



Approximate lot line after property is divided.

- Approximately 2 acres of land for sale with prime frontage near historic downtown Cedar Hill where Jim Lake has redevelopment projects that have broken ground.
- Prime frontage on W. Beltline Road.
- Utilities located nearby. Confirm with city.
- Zoning allows for office and retail uses.

Price:

\$217,000.00
+/- \$2.49 SF

Location:

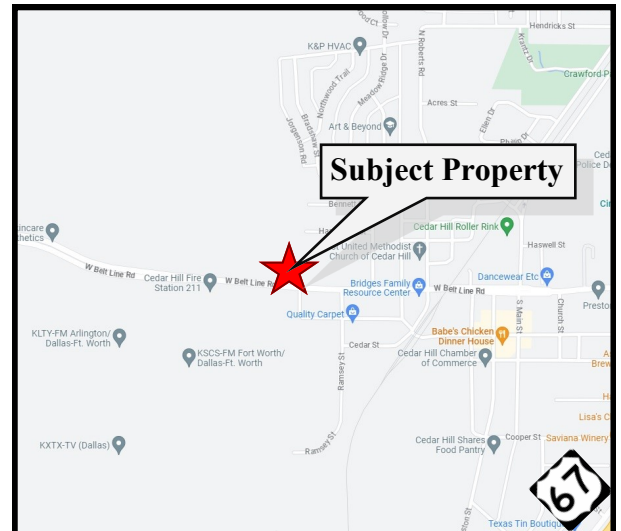
On W. Belt Line Rd., less than 1 mile from Highway 67 in Cedar Hill.

Zoning:

Old Town Corridor



Offered for sale exclusively by:
Mote & Associates, Inc.
 Contact: Sarah R. Mitchell
 O: 972-296-2856
 M: 469-569-3019
 SarahM@moteandassociates.com
 326 Cooper Street, Suite A1
 Cedar Hill, TX 75104





SURVEY PLAT

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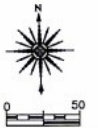
BEING A TRACT OF LAND SITUATED IN THE S.J. BAGGETT SURVEY, ABSTRACT NO. 131 AND THE D.H. GRAY SURVEY, ABSTRACT NO. 516 IN DALLAS COUNTY, TEXAS AND BEING PART OF THAT TRACT DEEDED TO ROBERTA CARRELL AND JAMES M. PORTER, FEBRUARY 20, 1961, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF BELT LINE RD. SAID POINT BEING THE SOUTHWEST CORNER OF THE VERA NAPUS PROPERTY;
 THENCE N85°32'37"W ALONG SAID LINE OF SAID BELT LINE ROAD, A DISTANCE OF 498.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
 THENCE N04°18'09"E A DISTANCE OF 283.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT;
 THENCE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 1500 FEET AND AN ARC LENGTH OF 91.7 FEET WHOSE CHORD BEARS N00°00'00"E 91.0 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
 THENCE WITH SAID CURVE TO THE RIGHT WHOSE CHORD IS 1500 FEET AND AN ARC LENGTH OF 390.87 FEET WHOSE CHORD BEARS N00°00'00"E 390.0 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
 THENCE S00°05'22"E A DISTANCE OF 398.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.91 ACRES OF LAND, MORE OR LESS.

NOTE: I DID NOT SEARCH THE RECORDS FOR EASEMENTS OR RECORD TITLE. ALL INTERESTED PARTIES SHOULD EMPLOY A TITLE AND ABSTRACT COMPANY TO DETERMINE EASEMENTS, RECORD TITLE AND OWNERSHIP OF PROPERTY.

LEGEND	
	POWER POLE
	BOUNDARY LINE
	EASEMENT
	SURVEY LINE
	IRON ROD
	SURVEY POINT
	UTILITY TRENCH
	SURVEY AREA
	SURVEY LINE
	SURVEY LINE
	SURVEY LINE
	SURVEY LINE

1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
 2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
 3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.





JIMMY W. POGUE, INC.
 Registered Professional Land Surveyors
 3106 N. HIGHTWAY 57
 MCKINNEY, TX 75069
 (972) 371-0000 Voice
 (972) 371-0000 Fax
 jimmy@jwpogues.com
 www.jwpogues.com

Job Number: 130734 Date: 1-19-2023 Drawn by:
 G.F. Number: Title Company:
 Certified to: STEPHANIE REESE

A Registered Professional Land Surveyor has prepared this plat. It is based on the field notes and measurements of the property being surveyed. The surveyor has not conducted a title search and does not warrant the accuracy of the information shown on this plat. The surveyor is not responsible for the accuracy of the information shown on this plat. The surveyor is not responsible for the accuracy of the information shown on this plat. The surveyor is not responsible for the accuracy of the information shown on this plat.

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MOTE & ASSOCIATES

Aerial View

1111 W. Belt Line Rd., Cedar Hill



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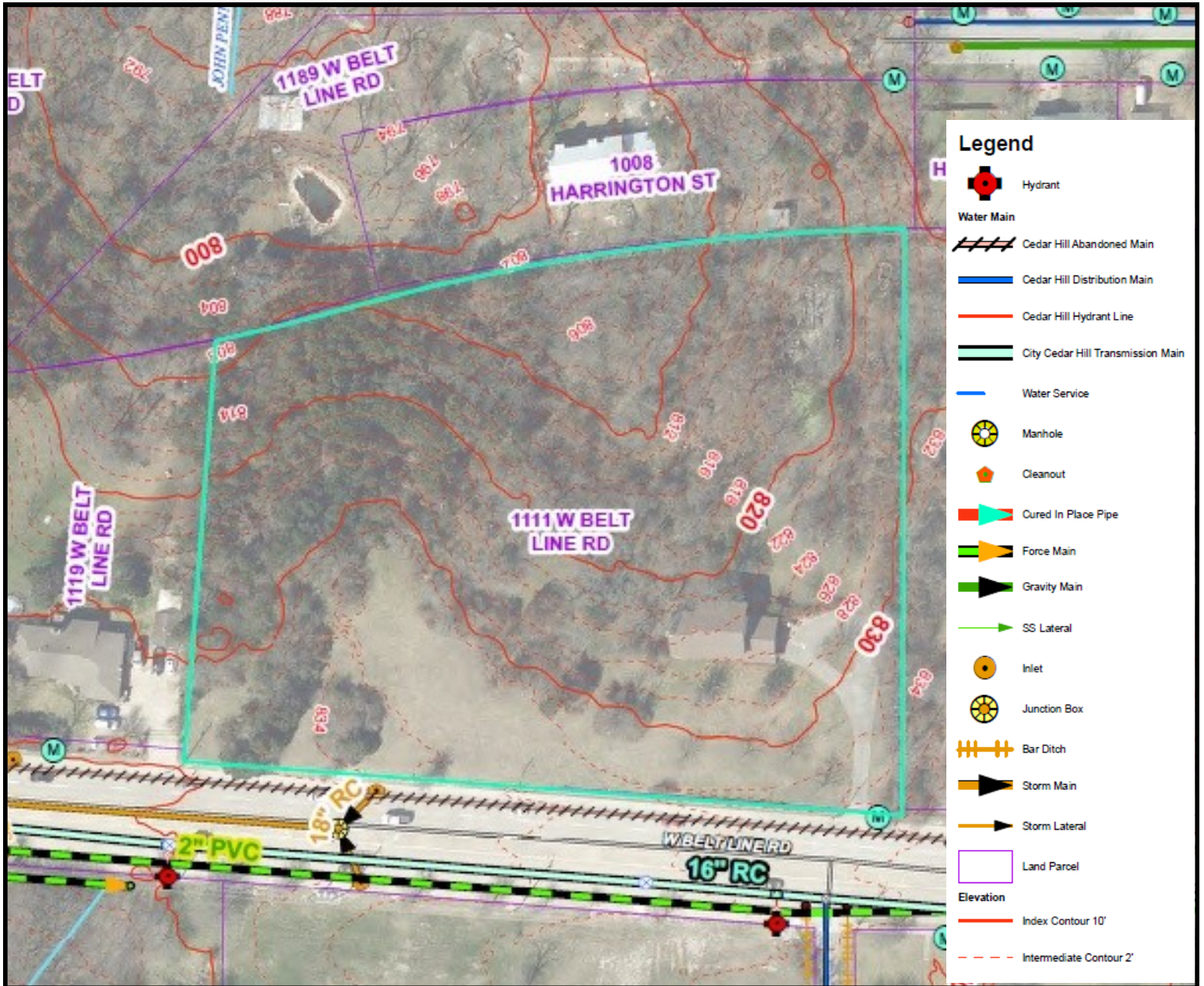
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Utility Map

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Business Map

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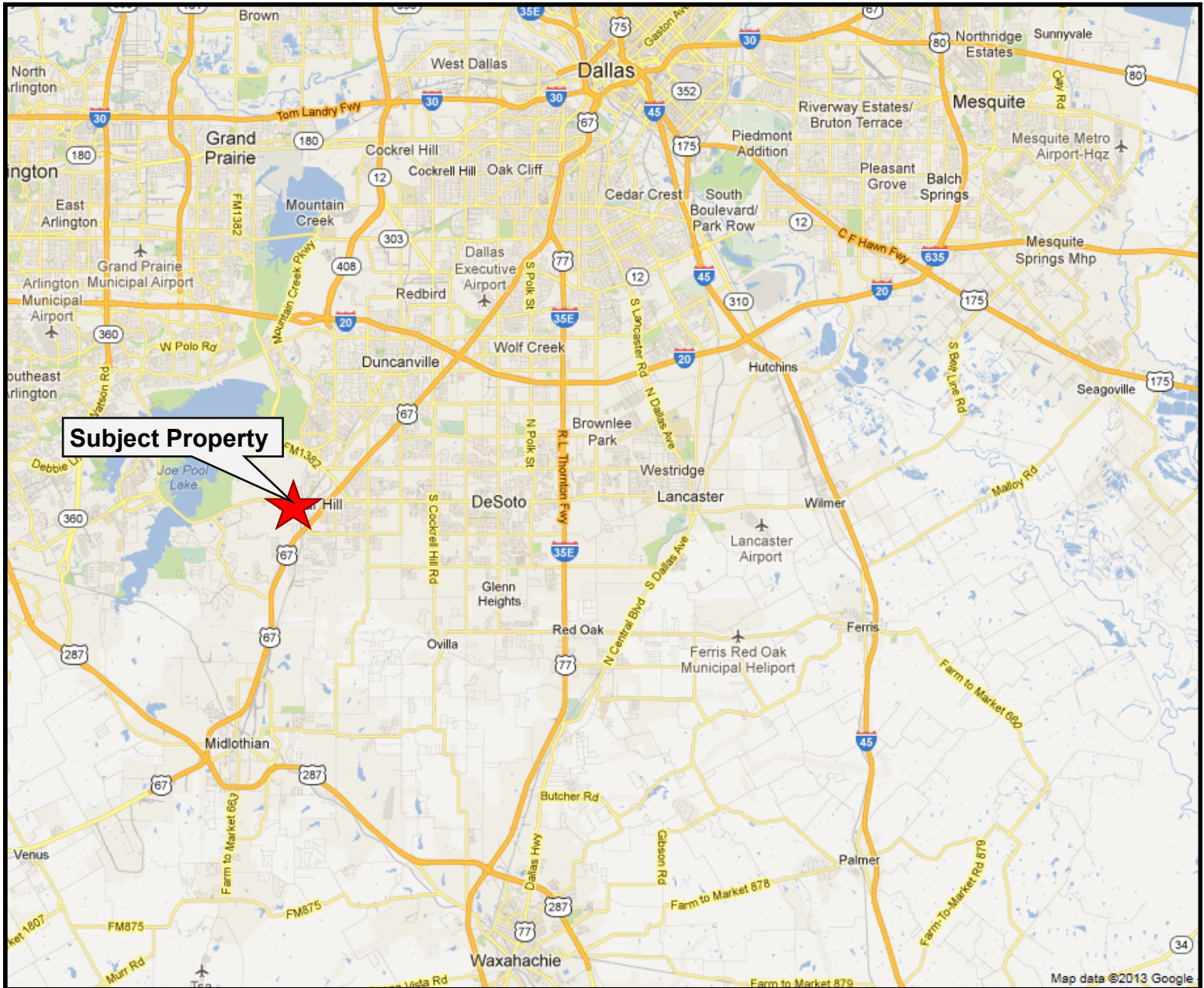
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Area Map

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 coincidental 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>Mote and Associates, Inc.</u>	<u>0365221</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sarah R. Mitchell</u>	<u>0509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</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 1-0