

Joe Goldsmith, Broker
Tel: 214 / 499-8569
Email: gdj405@gmail.com

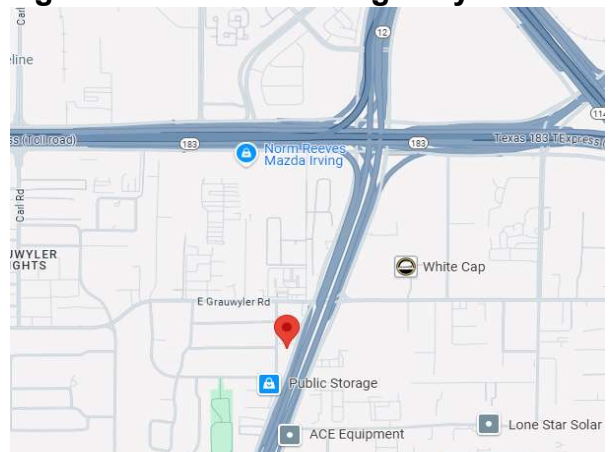
For Lease Used Car Lot

1425 N Loop 12
Irving, TX 75061

Acres	0.55
Rent Amount \$6,000+NNN	Bldg Sqft 2,352
	Parking Spaces 43



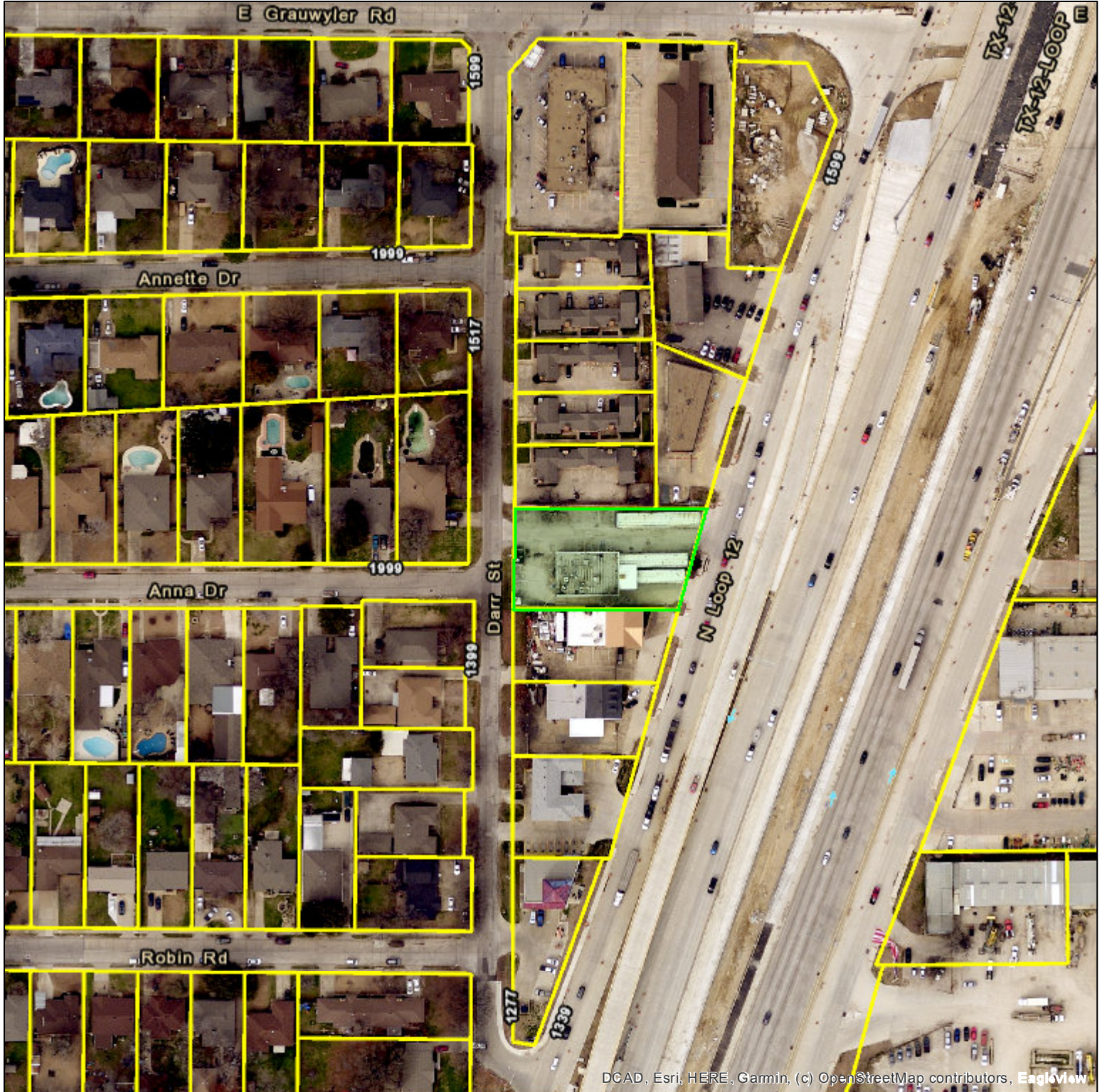
Former Sonic Converting To Used Car Lot. Zoning Allows Car Sales. Highway Frontage. 43 parking spaces



Aerial

Date of copy: 10/29/2024

DCAD Tax Account: 65087930510390000

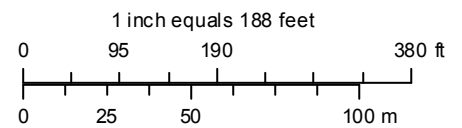


DCAD, Esri, HERE, Garmin, (c) OpenStreetMap contributors, EagleView

This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



DCAD, NCTCOG, USGS, Esri, Inc

PROPERTY DESCRIPTION

BEING a 0.546 acre tract of land situated in the Jesse Moon Survey, Abstract No. 879, City of Irving, Dallas County, Texas, being a portion of that certain tract of land conveyed to SDI Loop 12 Real Estate, Ltd., by Special Warranty Deed in County Clerk's Instrument No. 201200218889, Official Public Records of Dallas County, Texas; said 0.546 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the northeast corner of said 0.546 acre tract; said point also being the southeast corner of Lot 6, Block A, Howard U. Freeman Addition No. 10, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 82235, Page 3847, Map Records of Dallas County, Texas; said point also being on the northwest right-of-way line of N. Walton Walker Boulevard (Loop 12) (variable width);

THENCE, South 16° 49' 45" West, with said northwest right-of-way line, a distance of 119.65 feet, to a point 1/2-inch iron rod found South 15° 23' 30" West, 3.41 feet) at the southeast line of said 0.546 acre tract; said point also being the northeast corner of Lot 2, Block A, Howard U. Freeman Addition No. 19, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 85067, Page 2006, Map Records of Dallas County, Texas;

THENCE, North 89° 13' 25" West, with the common line of said 0.546 acre tract and Lot 2, Block A, a distance of 191.25 feet to a 1/2-inch iron rod with plastic cap stamped "SURVEYING ASSOC." found at the southwest corner of said 0.546 acre tract; said point also being the northwest corner of said Lot 2, Block A; said point also being on the east right-of-way line of Barr Street (50 feet wide);

THENCE, North 01° 34' 40" East, with said east right-of-way line a distance of 115.00 feet to a point at the northwest corner of said 0.546 acre tract; said point also being the southwest corner of Lot 5, Block A of said Howard U. Freeman Addition No. 10;

THENCE, South 89° 13' 25" East, a distance of 222.73 feet along the common line of said 0.546 acre tract and Block A of Howard U. Freeman Addition No. 10 to the POINT OF BEGINNING and containing 23,802 square feet or 0.546 of one acre of land.

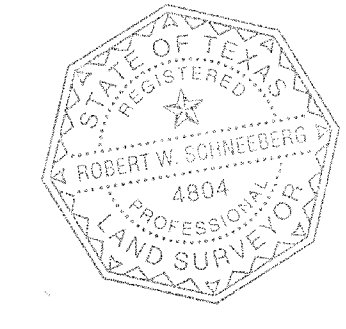
SURVEYOR'S CERTIFICATION

To: REALTY INCOME PROPERTIES 27, LLC, a Delaware limited liability company; Fidelity National Title Insurance Company; and The Matthews Company, Inc.

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)(I), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on November 28, 2017.

Date of Plat or Map: December 1, 2017

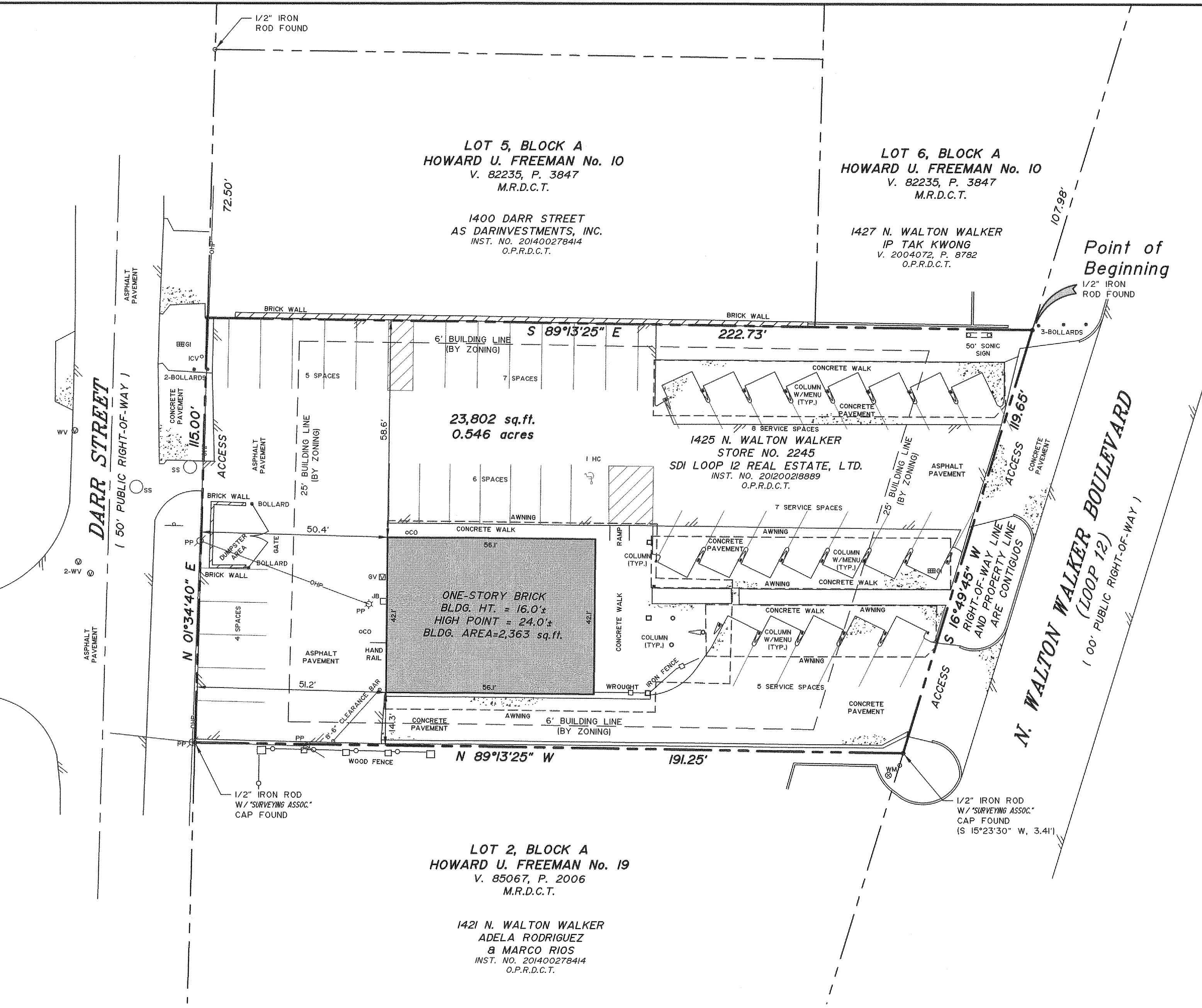
Robert W. Schneeborg
 Robert W. Schneeborg, Texas R.P.L.S. No. 4804
 Gonzalez & Schneeborg, Engineers & Surveyors, Inc.
 660 N. Central Expressway, Suite 250
 Plano, Texas 75074
 Phone (972) 516-8855 Fax (972) 516-8901
 email: robert.schneeborg@gcs-engineers.com
 GSES 6706-17-II-09
 Date: December 1, 2017
 Date of Last Revision: December 14, 2017



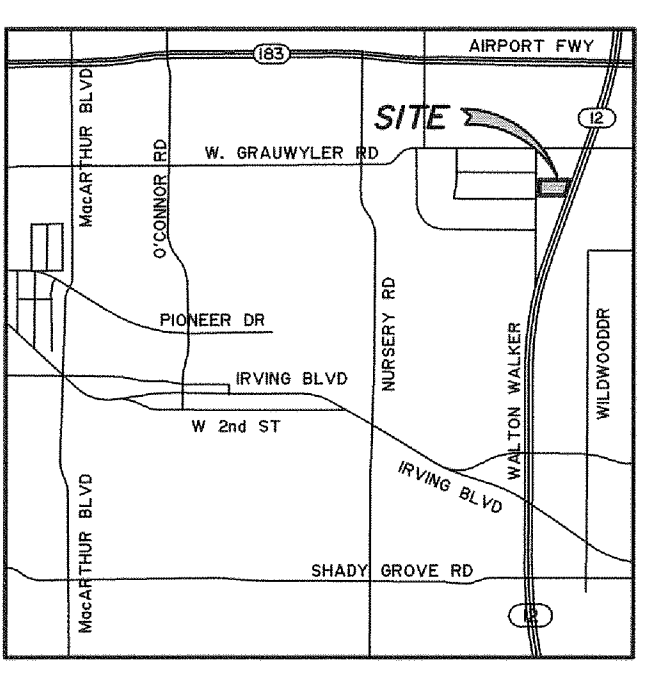
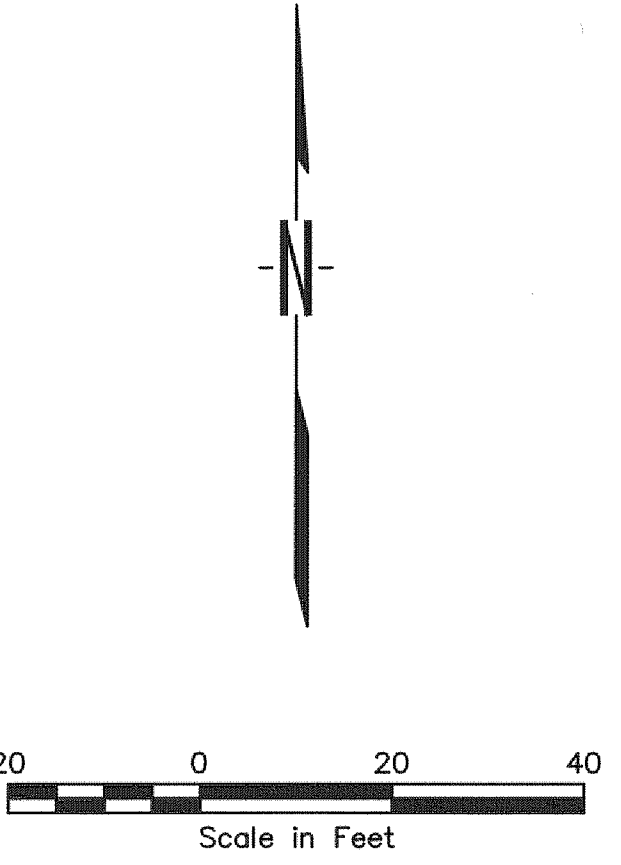
The property described and shown hereon is the same property described in Fidelity National Title Insurance Company Title Commitment 6F No. 281001069, effective date November 15, 2017, issued December 14, 2017.

GENERAL NOTES

- Bearing system for this survey are based upon the east right-of-way line of Darr, bearing North 01 degrees 34 minutes 40 seconds East, according to the deed recorded in Inst. No. 201200218889, D.R.T.C.T.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title policy provided by Fidelity National Title Insurance Company Title Commitment 6F No. 281001069, effective date November 15, 2017, issued December 14, 2017.
- Subject tract has direct access to Darr Street and N. Walton Walker, both are public rights-of-way.
- All utilities appear to enter subject tract via public right-of-way.
- By graphic plotting only subject tract is located in Zone "X", areas outside of a flood hazard area, according to the Flood Insurance Rate Map Community Panel Map No. 4813C0310 K dated August 23, 2001.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Subject tract appears to drain into a public right-of-way.
- No evidence of cemeteries, burial grounds or isolated gravesites.
- No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were found at the time of the survey. No observed evidence of waterways on the property.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
- There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot;
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record;
- Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gorges between said parcels.
- Measured description was created to reference current ownership and monuments found.



- LEGEND**
- FP POWER POLE
 - WM WATER METER
 - WV WATER VALVE
 - LST LIGHT STANDARD
 - TRF TRANSFORMER
 - FHC FIRE HYDRANT CLEANOUT
 - ICV IRRIGATION CONTROL VALVE
 - JBX JUNCTION BOX
 - WVA WATER VAULT
 - GM GAS METER
 - GV GAS VALVE
 - MS METAL SIGN
 - PPA POWER POLE ANCHOR
 - SSM SANITARY SEWER MANHOLE
 - OHP OVERHEAD POWER LINE
 - FENCE
 - A/C AIR CONDITION UNIT
 - TR TELEPHONE RISER
 - UPM UNDERGROUND PHONE MARKER
 - EM ELECTRIC METER
 - GI GRATE INLET
 - MW MONITORING WELL



NOTES REGARDING SCHEDULE "B" EXCEPTIONS

10h. intentionally deleted

ENCROACHMENT NOTE:

NONE NOTED

TITLE DESCRIPTION

BEING a 0.55 acre tract of land situated in the Jesse Moon Survey, Abstract No. 879, City of Irving, Dallas County, Texas, being a portion of that certain tract of land described in deed to Max Greiner, as recorded in Volume 77044, Page 1562, Deed Records of Dallas County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the common east corner of said Greiner tract and Howard U. Freeman Addition No. 10, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Volume 82235, Page 3847, Map Records of Dallas County, said iron rod being on the northwest line of N. Walton Walker Boulevard;

THENCE South 16° 49' 45" West, a distance of 119.65 feet along said northwest line to a point from which a found 1/2-inch iron rod bears South 09° 27' 10" West, a distance of 3.52 feet, said point being the common east corner of said Greiner tract and Howard U. Freeman Addition No. 19, as recorded in Volume 85067, Page 2006, said Map Records;

THENCE North 89° 13' 25" West, a distance of 191.25 feet along the common line of said Greiner tract and said Howard U. Freeman Addition No. 19 to a found 1/2-inch iron rod at the northwest corner of said Howard U. Freeman Addition No. 19, said iron rod being on the east line of Barr Street;

THENCE North 01° 34' 40" East [bearing base from aforesaid deed 77044/1562], a distance of 115.00 feet along said east line to the southwest corner of aforesaid Howard U. Freeman Addition No. 10, being on the north line of said Greiner tract;

THENCE South 89° 13' 25" East, a distance of 222.73 feet along the common line of said Greiner tract and said Howard U. Freeman Addition No. 10 to the POINT OF BEGINNING and containing 23,802 square feet or 0.55 of one acre of land.

ZONING NOTES:

ZONED: "C-OU-2" COMMERCIAL OUTDOOR DISTRICT

SETBACKS:
 FRONT YARD: 25'
 SIDE YARD: 6'
 REAR YARD: 6'

BUILDING HEIGHT: 30'

PARKING REQUIRED: 1 space per 2.5 seats

PARKING PROVIDED: 20 service spaces
 22 regular spaces
 1 handicap space
 43 Total spaces

Source of Information: CBRE Zoning Report No. PC70938281-103 dated December 1, 2017, revised December 7, 2017.

Gonzalez & Schneeborg 2100 Lakeside Boulevard
 Suite 200, Richardson, Texas 75082
 engineers - surveyors (972) 516-8885 Fax(972) 516-8901

SURVEY PLAT
 OF A
0.546 ACRE TRACT
 BEING
 IN THE
 JESSE MOON SURVEY, ABSTRACT NO. 879
 CITY OF IRVING, DALLAS COUNTY, TEXAS

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the written consent of The Matthews Company, Inc. and Gonzalez & Schneeborg, Inc. prior to written consent. The Matthews Company, Inc. and Gonzalez & Schneeborg, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Gonzalez & Schneeborg, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

SHEET 1 OF 1
"ALTA/NSPS LAND TITLE SURVEY"
 PREPARED FOR:



17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
 Tel: (714) 979-7181 Fax: (714) 641-2840
 www.themathewscompany.com

MARK	DATE	REVISION	BY	AP'VD
2	12/14/17	updated title	GSES	GSES
1	12/7/17	comments/zoning report	GSES	GSES

Realty Income Corporation

1425 N. Walton Walker Blvd.
 Irving, Tx
 (Sonic - Store No. 2245)

SCALE: 1"=20' CHKD./AP'VD:
 DATE: December 1, 2017 APPROVED:
 DWN. BY: GSES
 CHKD. BY: RWS

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3660.



01A

TREC No. OP-K

(TAR-2501) 1/1/96

Page 1 of 1