

4201 Brook Spring, Dallas, TX 75224

FOR SALE

TYPE LAND

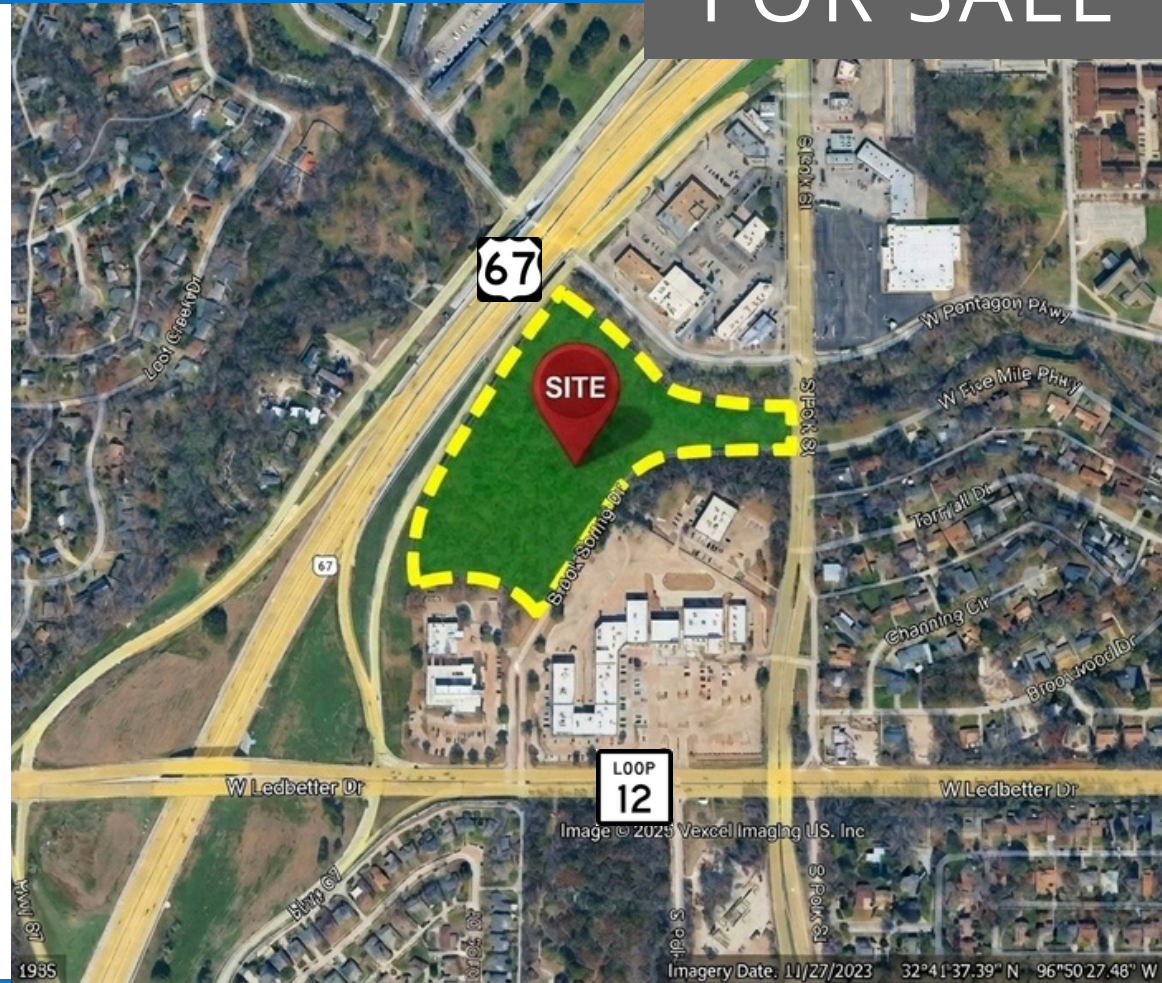
SIZE 11.2 Acres

PRICE CALL AGENT

ZONED NEIGHBORHOOD OFFICE DISTRICT

PROPERTY VITALS

- **Great land site opportunity**
- **Hwy 67 Access & visibility**
- **Loop 12 (Ledbetter) access**
- **Come join: Parkland Pediatric and Women's Clinic, Senior Medical Center, Fresenius Kidney Care among others.**
- **Motivated Seller**



EXCLUSIVELY OFFERED BY:

LARRY ROBBINS

(214) 766-9101

lrobbins@capstonecommercial.com



**CAPSTONE
COMMERCIAL**

4300 Sigma Rd . Suite 100

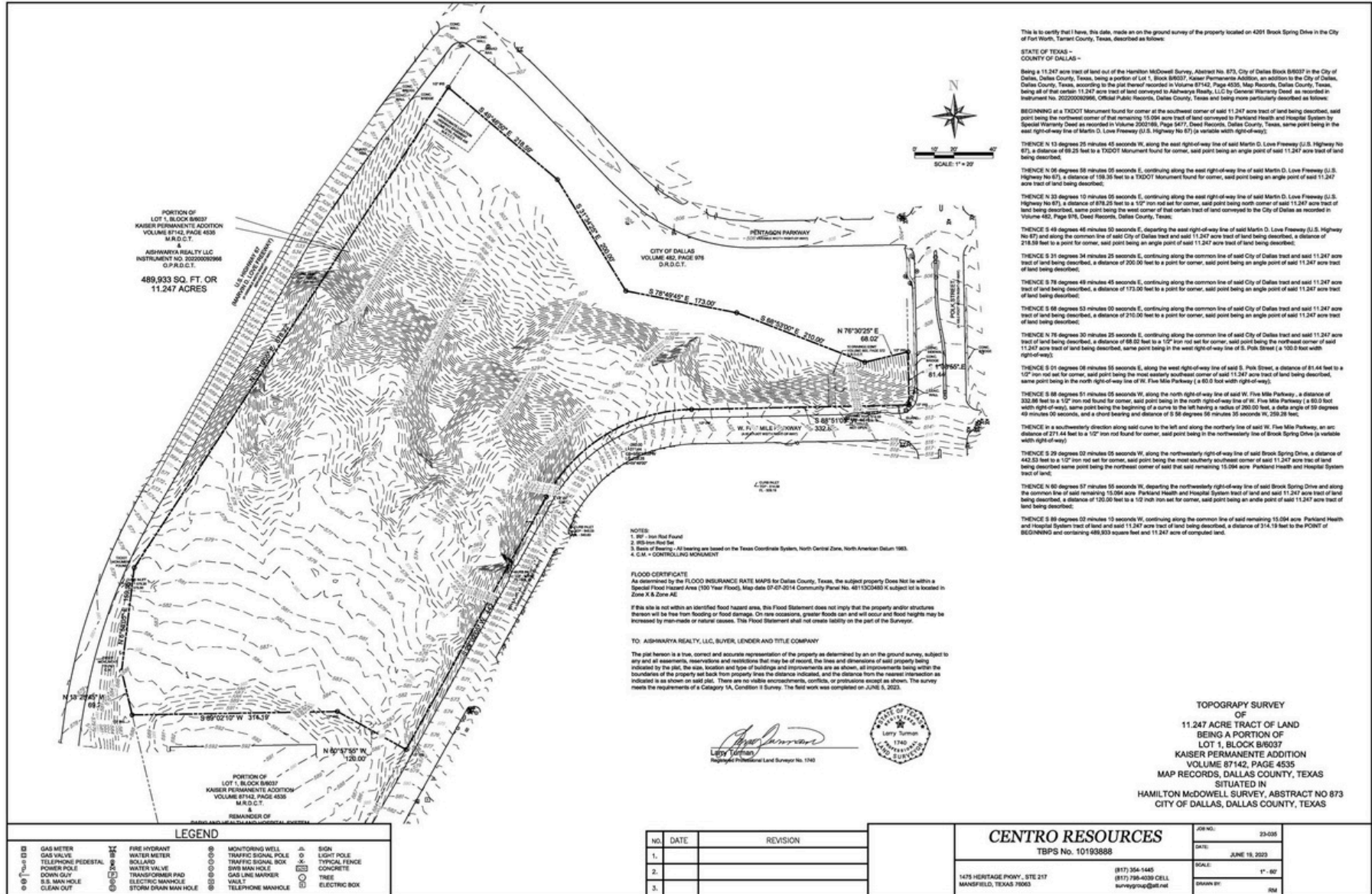
Dallas . TX 75244

T 972.250.5800

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www.capstonecommercial.com

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This is to certify that I have, this date, made an on the ground survey of the property located on 4201 Brook Spring Drive in the City of Fort Worth, Tarrant County, Texas, described as follows:

STATE OF TEXAS - COUNTY OF DALLAS -

Being a 11.247 acre tract of land out of the Hamilton McDowell Survey, Abstract No. 873, City of Dallas Block B/8037 in the City of Dallas, Dallas County, Texas, being a portion of Lot 1, Block B/8037, Kaiser Permanente Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 87142, Page 4535, Map Records, Dallas County, Texas, being all of that certain 11.247 acre tract of land conveyed to Ashwarya Realty, LLC by General Warranty Deed as recorded in Instrument No. 2022000096, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a TXDOT Monument found for corner at the southwest corner of said 11.247 acre tract of land being described, said point being the northwest corner of the remaining 10.094 acre tract of land conveyed to Parkland Health and Hospital System by Special Warranty Deed as recorded in Volume 2002166, Page 5477, Deed Records, Dallas County, Texas, same point being in the east right-of-way line of Martin D. Love Freeway (U.S. Highway No 87) (a variable width right-of-way);

THENCE N 13 degrees 25 minutes 05 seconds W, along the east right-of-way line of said Martin D. Love Freeway (U.S. Highway No 87), a distance of 89.25 feet to a TXDOT Monument found for corner, said point being an angle point of said 11.247 acre tract of land being described;

THENCE N 06 degrees 58 minutes 05 seconds E, continuing along the east right-of-way line of said Martin D. Love Freeway (U.S. Highway No 87), a distance of 159.35 feet to a TXDOT Monument found for corner, said point being an angle point of said 11.247 acre tract of land being described;

THENCE N 33 degrees 10 minutes 05 seconds E, continuing along the east right-of-way line of said Martin D. Love Freeway (U.S. Highway No 87), a distance of 878.25 feet to a 1/2" iron rod set for corner, said point being north corner of said 11.247 acre tract of land being described, same point being the west corner of that certain tract of land conveyed to the City of Dallas as recorded in Volume 482, Page 976, Deed Records, Dallas County, Texas;

THENCE S 49 degrees 48 minutes 50 seconds E, departing the east right-of-way line of said Martin D. Love Freeway (U.S. Highway No 87) and along the common line of said City of Dallas tract and said 11.247 acre tract of land being described, a distance of 218.55 feet to a point for corner, said point being an angle point of said 11.247 acre tract of land being described;

THENCE S 31 degrees 34 minutes 25 seconds E, continuing along the common line of said City of Dallas tract and said 11.247 acre tract of land being described, a distance of 200.00 feet to a point for corner, said point being an angle point of said 11.247 acre tract of land being described;

THENCE S 78 degrees 49 minutes 45 seconds E, continuing along the common line of said City of Dallas tract and said 11.247 acre tract of land being described, a distance of 173.00 feet to a point for corner, said point being an angle point of said 11.247 acre tract of land being described;

THENCE S 69 degrees 53 minutes 05 seconds E, continuing along the common line of said City of Dallas tract and said 11.247 acre tract of land being described, a distance of 215.00 feet to a point for corner, said point being an angle point of said 11.247 acre tract of land being described;

THENCE N 76 degrees 35 minutes 35 seconds E, continuing along the common line of said City of Dallas tract and said 11.247 acre tract of land being described, a distance of 68.02 feet to a 1/2" iron rod set for corner, said point being the northeast corner of said 11.247 acre tract of land being described, same point being in the west right-of-way line of S. Polk Street (a 100.0 foot width right-of-way);

THENCE S 01 degrees 08 minutes 55 seconds E, along the west right-of-way line of said S. Polk Street, a distance of 81.44 feet to a 1/2" iron rod set for corner, said point being the most easterly southeast corner of said 11.247 acre tract of land being described, same point being in the north right-of-way line of W. Five Mile Parkway (a 60.0 foot width right-of-way);

THENCE S 88 degrees 51 minutes 05 seconds W, along the north right-of-way line of said W. Five Mile Parkway, a distance of 332.86 feet to a 1/2" iron rod set for corner, said point being in the north right-of-way line of W. Five Mile Parkway (a 60.0 foot width right-of-way), same point being the beginning of a curve to the left having a radius of 300.00 feet, a delta angle of 59 degrees 49 minutes 00 seconds, and a chord bearing and distance of S 56 degrees 56 minutes 35 seconds W, 259.28 feet;

THENCE in a southerly direction along said curve to the left and along the northerly line of said W. Five Mile Parkway, an arc distance of 271.44 feet to a 1/2" iron rod set for corner, said point being in the northwestern line of Brook Spring Drive (a variable width right-of-way);

THENCE S 29 degrees 02 minutes 05 seconds W, along the northwestern right-of-way line of said Brook Spring Drive, a distance of 442.53 feet to a 1/2" iron rod set for corner, said point being the most southerly southeast corner of said 11.247 acre tract of land being described, same point being the northeast corner of said tract remaining 10.094 acre Parkland Health and Hospital System tract of land;

THENCE N 60 degrees 57 minutes 55 seconds W, departing the northwestern right-of-way line of said Brook Spring Drive and along the common line of said remaining 10.094 acre Parkland Health and Hospital System tract of land and said 11.247 acre tract of land being described, a distance of 120.00 feet to a 1/2" iron rod set for corner, said point being an angle point of said 11.247 acre tract of land being described;

THENCE S 89 degrees 02 minutes 10 seconds W, continuing along the common line of said remaining 10.094 acre Parkland Health and Hospital System tract of land and said 11.247 acre tract of land being described, a distance of 314.19 feet to the POINT OF BEGINNING and containing 489,933 square feet and 11.247 acre of computed land.

- NOTES:
 1. IRF - Iron Rod Found
 2. 40.00 feet Rod
 3. Basis of Bearings - All bearings are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
 4. C.M. = CONTROLLING MONUMENT

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does not lie within a Special Flood Hazard Area (100 Year Flood), Map date 02-02-2014 Community Panel No. 48113C0483 E subject lot is located in Zone X & Zone AE

If this site is not within an identified flood hazard area, 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.

TO: ASHWARYA REALTY, LLC, BUYER, LENDER AND TITLE COMPANY
 The plat herein is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest riparian area as indicated is as shown on said plat. There are no visible encroachments, conflicts, or provisions except as shown. The survey meets the requirements of a Category 1A, Condition 1 Survey. The field work was completed on 6/16/23.

Lissy Tatham
 Lissy Tatham
 Registered Professional Land Surveyor No. 11943



TOPOGRAPHY SURVEY
 OF
 11.247 ACRE TRACT OF LAND
 BEING A PORTION OF
 LOT 1, BLOCK B/8037
 KAISER PERMANENTE ADDITION
 VOLUME 87142, PAGE 4535
 MAP RECORDS, DALLAS COUNTY, TEXAS
 SITUATED IN
 HAMILTON McDOWELL SURVEY, ABSTRACT NO 873
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		SILLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SEWER MANHOLE		CONCRETE
	DOWN OUT		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MANHOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MANHOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES
 TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
 MANSFIELD, TEXAS 76063

(817) 354-1445
 (817) 795-0338 CELL
 survey@centro.net

JOB NO: 23-035
 DATE: JUNE 16, 2023
 SCALE: 1" = 80'
 DRAWN BY: JRM

4201 Brook Spring, Dallas, TX 75224

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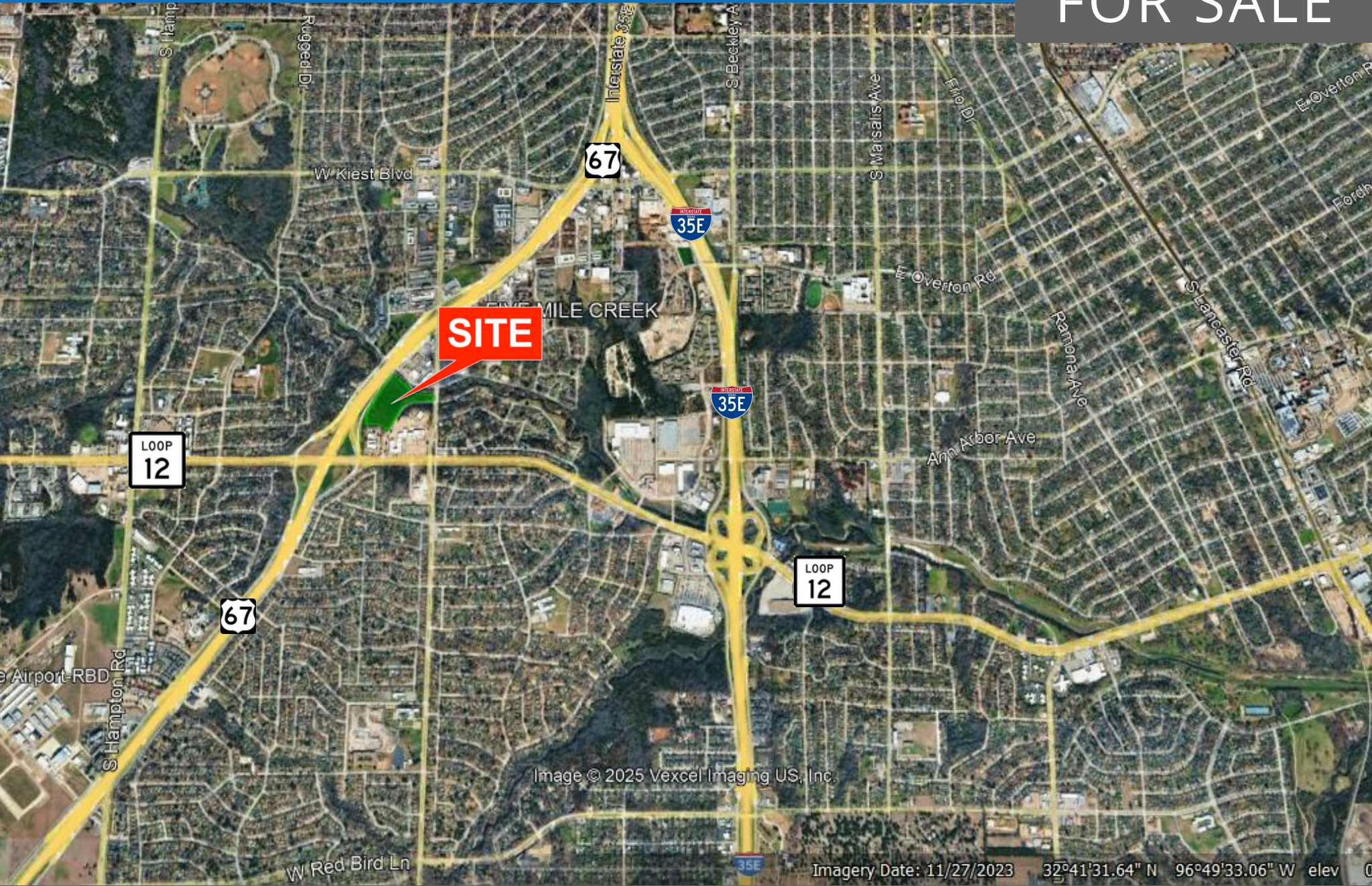


Image © 2025 Vexcel Imaging US, Inc.

Imagery Date: 11/27/2023 32°41'31.64" N 96°49'33.06" W elev 0



2-10-2025

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.

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. **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 undefined 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.

Capstone Commercial Real Estate Group, LLC	0480574	sburris@capstonecommercial.com	(972)250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris, CCIM	0450870	sburris@capstonecommercial.com	(972)250-5858
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

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