



HI VIEW REAL ESTATE

Calvary First Baptist Church



Frog Academy of Creek Crossing

Alcott Park



St Mary's Syro-Malankara...

FOR SALE
\$525,000

3000 E Scylene Road, Mesquite, Texas 75181

Frog Academy of
Creek Crossing

Alcott Park 



3000 E Scyene Rd, Mesquite TX 75181

HiView
Real Estate



OSCAR REYES
972.342.0369
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PROPERTY HIGHLIGHTS

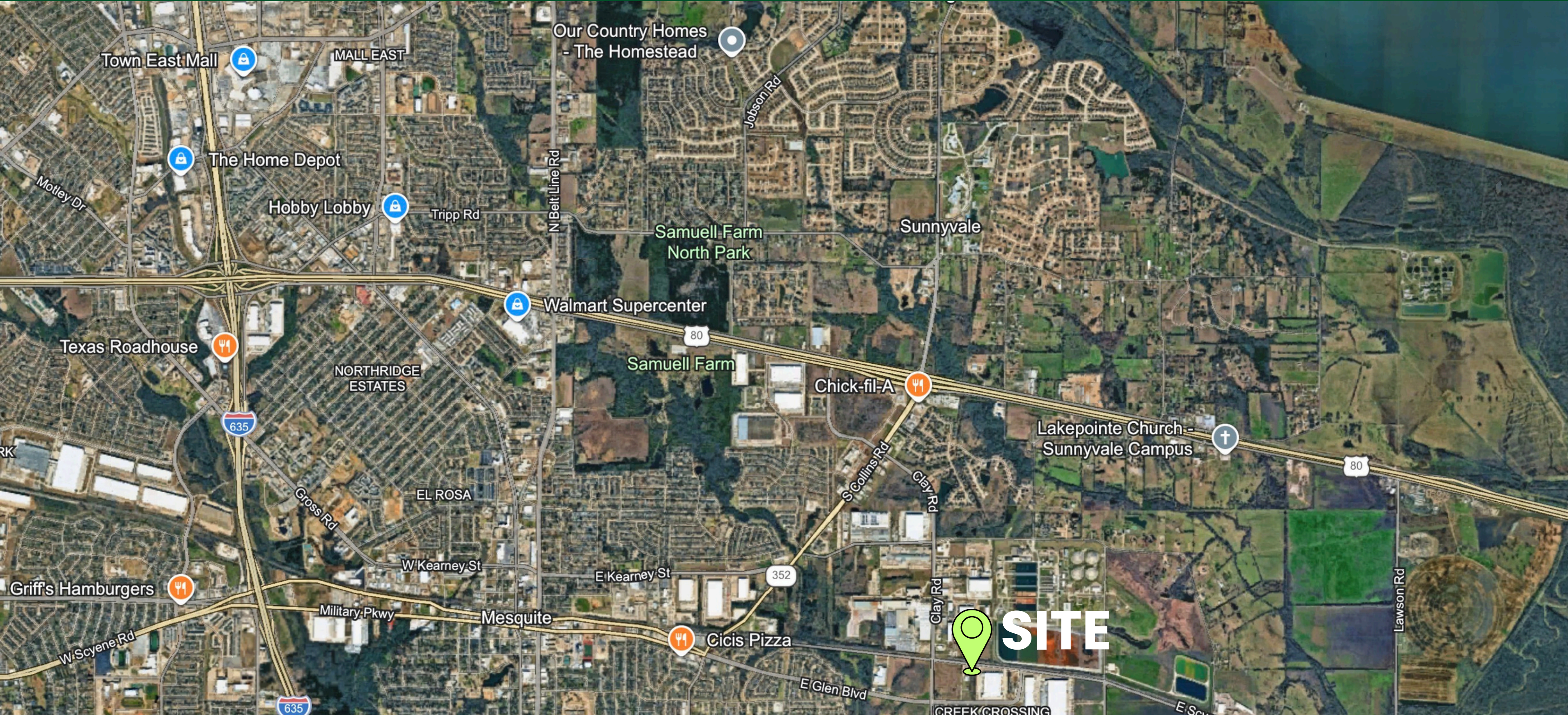
- Approximately 1.4 acres
- Zoned LI (Light Industrial)
- Equipped with city water
- located near Interstate 635 and Highway 80
- Area experiencing rapid upcoming improvements

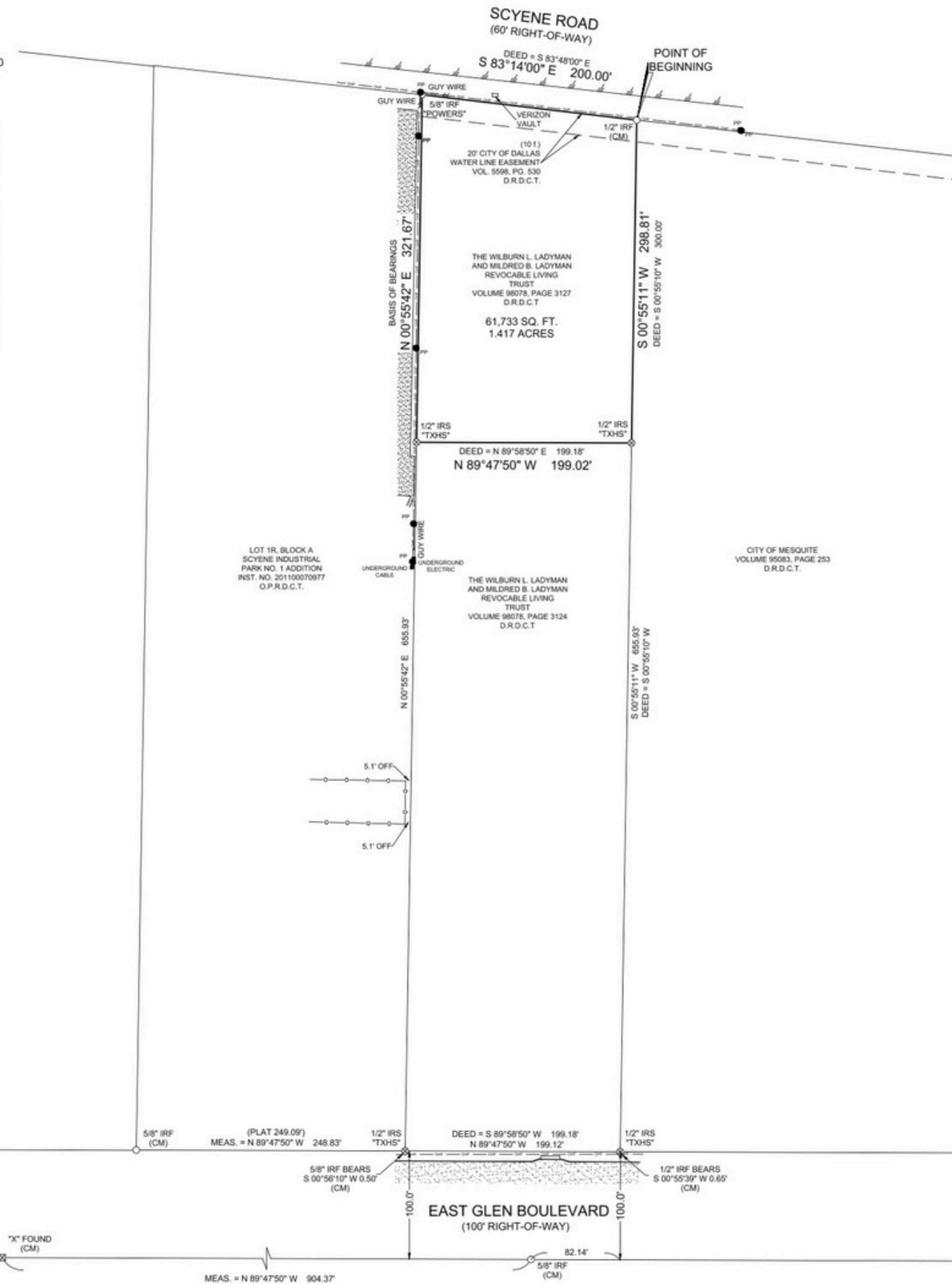
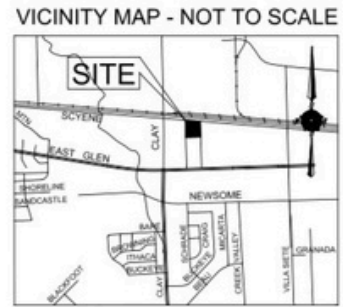
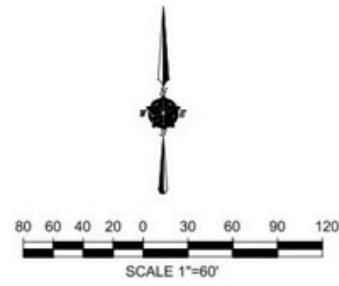
TRAFFIC COUNTS

- E Scyene Rd: 4,767 VPD (TXDOT, 2024)
- Clay Rd : 16,374 VPD (TXDOT, 2024)



Location map





PROPERTY DESCRIPTION

BEING tract of land out of the Thomas J. Sewell Survey, Abstract 1359, Dallas County, Texas and being part of a 26.45 acre tract of land conveyed to the Wilburn L. Ladyman and Mildred B. Ladyman Revocable Living Trust By Special Warranty Deed Recorded in Volume 98078, Page 3127, Deed Records of Dallas County, Texas and being more Particularly described as follows:

BEGINNING at an 1/2 inch iron rod found for corner lying on the South right-of-way line Scyene Road (60 foot right-of-way) and being the Northeast corner of said Wilburn tract and also being Northwest corner of a tract of land conveyed to the City of Mesquite by General Warranty Deed in lieu of foreclosure recorded in Volume 95083, Page 253, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 55 minutes 11 seconds West, along the East line of said Ladyman tract and along the West line of said City of Mesquite tract, a distance of 298.81 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the East line of said City of Mesquite tract;

THENCE North 89 degrees 47 minutes 50 seconds West, over and across said Ladyman tract, a distance of 199.02 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner lying on the East line of Lot 1R, Block A, Scyene Industrial Park No. 1 Addition, an addition to the City of Mesquite, Dallas County, Texas according to the Plat thereof recorded in Instrument No. 201100070977, Official Public Records, Dallas County, Texas

THENCE North 00 degrees 55 minutes 42 seconds East, (Basis of Bearings) along the West line of said Ladyman tract, and along the East line of said Lot 1R, Block A, a distance of 321.67 feet to a 5/8 inch iron rod with cap stamped "POWERS" found for corner lying on the South right-of-way line of said Scyene Road;

THENCE South 83 degrees 14 minutes 00 seconds East, along the South right-of-way line of said Scyene road, a distance of 200.00 feet to the POINT OF BEGINNING and containing 61,733 square feet or 1.417 acres of land.

EXCEPTIONS TO THE TITLE COMMITMENT

AS PROVIDED BY LAWYER TITLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. LT-1978-1900781600888-EP WITH AN EFFECTIVE DATE OF MAY 18, 2016 AND AN ISSUED DATE OF JUNE 3, 2016.

Exception No.	Recording Information	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
101.	Vol 5598 Pg. 530	City of Dallas Water line Easement.	YES	YES

SURVEYOR'S CERTIFICATE

Certify To: Carlos Palacio; Lawyer Title Company; and Fidelity National Title Insurance Company, in connection with the transaction referenced in GF No. LT-1978-1900781600888-EP

I hereby certify that on the 9th day of June 2016, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Scyene Road, same being a paved, dedicated public right-of-way maintained by The City of Mesquite, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

J. R. January
 Registered Professional Land Surveyor No. 5382
 State of Texas

REVISIONS

No.	Revision/Issue	Date

LEGEND

- HANDICAPPED SPACE
- PARKING SPACE
- IRON ROD FOUND
- IRON ROD SET "TXHS"
- IRON PIPE FOUND
- FENCE POST CORNER
- "X" FOUND / SET
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE (CENTER POST)
- WIRE FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH, DECK OR CARPORT
- CONCRETE PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE COVER
- LIGHT POLE
- POWER POLE
- BRICK COLUMN
- AC AIR CONDITIONING
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER

GENERAL NOTES

- 1) According to the F.I.R.M. No. 48113C0395K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are Based on the East line of Scyene Industrial Park No. 1 Addition recorded in Instrument No. 201100070977 of the Official Public Records, Dallas County, Texas.



TEXAS HERITAGE
 SURVEYING, LLC

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 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300

CATEGORY 1A CONDITION II
 3000 E. SCYENE ROAD
 THOMAS J. SEWELL SURVEY, ABSTRACT 1359
 CITY OF MESQUITE
 DALLAS COUNTY, TEXAS

Task No.
 1601874-1
 Drawn BY
 JWR
 Date
 6/13/2016
 Scale
 1"=60"



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.

2-10-2025



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 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.

<u>Hi View Real Estate</u>	<u>9004146</u>	<u>info@hiviewrealestate.com</u>	<u>(469)517-0012</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrew D. Garrett</u>	<u>0588777</u>	<u>andrew@hiviewrealestate.com</u>	<u>(972)921-1594</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andrew D. Garrett</u>	<u>0588777</u>	<u>andrew@hiviewrealestate.com</u>	<u>(972)921-1594</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Oscar Reyes</u>	<u>0430870</u>	<u>oscar@hiviewrealestate.com</u>	<u>972.342.0369</u>
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