

Real Estate

3500 Telephone Rd, Dallas TX 75241

NEXT PAGE



LOT IN DALLAS, TX

PRIME VACANT COMMERCIAL LOT
SPANNING APPROXIMATELY 6.56 ACRES.
THE PROPERTY IS ZONED CS AND
CLASSIFIED AS COMMERCIAL ACREAGE,
MAKING IT SUITABLE FOR FUTURE
DEVELOPMENT SUCH AS INDUSTRIAL,
TRUCKING, OR STORAGE USE.

LOCATED NEAR INTERSTATE I-45, I-20 AND
I-35. THIS SITE OFFERS EXCEPTIONAL
ACCESSIBILITY AND HIGH VISIBILITY WITH
STRONG TRAFFIC COUNTS, MAKING IT A
STRATEGIC INVESTMENT FOR DEVELOPERS
OR INVESTORS.

OSCAR@HIVIEWREALESTATE.COM



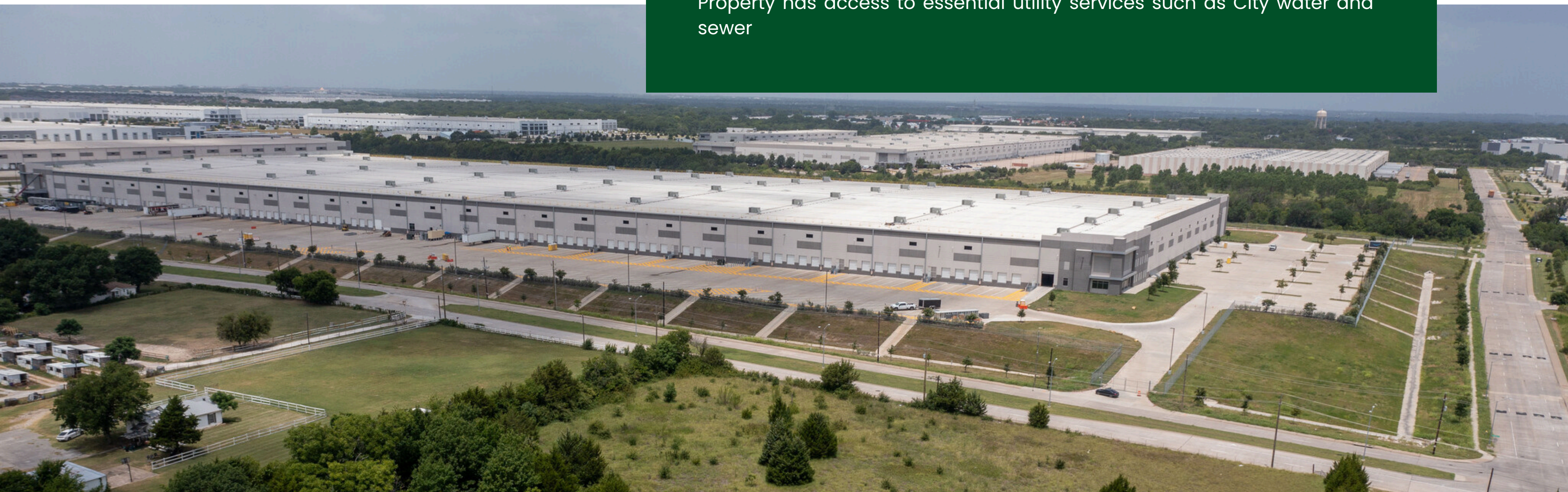
STRATEGIC COMMERCIAL LOT | NEAR I-45 LOGISTICS CORRIDOR

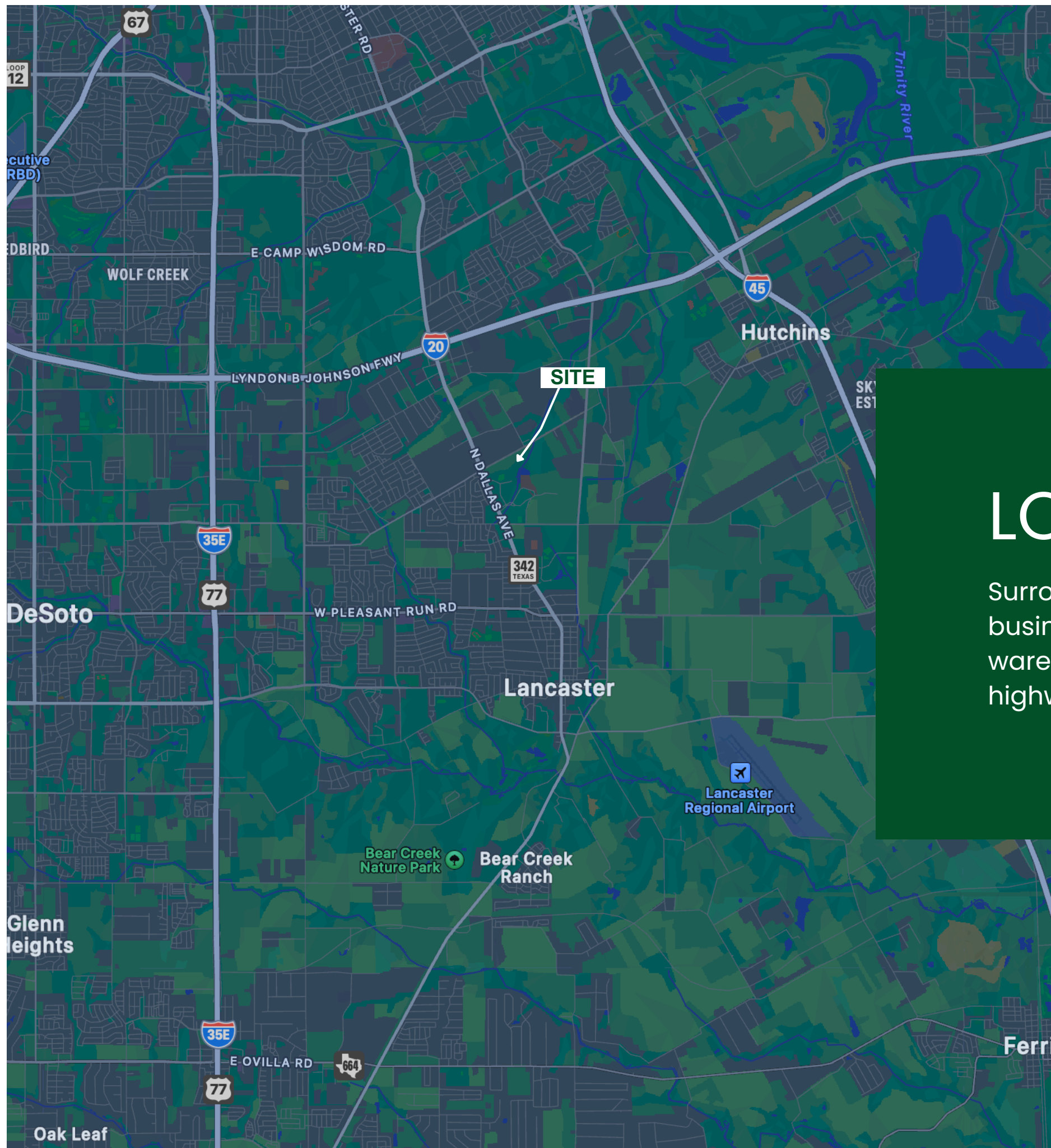
APPROXIMATELY 6.5 ACRE DEVELOPMENT OPPORTUNITY IN DALLAS, TX

It offers strong visibility and convenient access to major highways like I-45 and I-20, making it attractive for logistics or commercial purposes.

The lot is surrounded by distribution centers and commercial operations.

Property has access to essential utility services such as City water and sewer





LOCATION MAP

Surrounded by numerous distribution centers and logistics-related businesses, the site offers strong potential for development tied to warehousing, transportation, or storage. Its proximity to major highways enhances accessibility, and high traffic counts.

HI VIEW REAL ESTATE



PROPERTY AERIAL



DOWNTOWN
DALLAS

Prime Commercial Land Near Major Distribution Hub – 6.56 Acres in South Dallas

vacant land and features scattered tree coverage, as seen in aerial images. It is zoned Commercial Service, making it well-suited for various commercial or light industrial uses.

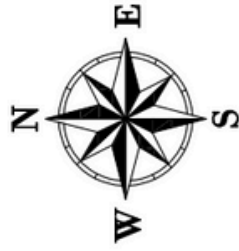
- land survey (attached) provides clear boundaries and topography for planning and investment purposes.



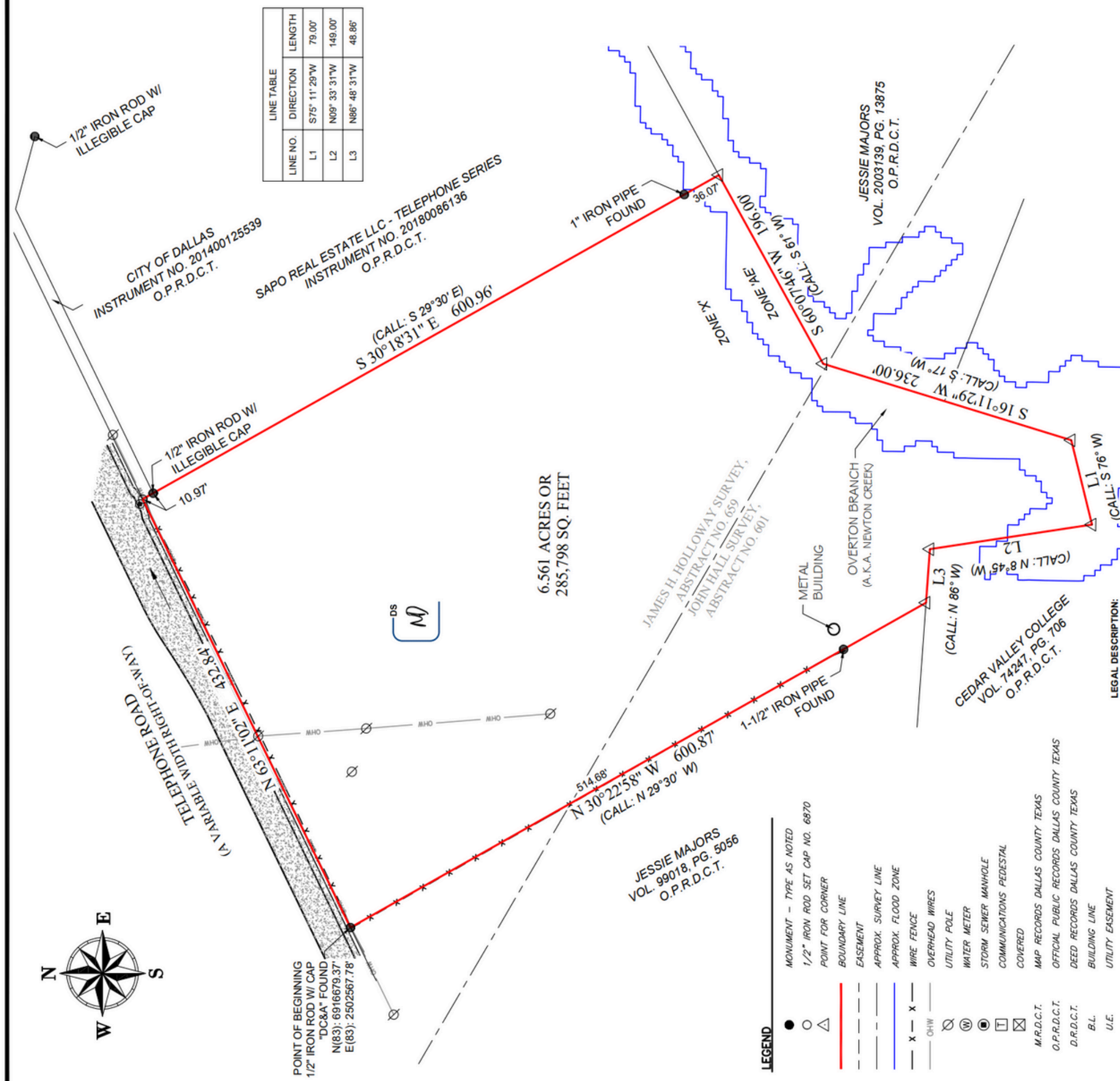
OSCAR REYES

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LINE NO.	DIRECTION	LENGTH
L1	S75° 11' 29" W	79.00'
L2	N09° 33' 31" W	149.00'
L3	N86° 48' 31" W	48.86'



POINT OF BEGINNING
1/2" IRON ROD W/ CAP
"DC&A" FOUND
N(83): 6916679.37'
E(83): 2502567.78'

6.561 ACRES OR
285,798 SQ. FEET

JESSIE MAJORS
VOL. 99018, PG. 5056
O.P.R.D.C.T.

LEGEND

- MONUMENT - TYPE AS NOTED
- 1/2" IRON ROD SET CAP NO. 6870
- △ POINT FOR CORNER
- BOUNDARY LINE
- - - EASEMENT
- · - · - APPROX. SURVEY LINE
- · - · - APPROX. FLOOD ZONE
- X - X WIRE FENCE
- OH-W OVERHEAD WIRES
- ⊗ UTILITY POLE
- ⊕ WATER METER
- ⊙ STORM SEWER MANHOLE
- ⊞ COMMUNICATIONS PEDESTAL
- ⊠ COVERED
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

Research of Easements by this Surveyor was limited to a Title Policy Prepared by Stewart Title Guaranty Company, GF No. 1479708, Effective Date: November 16, 2021, 8:00 am and Issued November 30, 2021, 4:31 pm.

Schedule B Item:

10.c. Easement, Right of Way and/or Agreement by and between Ellis Stevenson and wife, Betty Stevenson and Texas Power & Light Company, by instrument dated 8/17/1944, filed 2/10/1945, recorded in Under Volume 2540, Page 113, Real Property Records, Dallas County, Texas.

DOES APPEAR TO AFFECT, UNABLE TO PLOT BY CURRENT DESCRIPTION

- 1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATIONS AT THE NORTHWEST CORNER OF THE SUBJECT TRACT. THE CONVERGENCE ANGLE IS 00° 56' 46.41" AND A SCALE FACTOR OF 0.999898948.
- 2.) THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
- 3.) ADDRESS OF SUBJECT PARCEL IS 3500 TELEPHONE ROAD, DALLAS, DALLAS COUNTY, TEXAS 75216.
- 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' AND FLOOD ZONE 'AE' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 4813C0495K EFFECTIVE ON 07/07/2014. FLOOD ZONES SHOWN HEREON ARE APPROXIMATE BASED ON FEMA SHAPEFILES.
- 5.) INSTRUMENT OF RECORD: QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER 201200301076 ON OCTOBER 9, 2012 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

LEGAL DESCRIPTION:

BEING A 6.561 ACRE TRACT SITUATE IN THE JAMES H. HOLLOWAY SURVEY, ABSTRACT NUMBER 659, AND THE JOHN HALL SURVEY, ABSTRACT NUMBER 601, DALLAS COUNTY, TEXAS AND BEING THE REMAINDER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 201200301076 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "DC&A" FOUND FOR THE NORTHWEST CORNER OF SAID 6.561 ACRE TRACT ON THE SOUTH LINE OF TELEPHONE ROAD ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JESSIE MAJORS IN VOLUME 99018, PAGE 5056 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID 1/2" IRON ROD WITH A CAP STAMPED "DC&A" FOUND BEING CALLED THE **POINT OF BEGINNING** HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, COORDINATE VALUE OF **N:6916679.37, E: 2502567.78** FEET FOR REFERENCE;

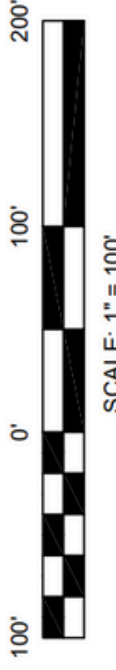
THENCE FROM SAID **POINT OF BEGINNING**, N 63° 11' 02" E, WITH THE SOUTH LINE OF TELEPHONE ROAD, A DISTANCE OF 432.84 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET FOR THE NORTHEAST CORNER OF SAID 6.561 ACRE TRACT OF LAND ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DALLAS IN INSTRUMENT NUMBER 201400125539 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, DEPARTING THE SOUTH LINE OF TELEPHONE ROAD, S 30° 18' 31" E, PASSING A 1/2" IRON ROD WITH AN ILLEGIBLE CAP FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SAPO REAL ESTATE LLC IN INSTRUMENT NUMBER 20180086136 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AT A DISTANCE OF 10.97 FEET, AND PASSING A 1" IRON PIPE FOUND ON THE HIGH BANK OF OVERTON BRANCH AT A DISTANCE OF 564.89 FEET AND CONTINUING IN ALL A DISTANCE OF 600.96 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 6.561 ACRE TRACT IN THE CENTER OF OVERTON BRANCH (A.K.A. NEWTON CREEK);

THENCE, WITH THE CENTERLINE OF OVERTON BRANCH THE FOLLOWING FIVE COURSES AND DISTANCES:

- S 60° 07' 46" W, A DISTANCE OF 196.00 FEET TO A POINT;
- S 16° 11' 29" W, A DISTANCE OF 236.00 FEET TO A POINT;
- S 75° 11' 29" W, A DISTANCE OF 79.00 FEET TO A POINT;
- N 09° 33' 31" W, A DISTANCE OF 149.00 FEET TO A POINT;
- N 86° 48' 31" W, A DISTANCE OF 48.86 FEET TO A POINT ALSO BEING THE SOUTHWEST CORNER OF SAID MAJORS TRACT;

THENCE, DEPARTING SAID OVERTON BRANCH, N 30° 22' 58" W, PASSING A 1-1/2" IRON PIPE FOUND ON THE HIGH BANK AT A DISTANCE OF 86.19 FEET AND CONTINUING IN ALL A DISTANCE OF 600.87 FEET TO THE **POINT OF BEGINNING**, CONTAINING 6.561 ACRES OR 285,798 SQ. FEET OF LAND, MORE OR LESS.



PROJECT NO. 220114



TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2667
info@americanmeridian.com

PREPARED FOR

STEWART TITLE COMPANY

SURVEY PLAT OF
A 6.561 ACRE TRACT OF LAND,
SITUATE IN THE JAMES H. HOLLOWAY SURVEY, ABSTRACT NO. 659,
AND THE JOHN HALL SURVEY, ABSTRACT NO. 601,
DALLAS, DALLAS COUNTY, TEXAS
INSTRUMENT NO. 201200301076, O.P.R.D.C.T.



I HEREBY STATE THAT THIS SURVEY WAS
PERFORMED UNDER MY DIRECT SUPERVISION
SURVEYED DATE: 01-12-2021

Garrett James Smelker
GARRETT JAMES SMELKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6870