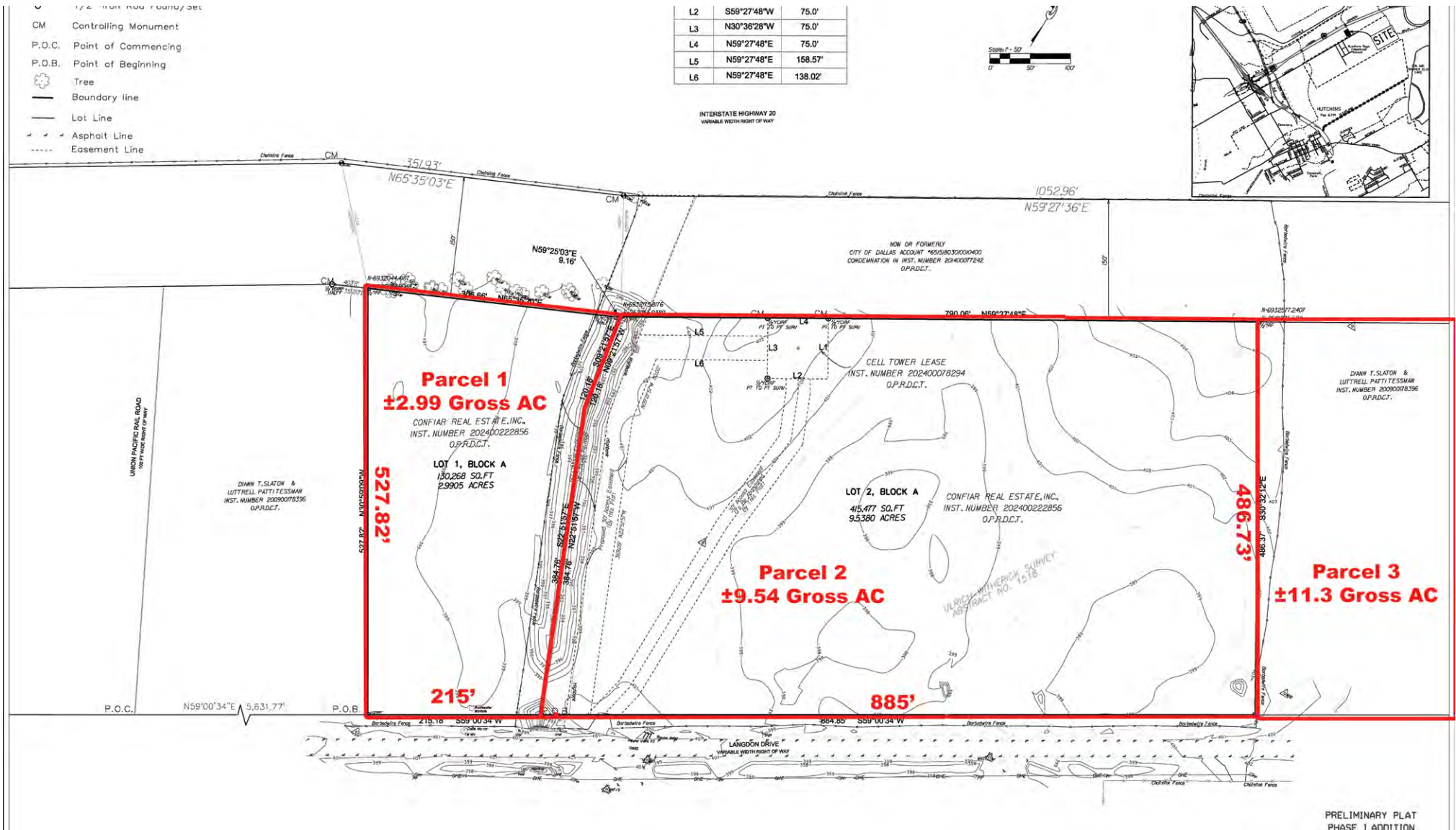
TRAFFIC COUNTS:

I-20: 138,942 VPD (2023)
 I-45: 99,619 VPD (2023)

FOR MORE INFORMATION:

DAN McAULIFFE, CCIM
 972.345.5609 | dan@djmcos.com

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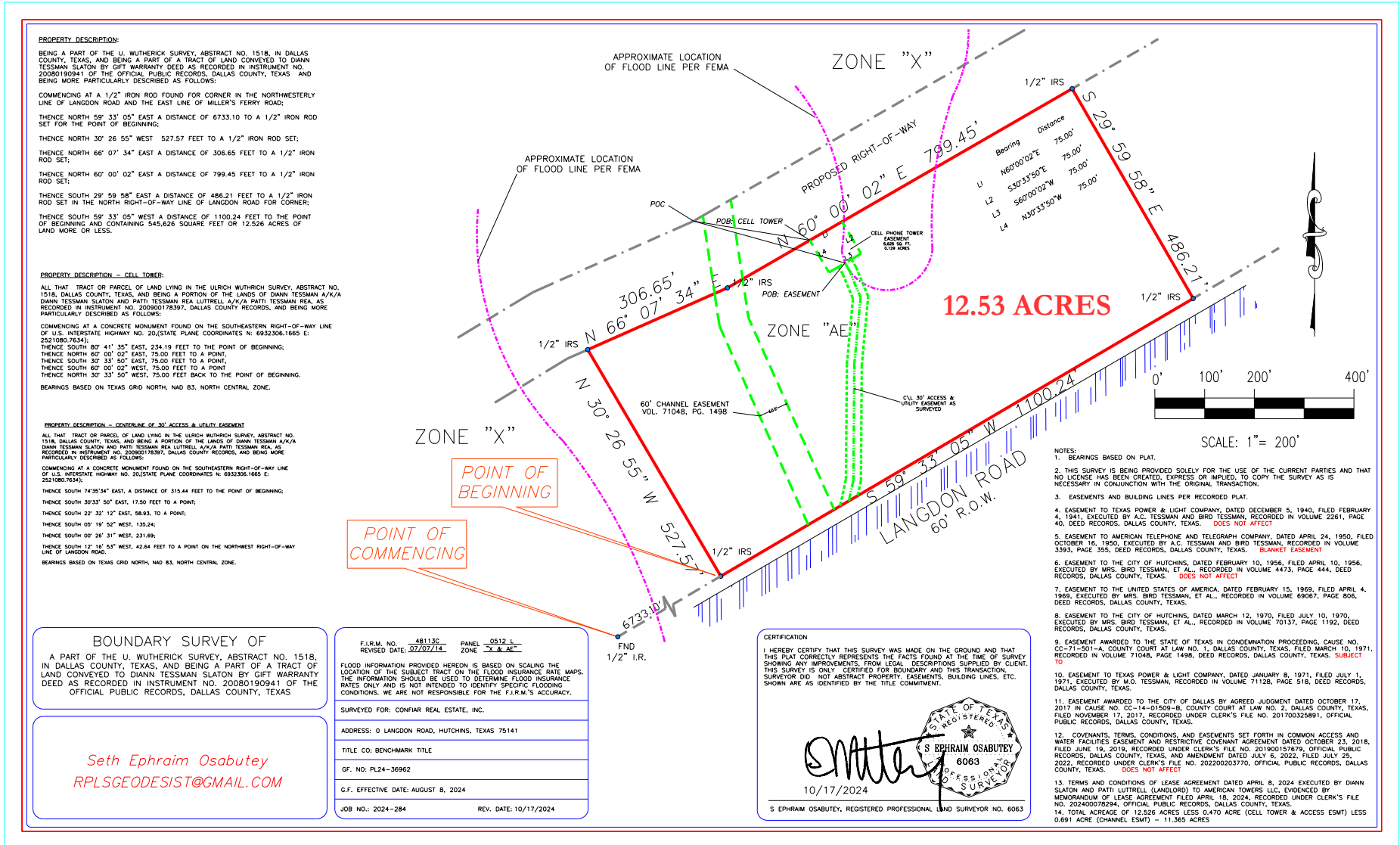
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PARCEL 1 & 2

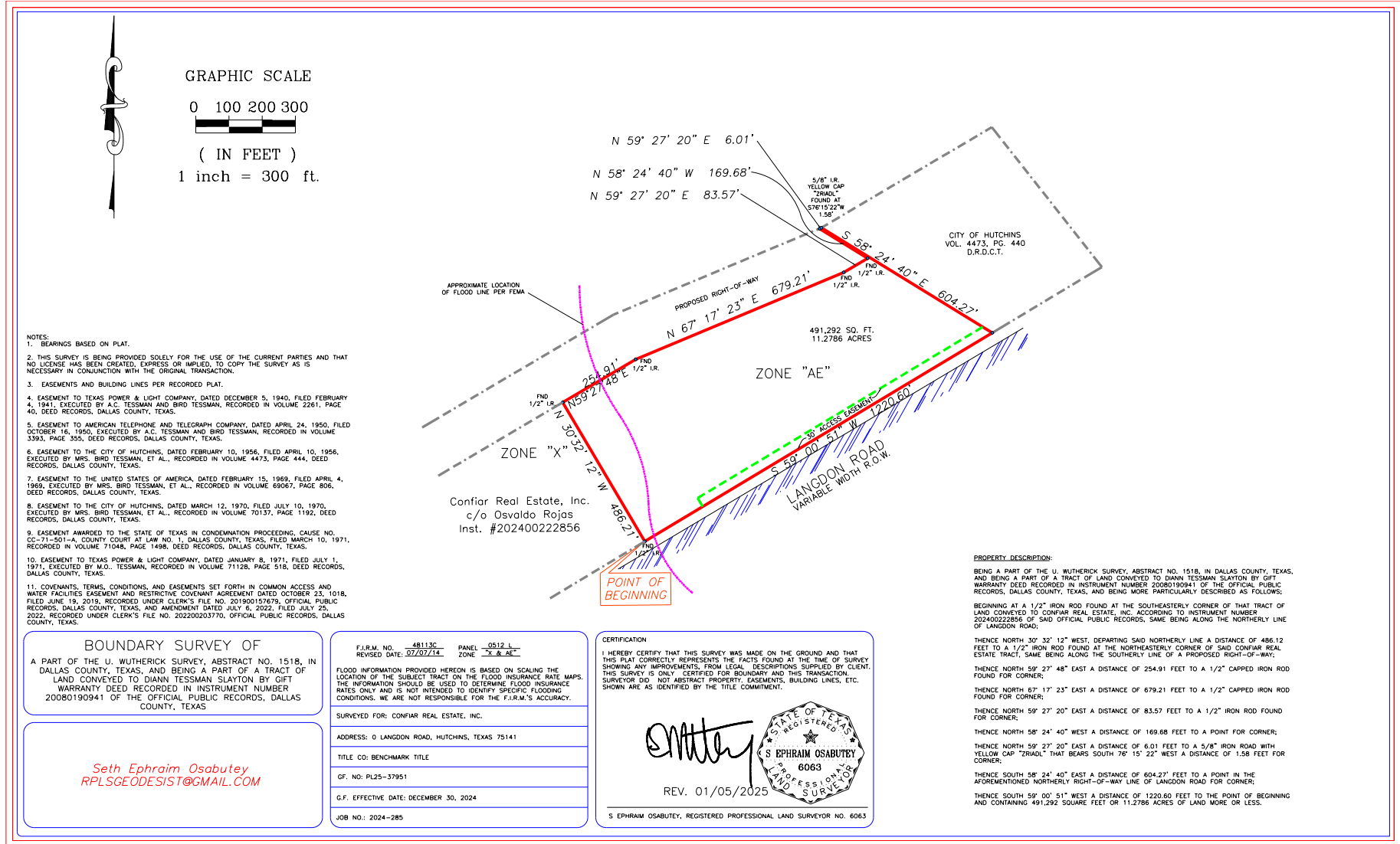


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PARCEL 3



GRAPHIC SCALE

0 100 200 300



(IN FEET)

1 inch = 300 ft.

- NOTES:
- BEARINGS BASED ON PLAT.
 - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
 - EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
 - EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED DECEMBER 5, 1940, FILED FEBRUARY 4, 1941, EXECUTED BY A.C. TESSMAN AND BIRD TESSMAN, RECORDED IN VOLUME 2261, PAGE 40, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 24, 1950, FILED OCTOBER 16, 1950, EXECUTED BY A.C. TESSMAN AND BIRD TESSMAN, RECORDED IN VOLUME 3393, PAGE 355, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - EASEMENT TO THE CITY OF HUTCHINS, DATED FEBRUARY 10, 1956, FILED APRIL 10, 1956, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 4473, PAGE 444, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - EASEMENT TO THE UNITED STATES OF AMERICA, DATED FEBRUARY 15, 1969, FILED APRIL 4, 1969, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 69067, PAGE 806, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - EASEMENT TO THE CITY OF HUTCHINS, DATED MARCH 12, 1970, FILED JULY 10, 1970, EXECUTED BY MRS. BIRD TESSMAN, ET AL., RECORDED IN VOLUME 70137, PAGE 1192, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - EASEMENT AWARDED TO THE STATE OF TEXAS IN CONDEMNATION PROCEEDING, CAUSE NO. CC-71-501-A, COUNTY COURT AT LAW NO. 1, DALLAS COUNTY, TEXAS, FILED MARCH 10, 1971, RECORDED IN VOLUME 71048, PAGE 1496, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - EASEMENT TO TEXAS POWER & LIGHT COMPANY, DATED JANUARY 8, 1971, FILED JULY 11, 1971, EXECUTED BY M.O. TESSMAN, RECORDED IN VOLUME 71128, PAGE 518, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - COVENANTS, TERMS, CONDITIONS, AND EASEMENTS SET FORTH IN COMMON ACCESS AND WATER FACILITIES EASEMENT AND RESTRICTIVE COVENANT AGREEMENT DATED OCTOBER 23, 1018, FILED JUNE 19, 2019, RECORDED UNDER CLERK'S FILE NO. 201900157679, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND AMENDMENT DATED JULY 6, 2022, FILED JULY 25, 2022, RECORDED UNDER CLERK'S FILE NO. 202200203770, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

BOUNDARY SURVEY OF

A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Seth Ephraim Osabutey
RPLSGEODESIST@GMAIL.COM

F.I.R.M. NO. 48113C PANEL 0512 L
REVISED DATE: 07/07/14 ZONE "X & AE"

SURVEYED FOR: CONFAR REAL ESTATE, INC.

ADDRESS: 0 LANGDON ROAD, HUTCHINS, TEXAS 75141

TITLE CO: BENCHMARK TITLE

GF. NO: PL25-37951

G.F. EFFECTIVE DATE: DECEMBER 30, 2024

JOB NO.: 2024-285

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

Seth Ephraim Osabutey



REV. 01/05/2025

S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063

PROPERTY DESCRIPTION:

BEING A PART OF THE U. WUTHERICK SURVEY, ABSTRACT NO. 1518, IN DALLAS COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND CONVEYED TO DIANN TESSMAN SLAYTON BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080190941 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO CONFAR REAL ESTATE, INC. ACCORDING TO INSTRUMENT NUMBER 202400222856 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING ALONG THE NORTHERLY LINE OF LANGDON ROAD;

THENCE NORTH 30° 32' 12" WEST, DEPARTING SAID NORTHERLY LINE A DISTANCE OF 486.12 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID CONFAR REAL ESTATE TRACT, SAME BEING ALONG THE SOUTHERLY LINE OF A PROPOSED RIGHT-OF-WAY;

THENCE NORTH 59° 27' 48" EAST A DISTANCE OF 254.91 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 67° 17' 23" EAST A DISTANCE OF 679.21 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 59° 27' 20" EAST A DISTANCE OF 83.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

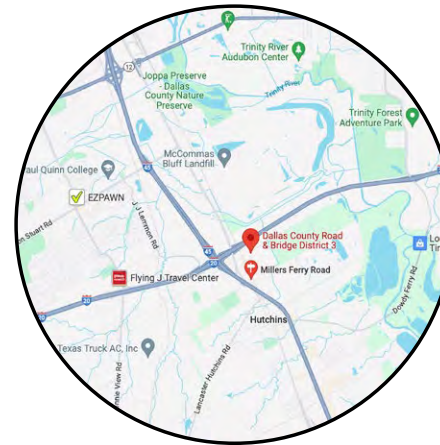
THENCE NORTH 58° 24' 40" WEST A DISTANCE OF 169.68 FEET TO A POINT FOR CORNER;

THENCE NORTH 59° 27' 20" EAST A DISTANCE OF 6.01 FEET TO A 5/8" IRON ROAD WITH YELLOW CAP "ZIRKOL" THAT BEARS SOUTH 76° 15' 22" WEST A DISTANCE OF 1.58 FEET FOR CORNER;

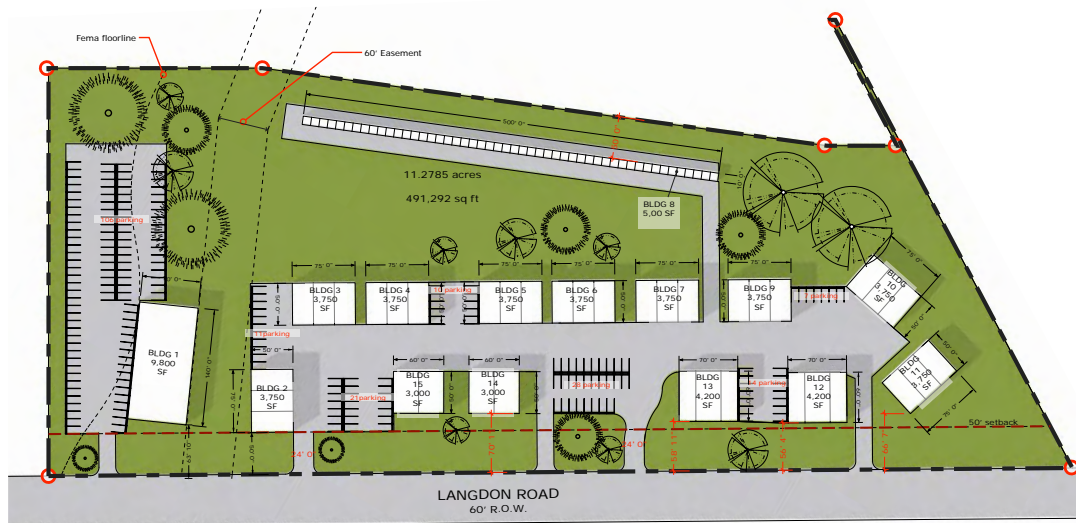
THENCE SOUTH 58° 24' 40" EAST A DISTANCE OF 604.27 FEET TO A POINT IN THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF LANGDON ROAD FOR CORNER;

THENCE SOUTH 59° 00' 51" WEST A DISTANCE OF 1220.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 491,292 SQUARE FEET OR 11.2786 ACRES OF LAND MORE OR LESS.

PROPOSED SITE PLAN



Vicinity Map
For reference only



LEGEND

	Proposed Buildings
	Property lines

ZONING

Zoning district	HC - Highway Commercial
Use	Commercial
Max Lot Coverage	50%
Front yard setback	30'-0"
Side yard setback	25'-0"
Rear yard setback	25'-0"
Minimum lot area	10,000 sq ft
Minimum lot width	80'-0"
Minimum depth	100'-0"

APP CONTRACTORS

PROJECT ADDRESS
Langdon Rd
Hutchins, TX

CLIENT

PROJECT NO.
R23024-14
PROJECT NAME
Langdon Stal

DRAWN BY
RR
SHEET DESCRIPTION
Site Plan

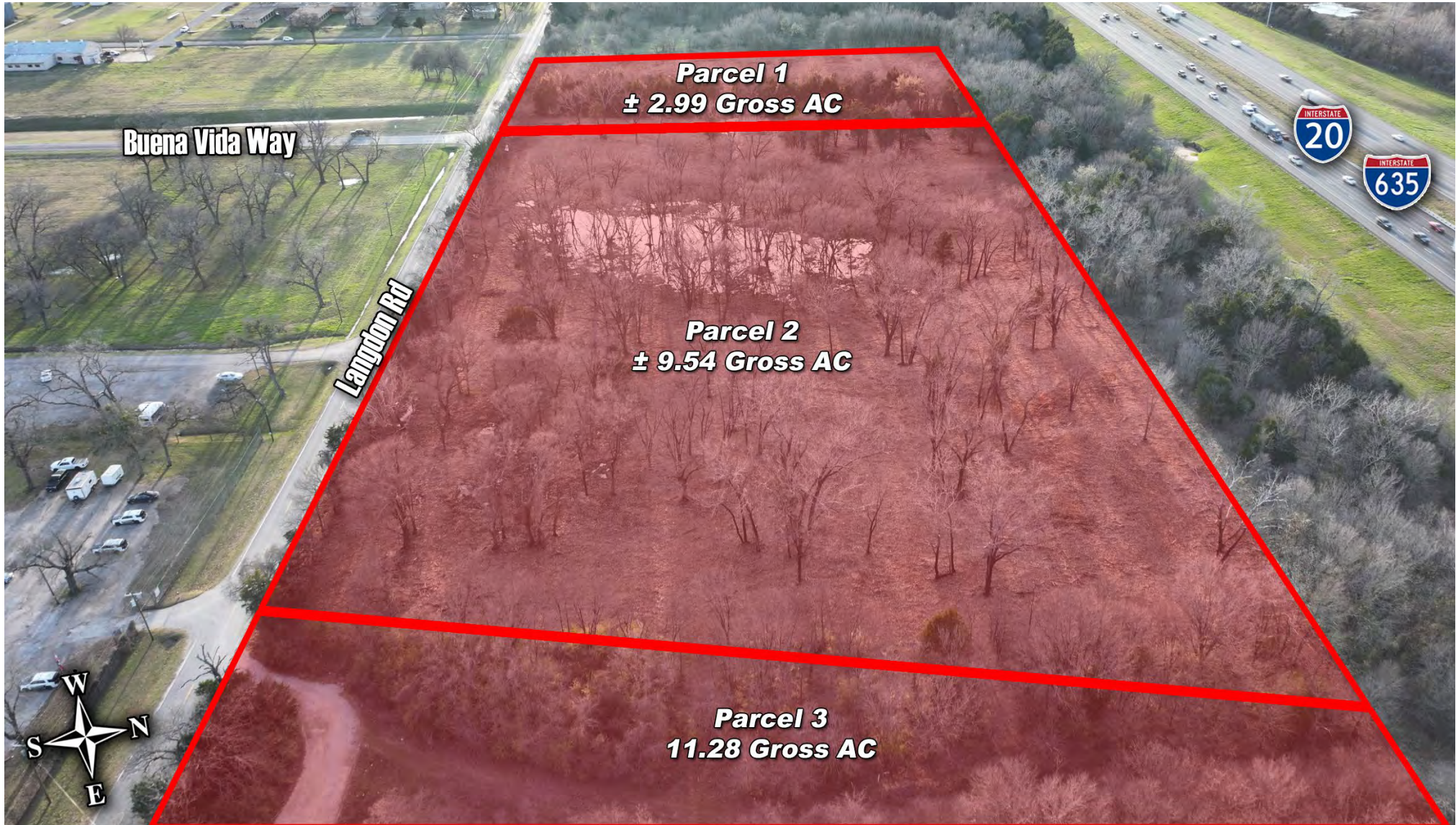
Sheet No.
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Rev. 2024

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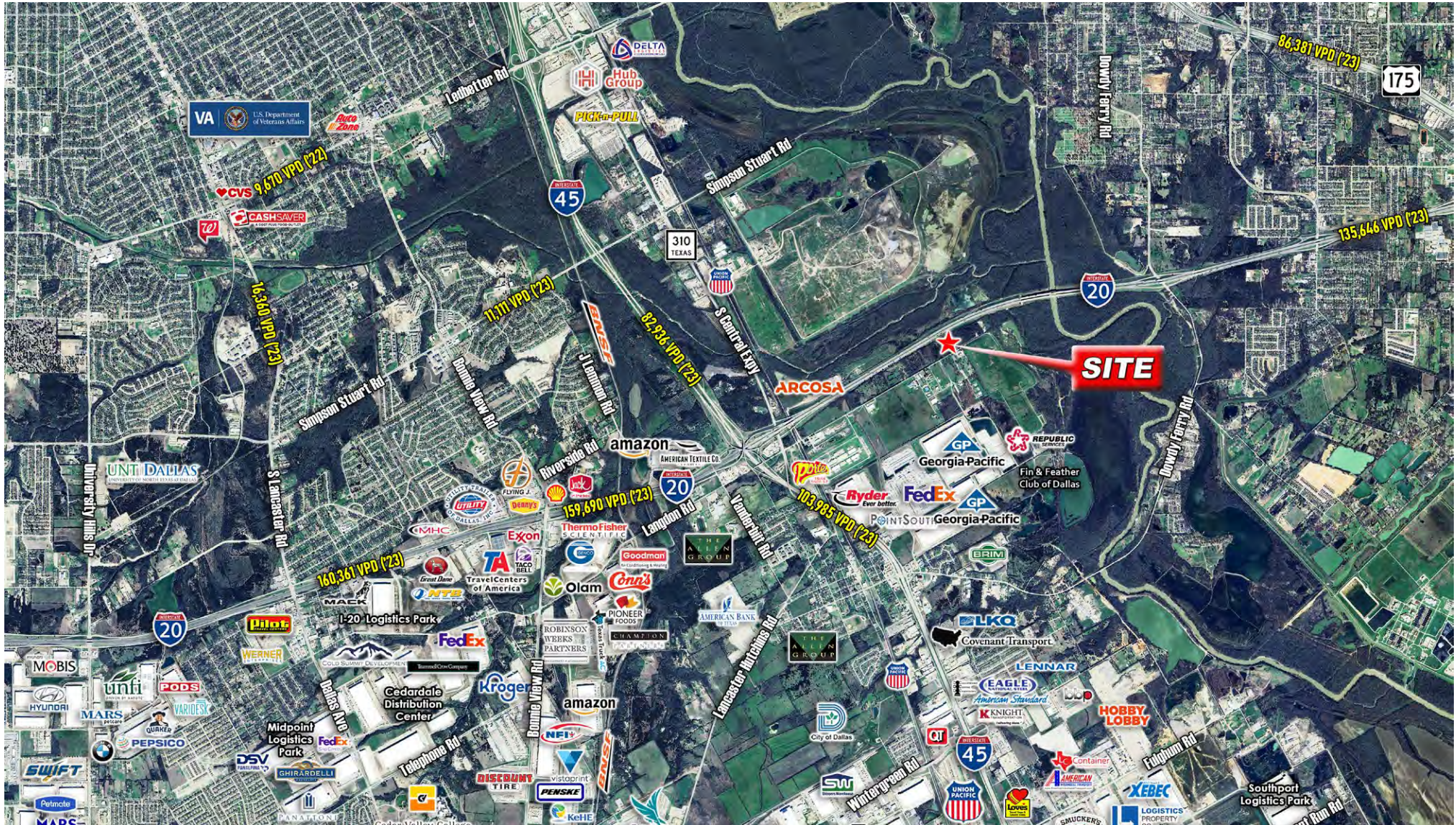


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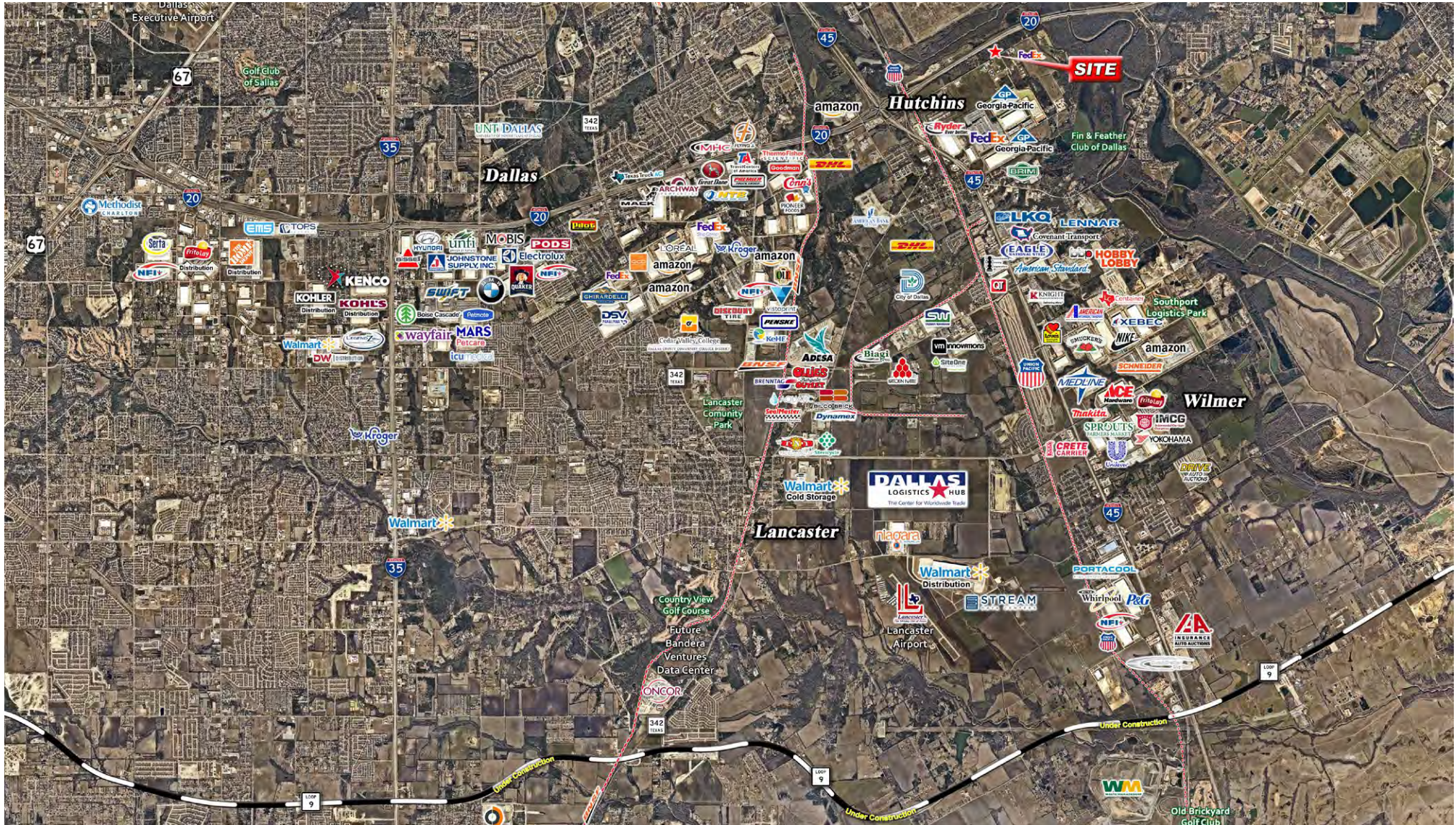


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Information About Brokerage Services

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

D. J. McAuliffe Companies, Inc.	439381	dan@djmcos.com	972/345-5609
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel J McAuliffe	283393	dan@djmcos.com	972/345-5609
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date