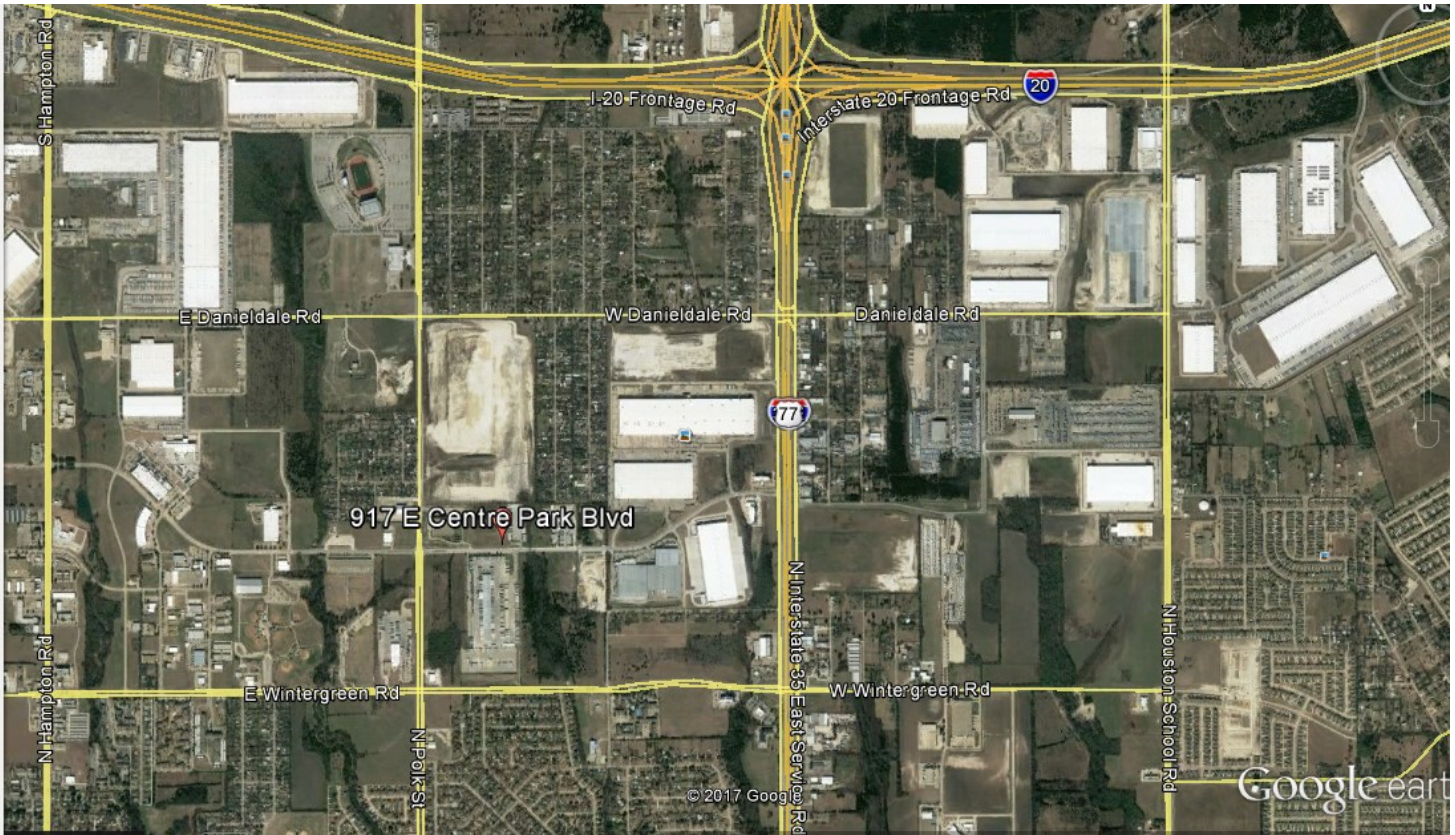


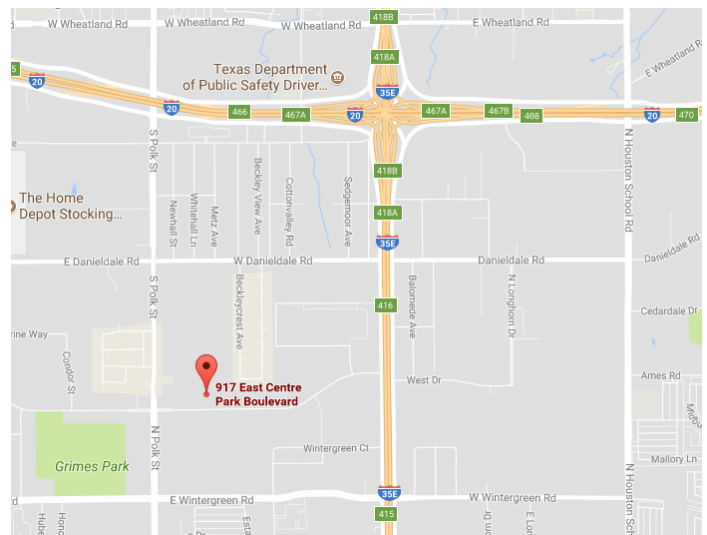
**LAND AVAILABLE FOR BUILD TO SUIT OR STORAGE YARD**

**917 E. CENTRE PARK BOULEVARD  
 DESOTO, TEXAS**



**LAND SPECIFICS:**

- **Approximately 6.5 Acres**
- **Industrial Zoning**
- **All Utilities Are Available To The Property**
- **Surrounding Tenants Are; Wal-Mart, Kohls, Kohler, Cintas, Home Depot and Ryder Logistics**
- **Easy access to IH-35E and IH-20**
- **E. Centre Park Blvd is a 4 lane thoroughfare with direct access to IH-35E which is located approximately 0.8 miles to the east of the property.**
- **Owner will consider constructing a build to suit building or constructing a 3 acre to 6 acre concrete fenced storage yard.**



**For more information contact: Dan Lawson 214-365-9309 [dlawson@proterraproperties.com](mailto:dlawson@proterraproperties.com) Website: [www.proterraproperties.com](http://www.proterraproperties.com)**





RR DONNELLEY



E Daniel Dale Rd

KOHLER

W Daniel Dale Rd

KOHL'S

Daniel Dale Rd



917 E Centre Park Blvd

DW DISTRIBUTION INC

Walmart

E Wintergreen Rd

W Wintergreen Rd

MOBIS

MARS



S Hampton Rd

N Hampton Rd

N Polk St

N Interstate 35 East Service Rd

N Houston School Rd

I-20 Frontage Rd

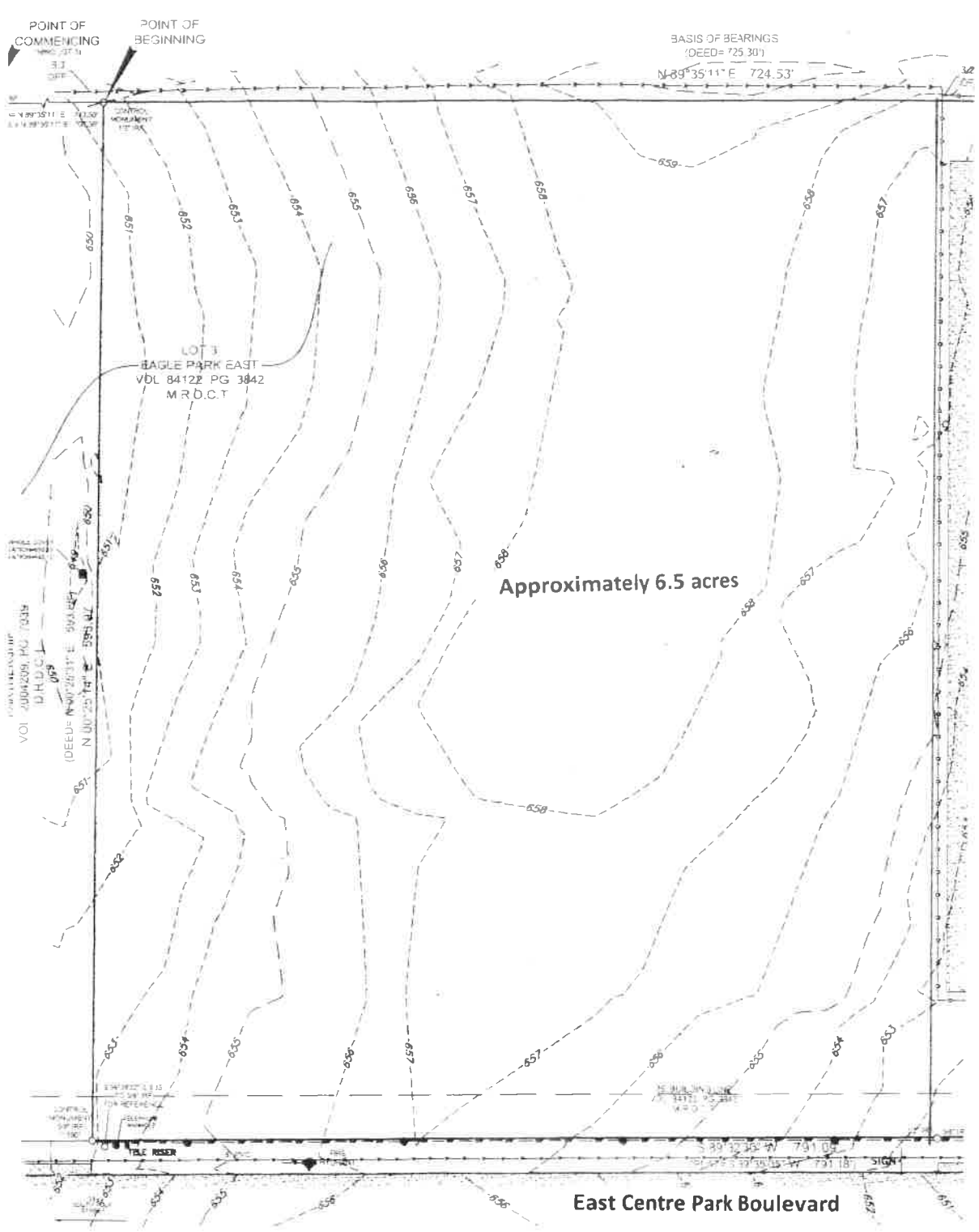
Interstate 20 Frontage Rd



N

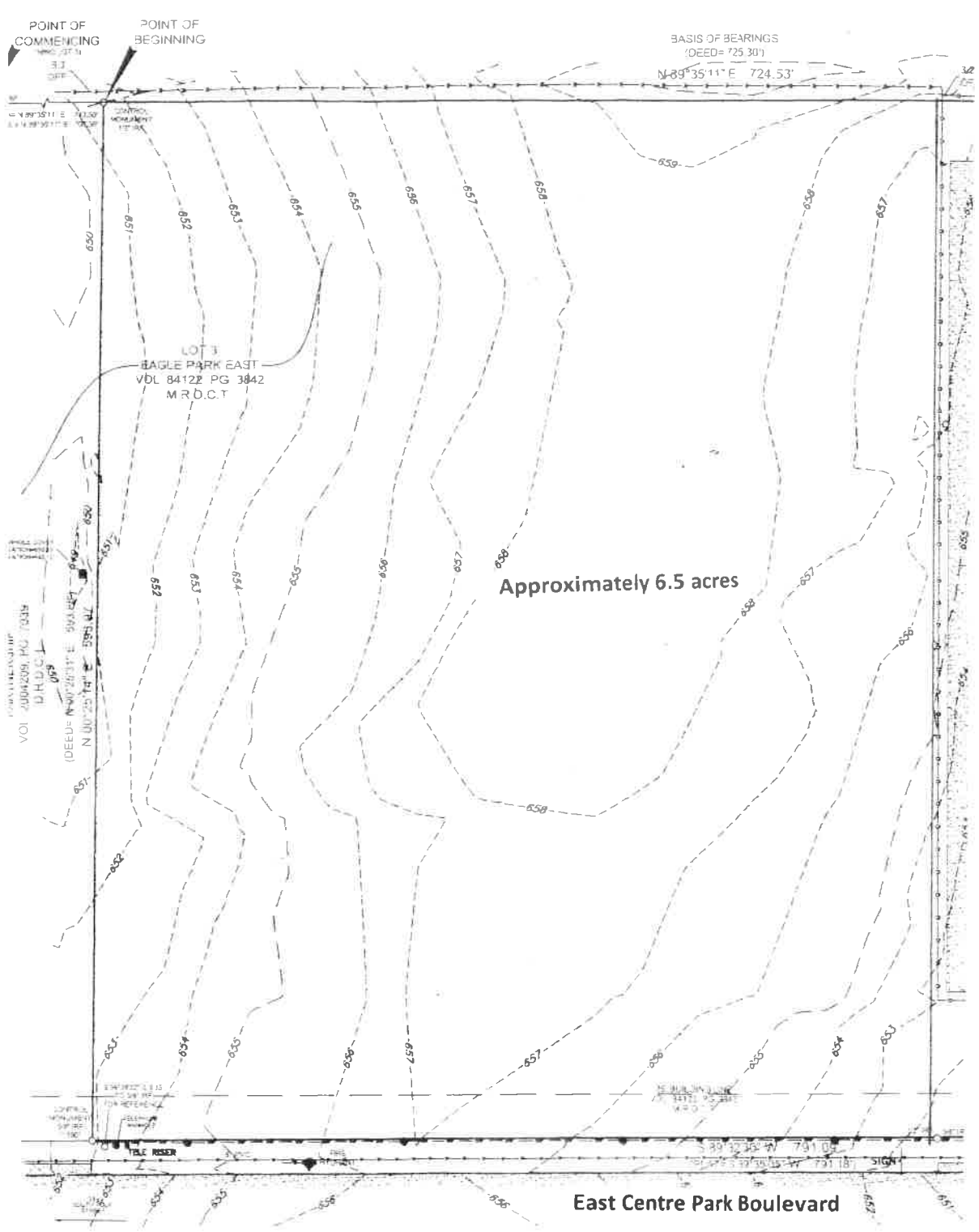
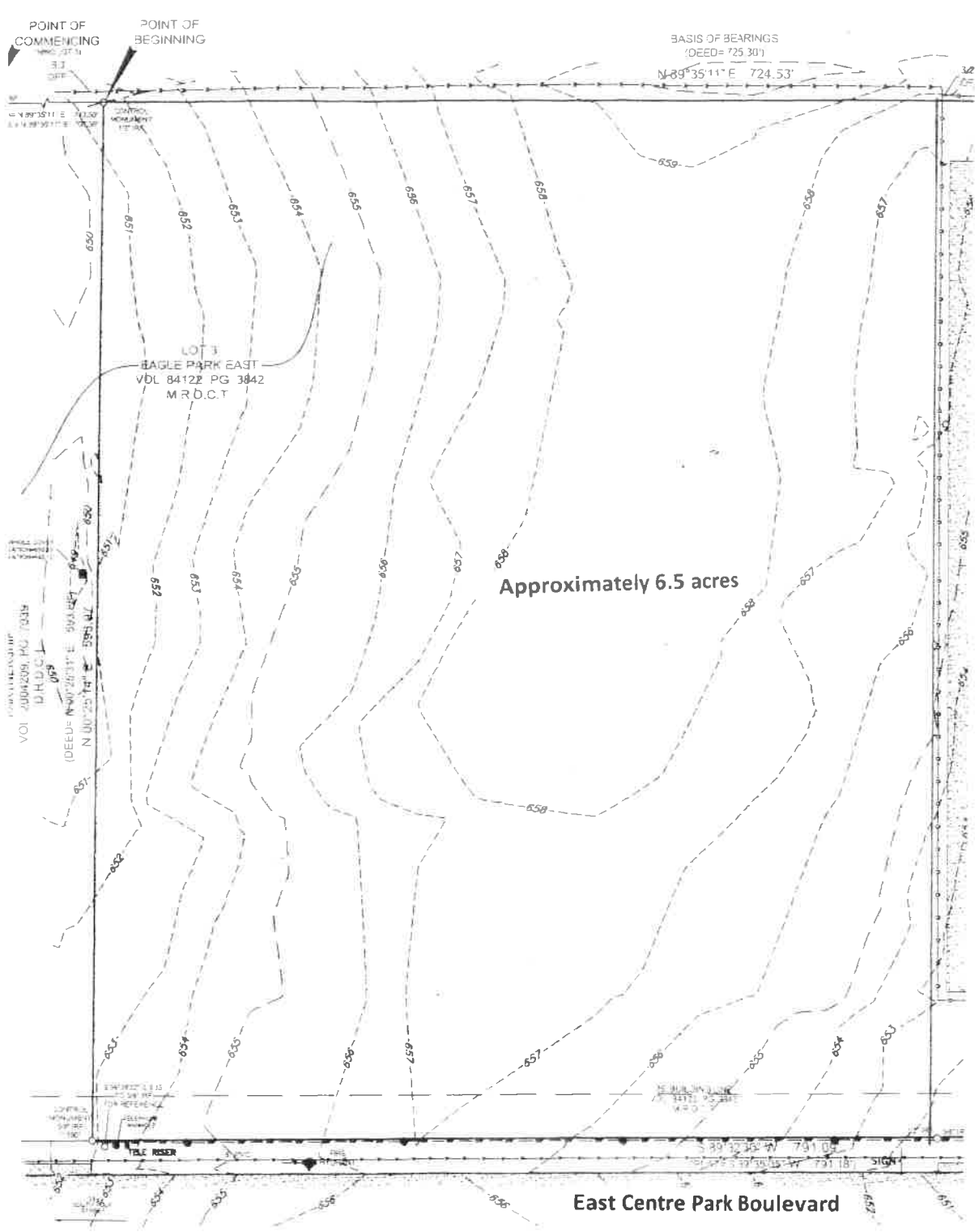
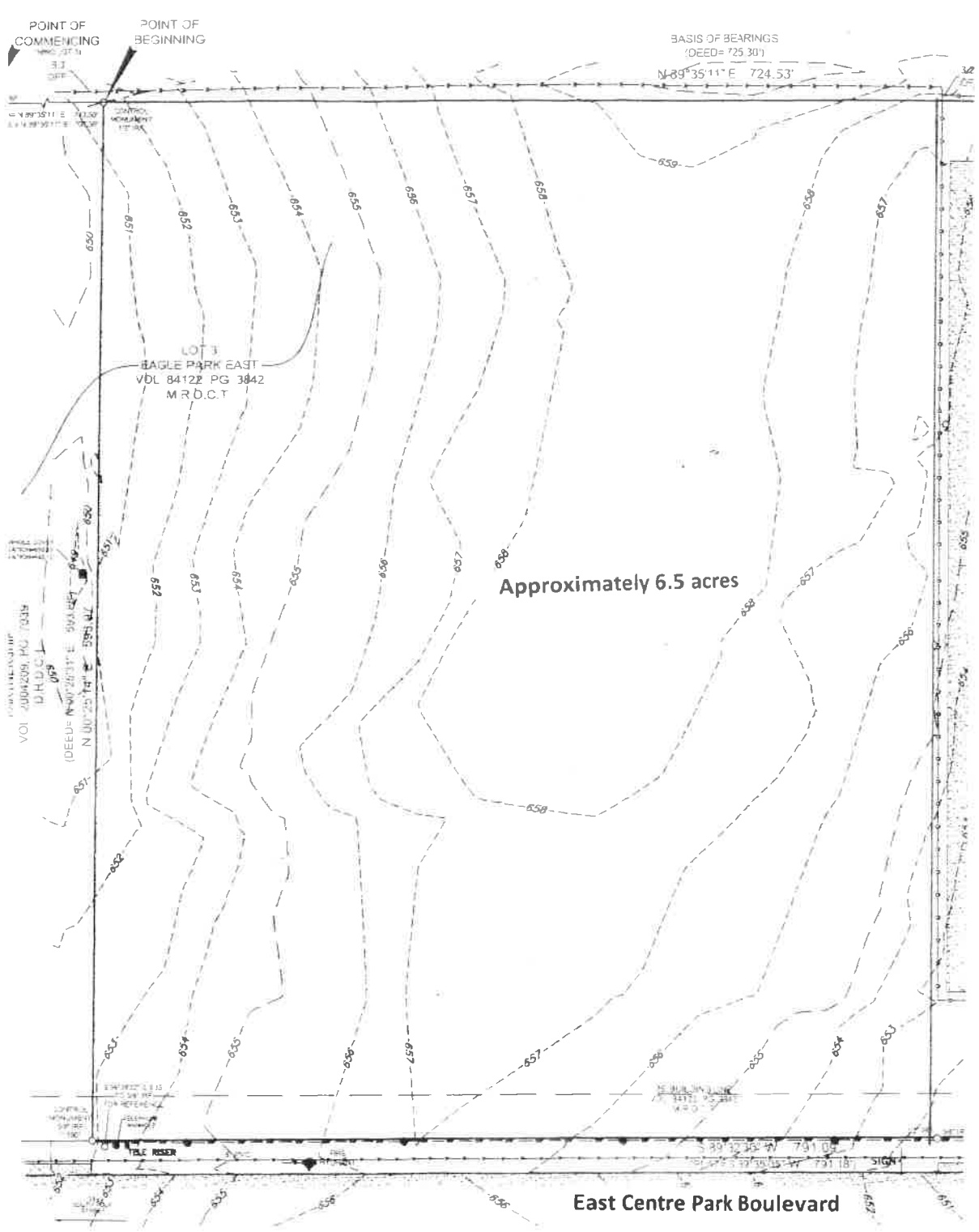
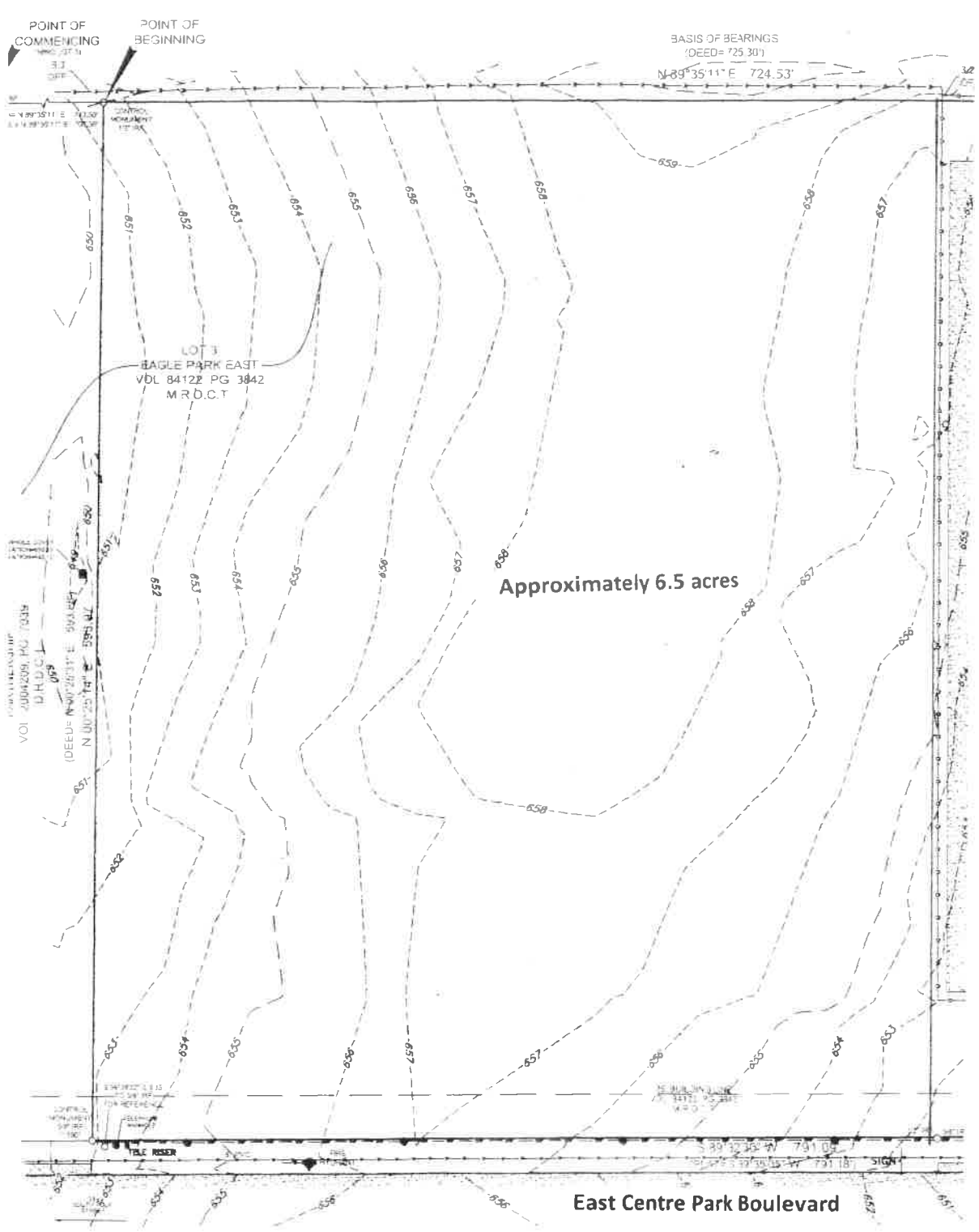
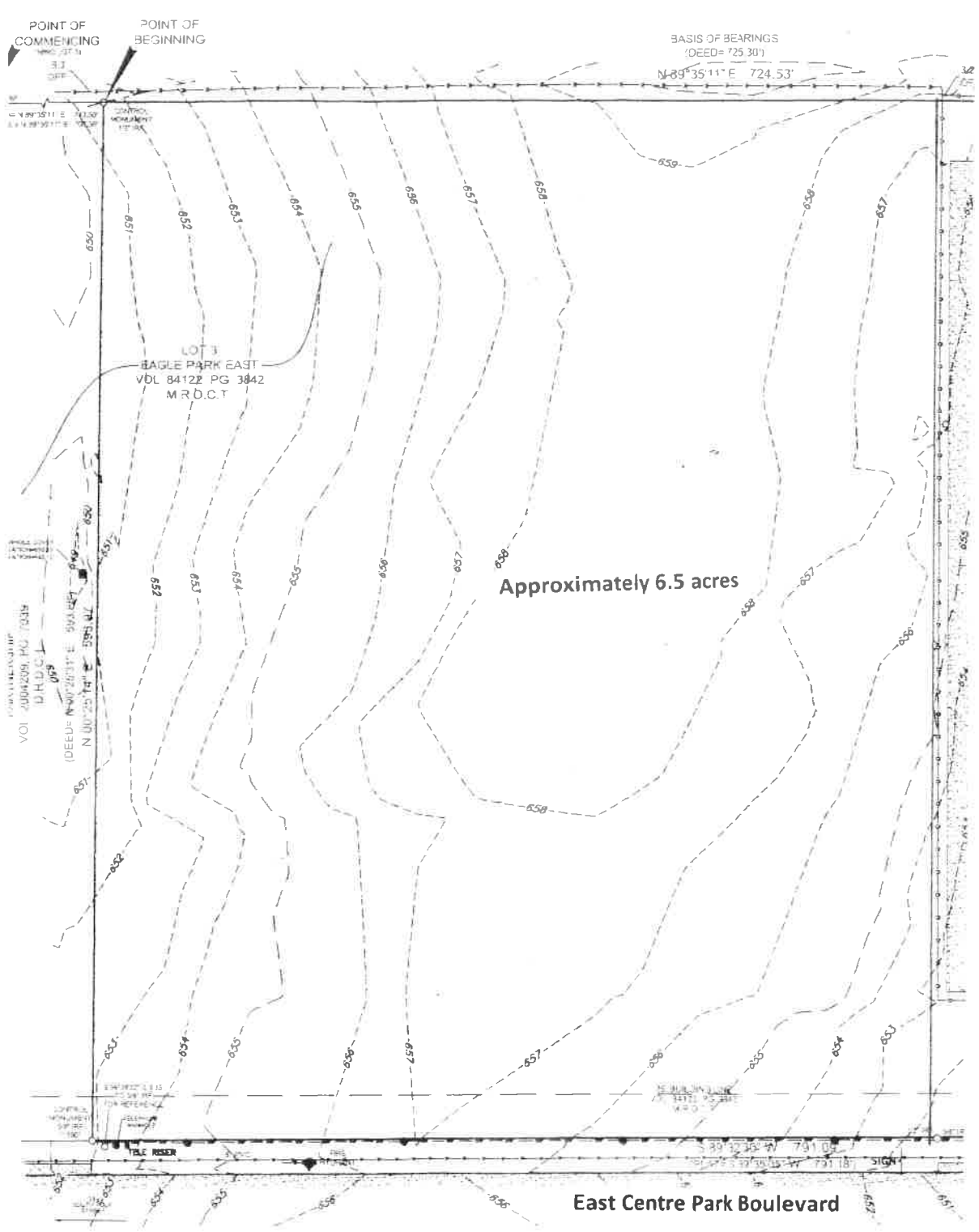
© 2017 Google

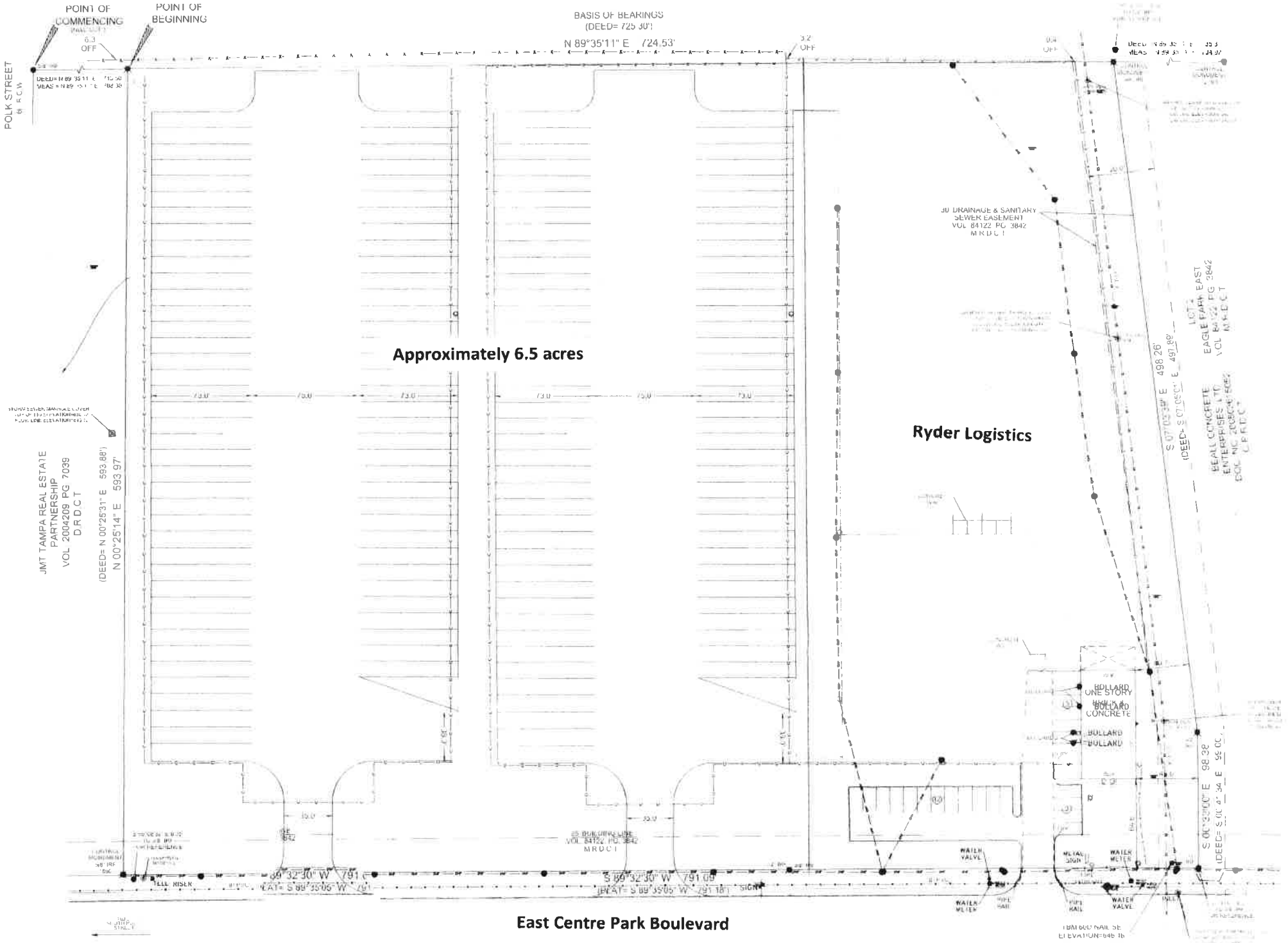
Google earth



Approximately 6.5 acres

East Centre Park Boulevard





Approximately 6.5 acres

Ryder Logistics

East Centre Park Boulevard

JMT TAMPA REAL ESTATE  
PARTNERSHIP  
VOL. 2004209 PG. 7036  
D.R.D.C.T.

LOT 2  
EAGLE PARK EAST  
VOL. 84122 PG. 2842  
M.R.D.C.T.

S 07°05'34" E 498.26'  
IDEED = S 07°05'34" E 497.89''

S 00°25'00" E 98.98'  
IDEED = S 00°25'00" E 98.98''

BASIS OF BEARINGS  
(DEED = 725 30')  
N 89°35'11" E 724.53'

POINT OF COMMENCING  
POINT OF BEGINNING

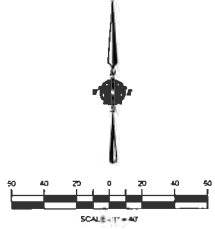
FOLK STREET

18M BOLLARD BE  
ELEVATION: 945.75



**GENERAL NOTES**

- 1) According to the F.I.R.M. No. 48113C0630K, the subject property lies in Zone 3, and does not lie within a Flood Prone Hazard Area.
- 2) All bearings, easements and building lines are based on the North line of the Enserch, Corporation tract, (N 89°35'11" E).
- 3) Benchmark: City of Desoto Benchmark No. 24, being a square cut on the top of cast iron on the South curb line of Centre Park Boulevard between the driveways at 1198 & 1200 Centre Park Boulevard. Elevation=666.25'
- 4) This survey plat has been prepared without benefit of abstract title. Texas Heritage Surveying has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances. Additional matters may be disclosed in the course of a thorough examination of the record title.



**PROPERTY DESCRIPTION**

Being a 10.391 acre tract of land situated in the A.C. Wampler Survey, Abstract No. 1539, situated in the City of DeSoto, Dallas County, Texas, also being a portion of Lot 3 of Eagle Park East, an addition to the City of DeSoto, Dallas County, Texas, as recorded in Volume 84122, Page 3842, of the Deed Records, Dallas County, Texas, and being all of that certain tract of land conveyed to Enserch, Corporation by Warranty Deed recorded in Volume 85117, Page 4662, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the East right-of-way line of Polk Street, (60 right-of-way), and the Northwest corner of said Lot 3;

Thence North 89 degrees 35 minutes 11 seconds East, along the North line of said Lot 3 and the South line of a tract of land conveyed to KTR DAL, South I, LLC by Special Warranty deed recorded in Document Number 201400116907, Official Public Records, Dallas County, Texas, a distance of 708.30 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING, said point also being the Northwest corner of the said Enserch tract;

Thence North 89 degrees 35 minutes 11 seconds East (Basis of Bearings), continuing along the said North line of said Enserch tract and the South line of said KTR DAL SOUTH I, LLC tract, a distance of 724.53 feet to a 5/8 inch iron rod found for the Northeast corner of said Enserch tract said point being 30 feet East of the West line of a 50 foot Drainage and Sanitary Sewer Easement as shown on the recorded plat of said Eagle Park East Addition, from which a 5/8 inch iron rod found for reference bears North 09 degrees 16 minutes 15 seconds East, 8.58 feet;

Thence South 07 degrees 03 minutes 39 seconds East, along the Easterly line on said Enserch tract and the Westerly line of Lot 2 of said Eagle Park East Addition, a distance of 498.26 feet to a 5/8 inch iron rod found for corner;

Thence South 00 degrees 33 minutes 00 seconds East, continuing along the East line of said Enserch tract and the West line of said Lot 2 of Eagle Park East Addition, a distance of 98.38 feet to a 1/2 inch iron rod found for the Southeast corner of said Enserch tract, said point lying on the North right-of-way line of East Centre Park Boulevard, (100 foot right-of-way), from which a 5/8 inch iron rod found for reference bears South 07 degrees 41 minutes 07 seconds East, 0.72 feet;

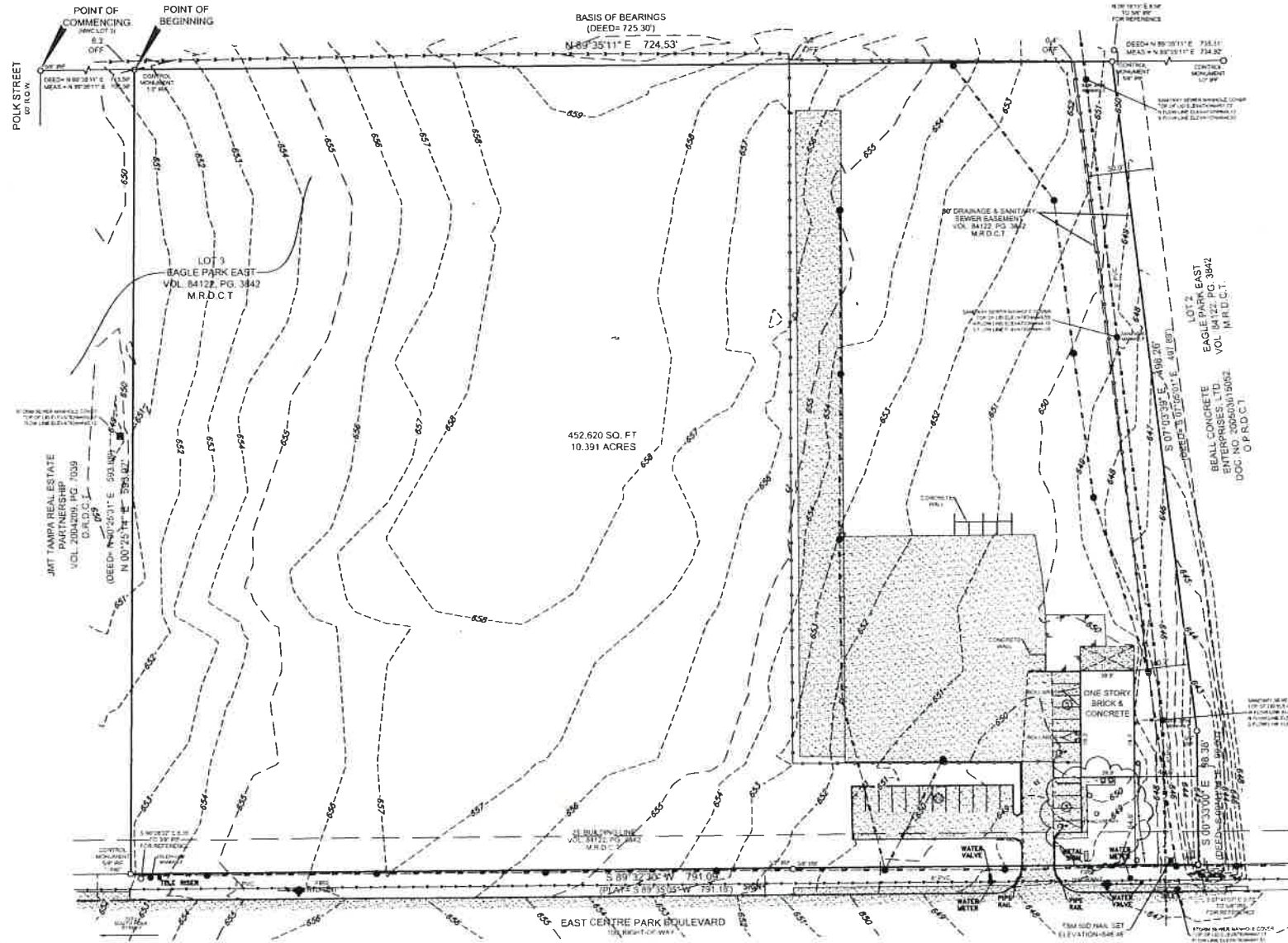
Thence South 89 degrees 32 minutes 30 seconds West, along the North right-of-way line of said East Centre Park Boulevard, a distance of 791.09 feet to a 5/8 inch iron rod found with a yellow cap stamped "1890" for the Southwest corner of said Enserch tract and the Southeast corner of the JMT Tampa Real Estate Partnership by Special Warranty Deed recorded in Volume 2004209, Page 7039, Deed Records, Dallas County, Texas, from which a 3/8 inch iron rod found for reference bears South 66 degrees 08 minutes 32 seconds East, 8.35 feet;

Thence North 00 degrees 25 minutes 14 seconds East, along the West line of said Enserch tract and the East line of said JMT tract, a distance of 593.97 feet to the Point of Beginning and containing 452,620 square feet or 10.391 acres of land.

KTR DAL SOUTH I, LLC  
DOC. NO. 201400116907  
O.P.R.D.C.T.

BASIS OF BEARINGS  
(DEED= 725.30)  
N 89° 35' 11" E 724.53'

452,620 SQ. FT  
10.391 ACRES



**LEGEND**

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

**TEXAS HERITAGE SURVEYING, LLC**  
1400 W. Metro Drive, Suite 418, Dallas, TX 75243  
Office: 214.420.1200 Fax: 214.340.9050  
texas360.com  
File No. 1015-0273

Raul D. Reyes

**TOPOGRAPHIC SURVEY**  
917 EAST CENTRE PARK BOULEVARD  
BEING A PART OF LOT 3  
EAGLE PARK EAST  
DESOTO, DALLAS COUNTY

O.P.R.D.C 1

BASIS OF BEARINGS  
(DEED= 725 30')  
N 89°35'11" E 724.53'

POLK STREET  
68' R.O.W.  
POINT OF COMMENCING  
POINT OF BEGINNING  
CURVIA MONUMENT  
1/2" IRP  
DEED= N 89° 35' 11" E 724.53'  
MEAS = 725 30' 11" L 100.34'  
0.3' OFF  
0.4' OFF

LOT 3  
EAGLE PARK EAST  
VOL. 84122, PG. 3842  
M.R.D.C.T.

Approximately 6.5 acres

JO URNAGE & SANITARY  
SEWER EASEMENT  
VOL. 84122 PG. 3842  
M.R.D.C.T.

Ryder Logistics

JMT TAMPA REAL ESTATE  
PARTNERSHIP  
VOL. 2004209 PG. 7039  
C.R.D.C.T.

(DEED= N 00°25'31" E 563.86')  
N 00°25'14" E 593.97'

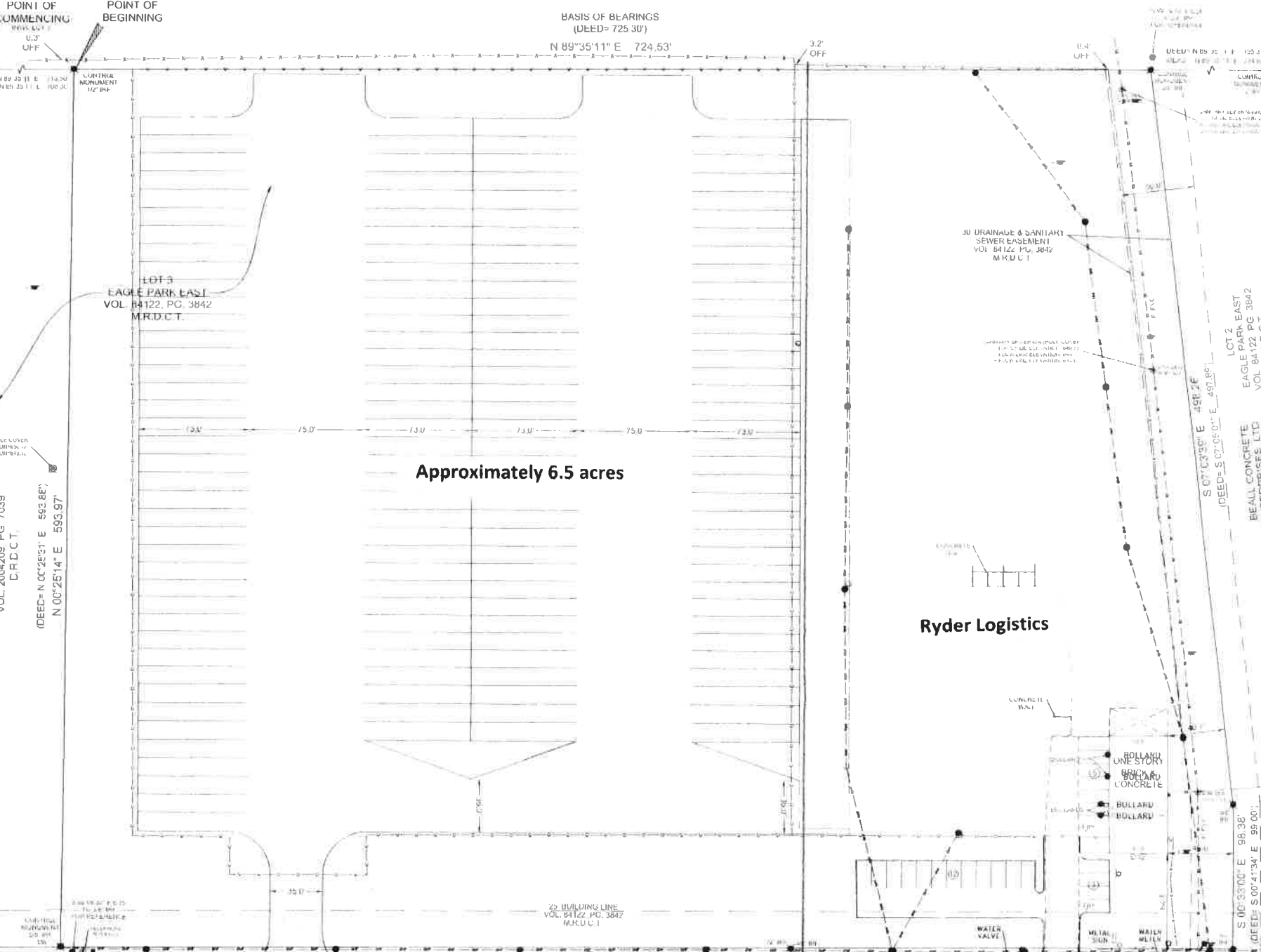
25' BUILDING LINE  
VOL. 84122, PG. 3842  
M.R.D.C.T.

East Centre Park Boulevard

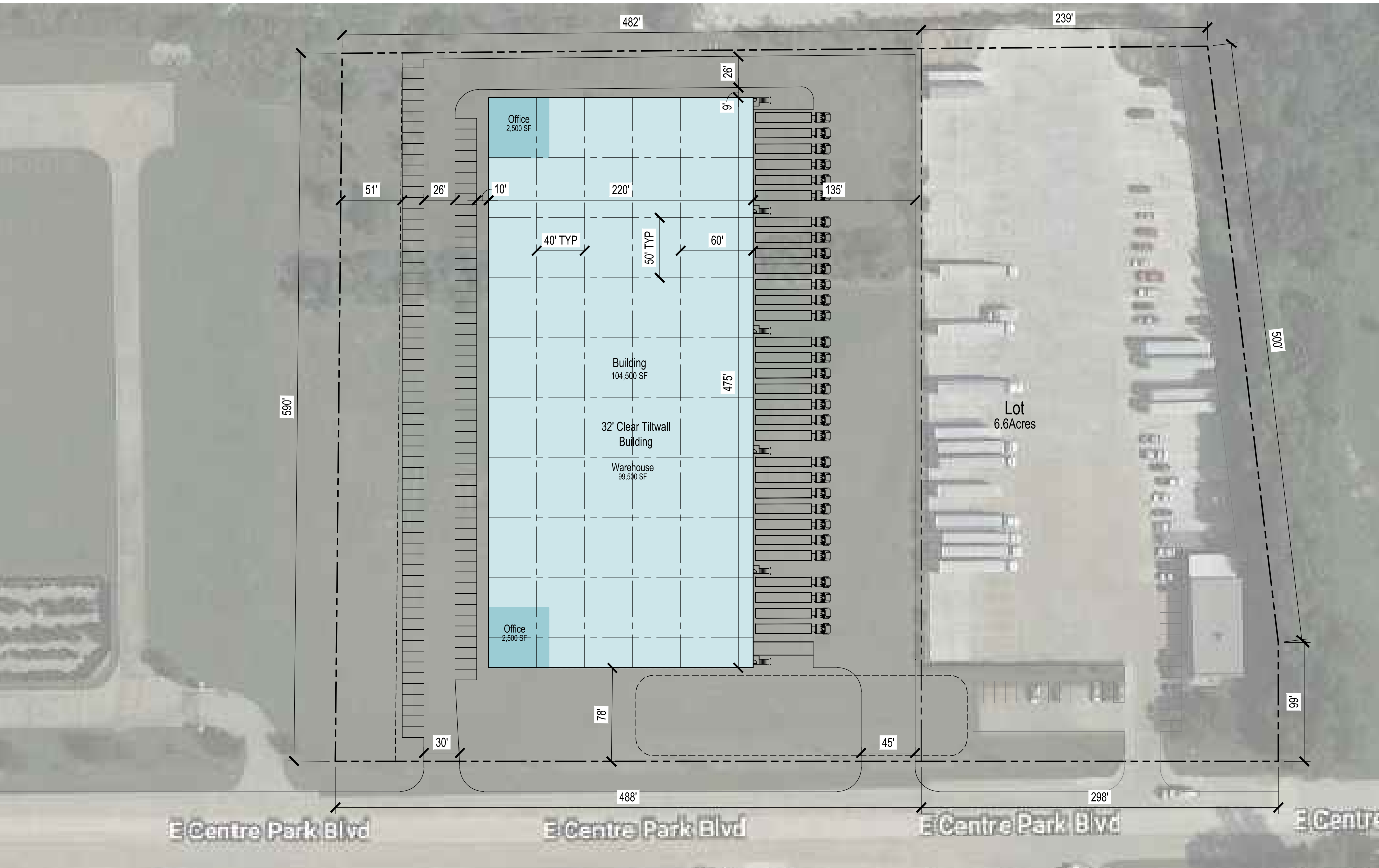
LOT 2  
EAGLE PARK EAST  
VOL. 84122 PG. 3842  
M.R.D.C.T.  
BEALL CONCRETE, LTD.  
ENTERPRISES, LTD.  
DEED= S 07°05'01" E 487.86'  
S 07°03'50" E 487.26'

S 00°33'00" E 98.38'  
DEED= S 00°41'34" E 99.00'

DIRTY SEWER APPROXIMATE LOCATION  
FOR UTILITY EASEMENTS  
PLAN LINE ELEVATION 102.24

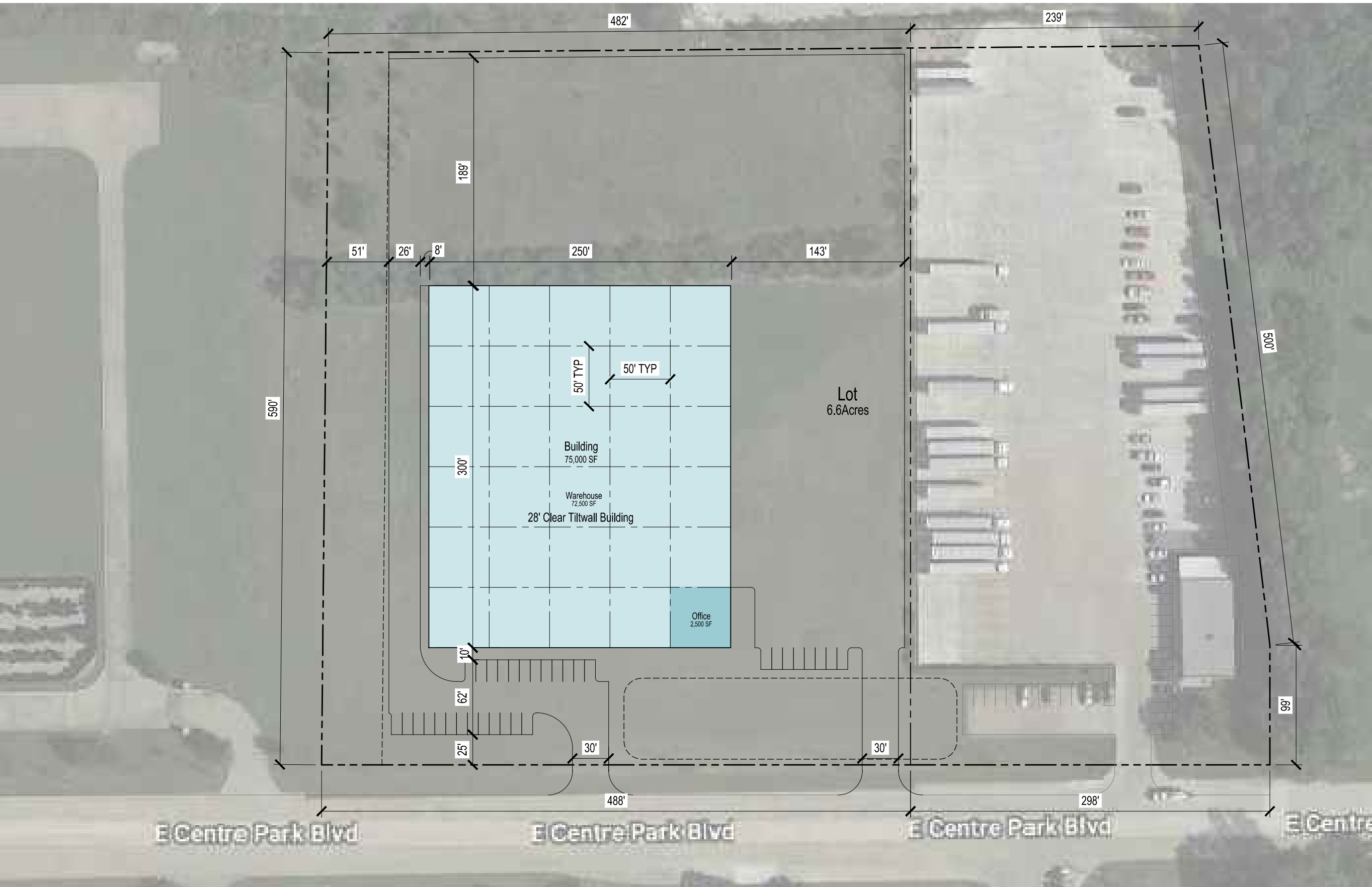












# NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## INFORMATION ABOUT BROKERAGE SERVICES

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*This is not a contract.*

*The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

\_\_\_\_\_  
Real Estate Broker Company

\_\_\_\_\_  
Buyer, Seller, Tenant or Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Real Estate Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer, Seller, Tenant or Landlord

\_\_\_\_\_  
Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.