

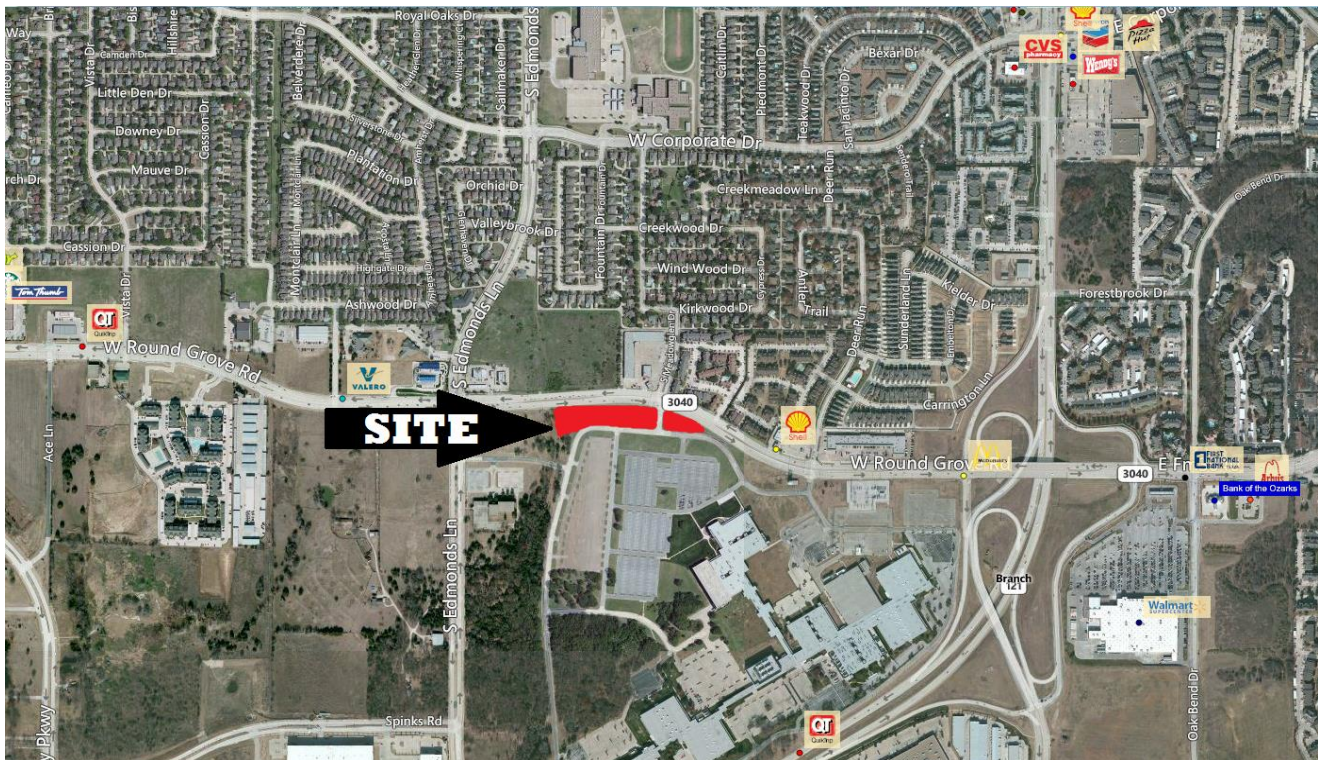
DUGGAN

Realty Advisors, LLC

6.57 Acres For Sale

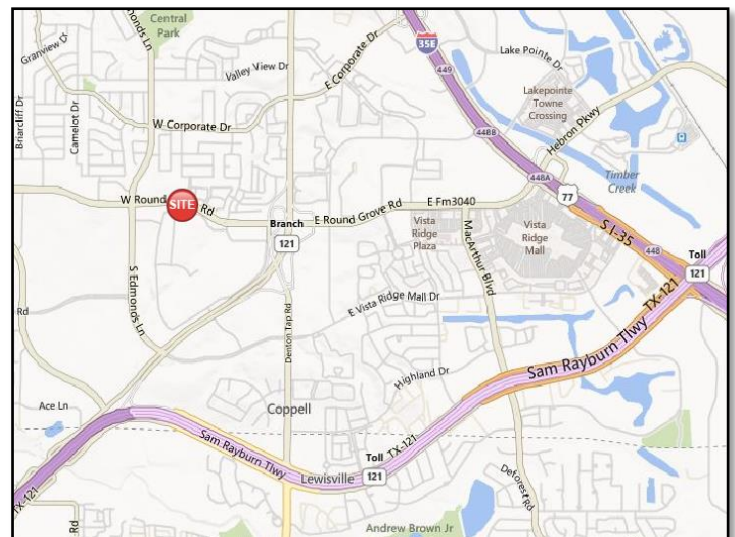
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SEC Edmonds Ln. & FM 3040 | Lewisville, TX 75067



Highlights

- Entire site can be purchased for \$12/sf
- Individual pad sites as small as ½ acre can be purchased for \$15/sf
- Campus style lighting manufacturing and industrial uses are allowed
- Buildings may be used for retail, wholesale, office and service uses
- Entire property is currently zoned LI, Light Industrial
- Legal: Texas Instruments Addn Blk A Lot 4r2, Round Grove Road, TX 75067



For more Information:

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LJ Erickson

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DESCRIPTION

The 6.57/acre site is still available for sale and we can replat this site and carve it down to any size you want. Racetrack bought the hard corner on S. Edmonds and W Round Grove Road.

- SUP's are required for automotive uses (gasoline sales, car sales) but not for restaurant/retail uses.
- Entire property is currently zoned LI, Light Industrial.
- 1 pole sign is allowed per lot, 25'-30' is the maximum height with a 10' offset from the property line.
- Deceleration lane is required at the existing N-S driveway with 110' of storage, 110' taper, and no driveway allowed within the taper. These are City requirements and are subject to TxDOT standards which may require a longer turn lane.
- 40' of stacking is required from the curblineline of FM 3040 to the first driveway in the site.
- The site is within the FM 3040 Overlay District which requires 80% Brick or Stone coverage on the building elevations. The City was very specific that the material must be brick or stone; stucco or other is not permitted to meet the 80% requirement.
- 4' sidewalk required along FM 3040.
- Detention is required by the City of Lewisville. The existing on-site channel can remain above ground if desired. Alternatively, an underground system could be constructed to convey the offsite flows and contained within a drainage easement. Parking and drives are allowed within the easement, but proposed structures are not allowed. • A minimum 6" water tap is required off of the 16" main along the south side of FM 3040. A public waterline must be within an "all-grass" easement. Tree mitigation is required for protected trees larger than 5" at a 1" to 1" replacement. Payment of Tree Mitigation Fees is also acceptable in lieu of onsite mitigation.
- 24' Firelanes are required on site. Firelanes must be widened to 26' if a building is greater than 30' in height. All Firelanes require a 20' inside turning radius and a 40' outside turning radius.

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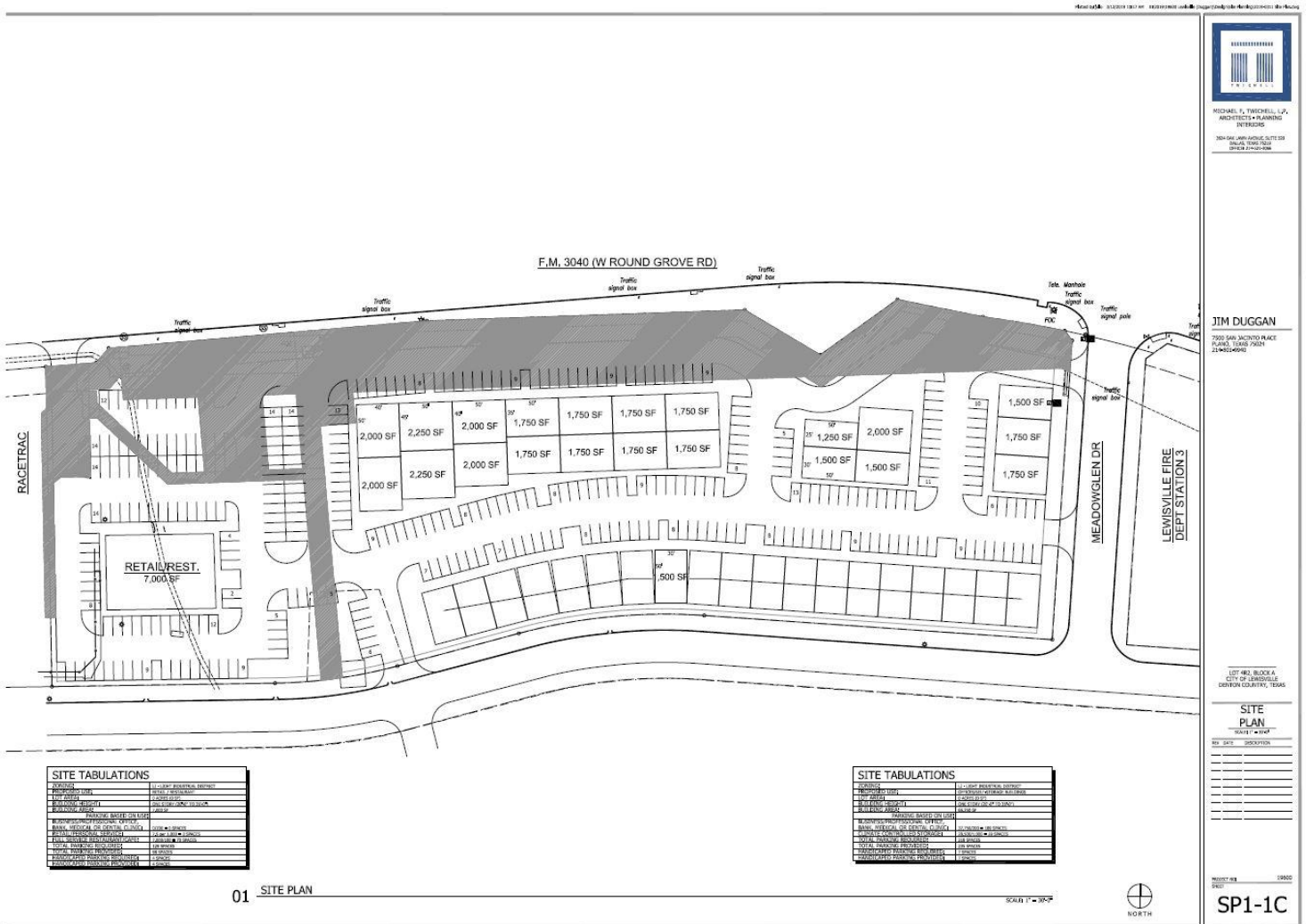
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Site Plan



SITE TABULATIONS

| DESCRIPTION | AREA (SQ FT) |
|--------------|--------------|
| RETAIL/REST. | 7,000 |
| 2,000 SF | 2,000 |
| 2,250 SF | 2,250 |
| 2,000 SF | 2,000 |
| 1,750 SF | 1,750 |
| 1,750 SF | 1,750 |
| 1,750 SF | 1,750 |
| 1,750 SF | 1,750 |
| 1,750 SF | 1,750 |
| 2,000 SF | 2,000 |
| 1,500 SF | 1,500 |
| 2,000 SF | 2,000 |
| 1,500 SF | 1,500 |
| 1,750 SF | 1,750 |
| 1,750 SF | 1,750 |
| 5,500 SF | 5,500 |

SITE TABULATIONS

| DESCRIPTION | AREA (SQ FT) |
|-------------|--------------|
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01 SITE PLAN

SCALE: 1" = 30'-0"



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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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ 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