

# FOR SALE

**NEC CF HAWN  
FREEWAY  
AT  
WOODY RD  
DALLAS, TEXAS**

## PROPERTY INFO

## ZONING

## FEATURES

## Sales Price

**GREG MCDONALD**  
COMMERCIAL REAL ESTATE  
214-616-9293  
GM9RE@YAHOO.COM

**TOM METCALFE**  
COMMERCIAL  
REAL ESTATE  
3941 LEGACY DRIVE  
SUITE 204  
PLANO, TX 75023  
TEL: 214-458-8787  
FAX: 972-208-6393  
TMETCALFE@  
METREALESTATE.NET



**A 4.465 Acre +/- (194,495 SF) tract of vacant land. Located along CF Hawn (175) Freeway at Woody Dr. The frontage along CF Hawn is mostly commercial and retail uses, with dense housing on both the east and west sides of CF Hawn. (See area macro plat map attached) Suggested uses would be for some form of retail on the corner and possible pad sites adjacent for food/services.**

**Retail/Commercial zoning. City of Dallas**

**The subject property is currently vacant, easy access to CF Hawn Freeway, corner location. Suggested uses are for a retail strip and possible pad sites adjacent to a C-Store/Fueling Station. Woody Rd ends to the east into Seagoville Rd and back to the west, it turns into Kleberg Rd**

**\$ MAKE OFFER \$**



**Information gathered from sources deemed reliable, but may be subject to Errors and Omissions.**





SINGLE FAMILY HOMES BUILT IN  
2018 AVERAGE SALES PRICE \$285k

NEW APARTMENTS  
UNDER  
CONSTRUCTION HERE

N

175

Banquet Hall

Hawn Event Center

US-175 Frontage Rd

Image Landsat / Copernicus  
Image © 2024 Airbus



# NEC CF HAWN FREEWAY AT WOODY RD

Date of copy: 2/28/2024

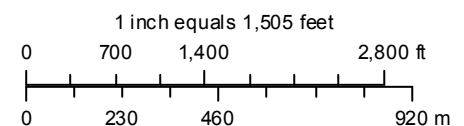
DCAD Tax Account: 00000899825330000



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](http://www.dallascad.org)



DCAD, NCTCOG, USGS, Esri, Inc



# WOODY DR AT HWY 175\_DALLAS AERILA PLAT

Date of copy: 7/28/2025

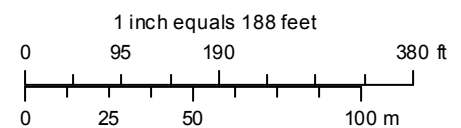
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## TRACT I

THENCE NORTH 64° 08' 30" WEST, A DISTANCE OF 373.78 FEET ALONG SAID NORTHEAST LINE TO THE POINT OF BEGINNING AND CONTAINING 159,182 SQUARE FEET OR 3.631 ACRES OF LAND.

COMMON LINE OF SAID AMMI INVESTMENTS TRACT AND SAID WOODY CREEK, BEING 45° 03' 06" EAST, A DISTANCE OF 100.00 FEET ALONG THE NORTH LINE OF SAID AMMI INVESTMENTS TRACT, BEING 100.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 36,427 SQUARE FEET OR 0.838 ACRES OF LAND.



*Premier*  
SUEVA-0010703, 1117  
5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 972-664-7021

5700 W. Plano Parkway  
Suite 2700  
Plano, Texas 75093  
612-36-01 Office | 972-964-7021 Fax

Premier

WOOD FENCE  
CHAIN LINK FENCE  
WYOMINGTON IRON FENCE  
WIRE FENCE  
A-B THE RETAINING WALL  
STONE WALL  
CONCRETE WALL  
OVERHEAD TELEPHONE LINE  
OVERHEAD ELECTRIC LINE  
E-IRON POST FOUND  
SPT-IRON POST FOUND  
SPT-IRON AND STEEL POST FOUND  
WYOM- WOOD FENCE CORNER POST

CONCRETE  
BRICK  
ASPHALT  
WOOD  
STONE  
GRAVEL  
ASPHALT DRIVE  
CONCRETE DRIVE  
CONCRETE MONUMENT

**FLOOD INFORMATION**

THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LAKE COUNTY FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE MAPS ARE AVAILABLE FOR REVIEW AT THE LAKE COUNTY ENGINEERING DEPARTMENT, 1000 N. 1ST AVE., SUITE 200, OMAHA, NE 68102.

**FEMA NOTE**

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE PROPERTY TO DETERMINE IF THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD ZONE. THE RESULTS OF THE SURVEY ARE AS FOLLOWS:

THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE.

THE FLOOD HAZARD ZONE MAPS ARE AVAILABLE FOR REVIEW AT THE LAKE COUNTY ENGINEERING DEPARTMENT, 1000 N. 1ST AVE., SUITE 200, OMAHA, NE 68102.

**SHAWNEE CORPORATION**

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE PROPERTY TO DETERMINE IF THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD ZONE. THE RESULTS OF THE SURVEY ARE AS FOLLOWS:

THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE.

THE FLOOD HAZARD ZONE MAPS ARE AVAILABLE FOR REVIEW AT THE LAKE COUNTY ENGINEERING DEPARTMENT, 1000 N. 1ST AVE., SUITE 200, OMAHA, NE 68102.

[illegible]

GF#: 160286-DL

BORROWER:  
MARCUS CAPETILLO

00000000000000000000000000000000

TECH- MSP	DATE- 04/25
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FIELD: JM	FIELD DATE: 04/21/16
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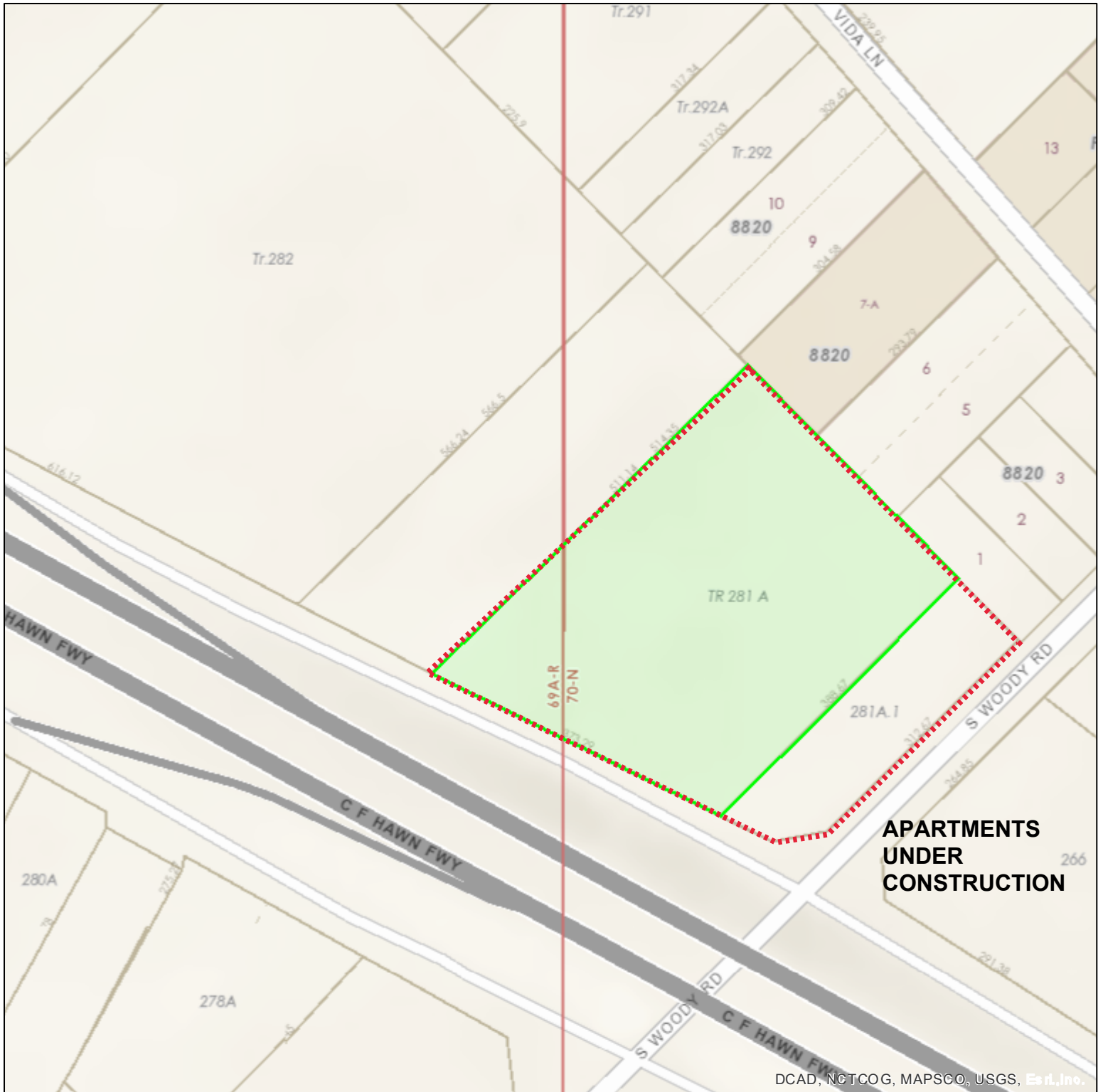
# TITLE SURVEY

1 C. F. HAWN FREEWAY  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

# WOODY DR AT HWY 175 DALLAS\_4\_6 ACRES

Date of copy: 7/28/2025

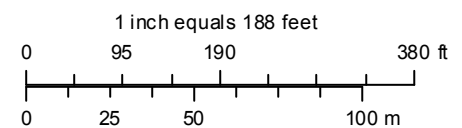
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DCAD, NCTCOG, USGS, Esri, Inc



## Commercial Account #00000899825330100

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[Building Footprint](#)
[History](#)

### Location (Current 2024)

**Address:** 1 C F HAWN FWY

**Market Area:** 0

**Mapsco:** 70-N (DALLAS)

**DCAD Property Map**

**View Photo**

### 2023 Appraisal Notice

### Electronic Documents (ENS)



**Print Homestead Exemption Form**

### Owner (Current 2024)

CAPETI PROPERTIES LLC  
11520 N CENTRAL EXPY STE 237  
DALLAS, TEXAS 752436615

### Multi-Owner (Current 2024)

Owner Name	Ownership %
CAPETI PROPERTIES LLC	100%

### Legal Desc (Current 2024)

**1:** BLK 8820

**2:** TR 281A.1 ACS 0.835

**3:**

**4:** INT201600133294 DD05052016 CO-DC

**5:** 8820 000 28101 3DA8820 000

**Deed Transfer Date:** 5/18/2016

### Value

#### 2023 Certified Values

<b>Improvement:</b>	\$0
<b>Land:</b>	+ \$72,750
<b>Market Value:</b>	= \$72,750
<b>Revaluation Year:</b>	2023
<b>Previous Revaluation Year:</b>	2020

### Improvements (Current 2024)

No Improvements.



## Land (2023 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	SINGLE FAMILY 10K SQFT	0	0	36,373.0000 SQUARE FEET	STANDARD	\$2.00	0%	\$72,746	N

**\* All Exemption information reflects 2023 Certified Values. \***

## Exemptions (2023 Certified Values)

No Exemptions

## Estimated Taxes (2023 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.7357	\$1.013835	\$0.215718	\$0.110028	\$0.2195	N/A
<b>Taxable Value</b>	\$72,750	\$72,750	\$72,750	\$72,750	\$72,750	\$0
<b>Estimated Taxes</b>	\$535.22	\$737.56	\$156.93	\$80.05	\$159.69	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$1,669.45</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. **Please note that if there is an Over65 or Disabled Person Tax Ceiling displayed above, it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

## Building Footprint (Current 2024)

Building Footprint Not Available





## Commercial Account #00000899825330000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[Building Footprint](#)
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### Location (Current 2024)

**Address:** 1 C F HAWN FWY

**Market Area:** 0

**Mapsco:** 70-N (DALLAS)

**DCAD Property Map**

**View Photo**

### 2023 Appraisal Notice

#### Electronic Documents (ENS)



**Print Homestead Exemption Form**

### Owner (Current 2024)

CAPETI PROPERTIES LLC  
11520 N CENTRAL EXPY STE 237  
DALLAS, TEXAS 752436615

### Multi-Owner (Current 2024)

Owner Name	Ownership %
CAPETI PROPERTIES LLC	100%

### Legal Desc (Current 2024)

**1:** BLK 8820

**2:** TR 281A ACS 3.63

**3:**

**4:** INT201600133293 DD05052016 CO-DC

**5:** 8820 000 28100 3DA8820 000

**Deed Transfer Date:** 5/18/2016

### Value

#### 2023 Certified Values

<b>Improvement:</b>	\$0
<b>Land:</b>	+ \$316,250
<b>Market Value:</b>	= \$316,250
<b>Revaluation Year:</b>	2023
<b>Previous Revaluation Year:</b>	2020

### Improvements (Current 2024)

No Improvements.



## Land (2023 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	SINGLE FAMILY 10K SQFT	0	0	158,123.0000 SQUARE FEET	STANDARD	\$2.00	0%	\$316,246	N

**\* All Exemption information reflects 2023 Certified Values. \***

## Exemptions (2023 Certified Values)

No Exemptions

## Estimated Taxes (2023 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.7357	\$1.013835	\$0.215718	\$0.110028	\$0.2195	N/A
<b>Taxable Value</b>	\$316,250	\$316,250	\$316,250	\$316,250	\$316,250	\$0
<b>Estimated Taxes</b>	\$2,326.65	\$3,206.25	\$682.21	\$347.96	\$694.17	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$7,257.24</b>

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

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## Building Footprint (Current 2024)

Building Footprint Not Available





# 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:
  - 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.

Tom Metcalfe	0302612	tmetcalfe@metrealestate.net	214-458-8787
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
Greg McDonald	205421	gm9re@yahoo.com	214-616-9293
Broker/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date